

COMMUNITY UPDATE

The mission of DTSC is to protect California's people and environment from harmful effects of toxic substances by restoring contaminated resources, enforcing hazardous waste laws, reducing hazardous waste generation, and encouraging the manufacture of chemically safer products.

APPROVAL OF RESPONSE ACTIONS FOR 3000 EAST IMPERIAL (SITE) 3000 EAST IMPERIAL HIGHWAY, LYNWOOD

The Department of Toxic Substances Control (DTSC) has approved response actions taken to clean up releases of hazardous substances to soil and groundwater from past industrial uses of the property. DTSC provided oversight of Site investigation and cleanup activities pursuant to a California Land Reuse and Revitalization Act (CLRRRA) Agreement between 3000 E. Imperial, LLC., the current property owner, and DTSC. This community update is to inform the public on the status of the Site cleanup.



Site History, Investigation and Findings

The Site is a vacant lot that occupies a total area of approximately 3.59 acres located in a mixed commercial/industrial and residential neighborhood. The Site was divided into two areas that required different levels of cleanup. Previous Site operations included the manufacturing of heat controls, aerospace parts, and furniture. Investigations indicated that soil, soil vapor, and groundwater were contaminated with solvents or volatile organic compounds (VOCs), total petroleum hydrocarbons, and limited pockets of lead, cadmium and chromium impacted soil. Trichloroethylene (TCE) along with benzene, toluene, ethylbenzene and xylenes were identified as the primary VOC contaminants and were the targets for cleanup at the Site.

For more information



Where to Find Site Documents

Project related documents for the 3000 East Imperial Highway property are available for review at:

Department of Toxic Substances Control

Regional Records Office
9211 Oakdale Avenue
Chatsworth, CA 91311
Phone: (818) 717-6520
Hours: 8 a.m. – 5 p.m.
Monday – Friday

Or in DTSC's data base

EnviroStor:

https://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=60000653

Jose Diaz, Project Manager
Jose.diaz@dtsc.ca.gov
(818) 717-6614

**No public meeting is scheduled
at this time.**



WHAT WAS PROPOSED TO CLEAN UP THE SITE?

The Response Plan (October 2011) proposed to use soil vapor extraction (SVE) to remove contamination in soil, in-situ treatment of contaminated groundwater, soil excavation and offsite disposal to cleanup limited pockets of metals contamination, to file a land use restriction to limit uses of the property and to monitor concentrations of the residual contaminants of concern in soil and groundwater. SVE involves the use of a vacuum system to extract vapors from the subsurface through extraction wells and cleaning the vapors in above ground carbon filters. The SVE system operated pursuant to a South Coast Air Quality Management District Permit. In 2012 a pilot study was proposed and approved by DTSC to use electric resistance heating (ERH) to accelerate the cleanup of VOCs in soil and groundwater.

SUMMARY OF CLEANUP ACTIONS

Remedial actions implemented at the Site from 2011 through 2014 include limited soil excavations, SVE, ERH, and enhanced-in situ bioremediation (EISB) in soil. The combined SVE/ERH operations removed approximately 5,135 pounds of VOCs from subsurface soil.

In situ treatment of contaminated groundwater involved the injection of approximately 1,483,900 gallons of treatment solution. The injected solution consisted of approximately 1,384,730 gallons of municipal water mixed 14,330 gallons of emulsified vegetable oil solution, 99,030 gallons of anaerobic water and approximately 132.8 gallons of KB-1 microbial culture. The activities were conducted pursuant to a Waste Discharge Requirements (WDR) permit from the Los Angeles Regional Water Quality Control Board (LARWQCB). Three years of groundwater monitoring following the injections showed significant decrease of contaminants in groundwater. On March 10, 2017, the LARWQCB terminated the WDR. Groundwater monitoring will continue in accordance with the Site's Operations and Monitoring Plan until 5-Year Review evaluations demonstrate that the groundwater contamination plume is stable or decreasing in size and near the ultimate cleanup goals (maximum contaminant levels)

In addition to the remediation of VOCs and petroleum hydrocarbons, approximately 38 cubic yards of soil with lead, cadmium, and/or copper was excavated and disposed off-site at the Clean Harbors Buttonwillow Facility. Additional soil contamination was discovered during removal of the building concrete slab in early 2016 and approximately 233 tons of non-RCRA hazardous soil and 1,091 tons of nonhazardous soil were removed and transported to the La Paz Landfill in Parker, Arizona.

APPROVAL OF RESPONSE ACTION COMPLETION REPORTS

The Response Action Completion Report (RACR), dated August 7, 2015, was approved by DTSC on October 22, 2015. The RACR summarized response actions taken to remove COCs through SVE, ERH, EISB and soil excavation and offsite disposal. The RACR included a post-remediation Human Health Risk Assessment (HHRA) that evaluated potential risks from exposures to soil, soil vapor, and groundwater using the confirmation sample results. The HHRA concluded that Site conditions did not pose an unacceptable cancer risk or non-cancer hazard for onsite and off-site commercial/industrial workers, or off-site residents.

A subsequent Addendum to the RACR (March 2016) was submitted to DTSC. The addendum presented a supplemental risk evaluation which concluded that residual contaminant concentrations would not pose a significant health risk to potential future residents of the second and above floors at the Site.

PROPOSED DEVELOPMENT ACTIVITIES

The property owner is planning to construct a mixed-use development that includes commercial use and parking on the ground level, with residential units on the second and higher floors. DTSC will work with the property owner and City of Lynwood staff to ensure that the proper mitigation measures are implemented as part of the development which are scheduled to begin later this summer. DTSC will continue to monitor required long term operations and monitoring activities on the Site.

