



Department of
Toxic Substances
Control

*Preventing
environmental
damage from
hazardous waste,
and restoring
contaminated
sites for all
Californians.*



State of California



California
Environmental
Protection Agency

Fact Sheet, May 2011

Cleanup Plan for Operable Unit 1 at KB Gardena Building LLC Site Available for Public Review and Comment

A draft cleanup plan to remediate contaminated soil and soil vapor at the KB Gardena Building LLC site is available for public review and comment. The cleanup plan, called a draft Removal Action Workplan (RAW), Operable Unit (OU) 1, was developed specifically for the four-acre site located at 13720 South Western Avenue in Gardena. Under the California Environmental Quality Act (CEQA), a Notice of Exemption (NOE) is proposed as the draft RAW activities will not have an adverse environmental impact. To return the property to productive use, cleanup efforts were divided into two OUs. OU-1 addresses contaminated soil and soil vapor which is the focus of this fact sheet. OU-2 addresses contaminated groundwater which will be implemented in the near future. Inside this fact sheet you will find information on:

- Why Cleanup is Necessary
- Site History & Environmental Investigation Activities
- Proposed Cleanup Plan (draft RAW)
- Safety and Dust Control Measures
- California Environmental Quality Act
- Where to Find Site Documents
- Who to Contact for More Information & Next Steps

There is **no** immediate health risk because the public is not exposed to the contaminated soil, soil vapor or groundwater. Impacted soil is covered by asphalt and concrete and groundwater is not used for drinking purposes.

Why Cleanup Is Necessary

Our agency, the Department of Toxic Substances Control (DTSC) determined there are chemicals in soil and groundwater from past operations at the site that are above DTSC's protective standards. Thus, DTSC requires an overall cleanup plan be developed and

NOTICE OF PUBLIC COMMENT PERIOD FOR DRAFT RAW AND DRAFT NOTICE OF EXEMPTION May 16th, to June 15th, 2011

The draft RAW and draft CEQA NOE is available for public comment beginning May 16th, and ending June 15th, 2011. We will consider and respond to all public comments before approving the draft RAW and draft NOE. **All public comments must be postmarked or e-mailed no later than June 15th, 2011, and sent to:**

Dr. Chand Sultana, DTSC Project Manager
Department of Toxic Substances Control
9211 Oakdale Avenue, Chatsworth, CA 91311-6520
E-mail: csultana@dtsc.ca.gov

The draft RAW, draft NOE and other project documents are available for review at the Information Repository locations listed on page 3 inside this fact sheet.





implemented to protect on-site workers and ensure long-term public health and safety. DTSC will oversee the removal action and ensure work is performed in a manner that does not harm people or the environment.

Site History

The KB Gardena Building LLC site occupies about four acres within a commercial/industrial area of the City. It is occupied by a 121,000 square foot concrete tilt-up warehouse, constructed in 1972.

The warehouse is divided into Bays 1 through 5 each of which has been occupied by various unrelated tenants. Bays 1 and 2 are currently used for warehouse storage. Bays 3, 4 and 5 were historically used for manufacturing and metal finishing. Other bays were primarily used for warehouse storage of finished products and raw materials. Manufacturing has not been performed at the site since 2006, when the last manufacturing tenant vacated and the processing equipment was removed. The site is currently vacant.

Environmental Investigation Activities

Beginning in 2006, KB Gardena Building LLC has conducted site assessment activities. Environmental investigations conducted to date indicate soil, soil vapor and indoor air in OU-1 is impacted with volatile organic compounds (VOCs) that are mostly chlorinated compounds that include tetrachloroethene (PCE), trichloroethene (TCE), dichloroethene (DCE) and vinyl chloride. Also, sediments in floor drains contain elevated levels of copper, lead and zinc. Lead, cadmium, copper and chromium impacts were also identified in soils under floor drains and near the northern property line; however, this metal-impacted material has been previously removed.

In August 2008, KB Gardena Building LLC entered into a cleanup agreement with DTSC to determine

the full nature and extent of contamination and implement cleanup activities under DTSC oversight.

Proposed Cleanup Plan (draft RAW)

The proposed draft RAW is a plan to reduce the risk from subsurface contaminants in soil and soil vapor that may pose a threat to human health and the environment. To accomplish this and reduce a health threat, the draft RAW proposes soil excavation combined with soil vapor extraction:

Excavation: About 600 cubic yards of contaminated soil (about 50 truck loads) would be excavated from shallow hot-spots to remove contaminated soil which would be loaded onto secured trucks and transported to a licensed disposal facility, and disposed of.

Soil Vapor Extraction (SVE): It is proposed that a SVE system would be installed that removes VOCs from soil. The SVE system will control against soil vapor intrusion, thus minimizing risk of vapor exposure for future on-site workers.

This combined remedy will protect future commercial/industrial and construction workers from VOCs identified at the site.

Safety and Dust Control Measures

To protect on-site workers and the surrounding community during the proposed cleanup activities, the following safety measures will be implemented under DTSC oversight:

- **Site Security** - The site will be secured and only authorized personnel will be allowed on site.
- **Dust Control** - Water will be sprayed when soil is loaded and unloaded during excavation to reduce dust emissions. Trucks will maintain low speeds and be secured with tarp before leaving the site. Soil stockpiles will be covered with plastic sheeting and anchored at the end of each work day.
- **Controlling Migration** - Storm water controls will be implemented to ensure that there is no migration (run-off) of contaminated soil if it rains.
- **Monitoring** – Both wind and air conditions will be monitored. In the event winds exceed 25 mph, excavation work will cease until wind speeds fall below 25 mph. Air monitoring will be conducted to ensure dust remains at safe levels.
- **Traffic Control** - Traffic controls will be used to manage soil transporter entry and exit from the site to minimize impact to normal local traffic

flow.

California Environmental Quality Act (CEQA)

DTSC is required by CEQA to review environmental activities for the possibility of impacts, before approving the draft RAW. DTSC has prepared a draft Notice of Exemption (NOE) that the proposed remedy will not have an adverse environmental impact.

How to Submit Your Comments

DTSC encourages you to review the draft RAW, draft NOE and other site related documents. We want to know what you think of the draft RAW. **The 30-day public comment period begins May 16th, and ends June 15th, 2011.** We invite you to comment on the draft RAW, draft NOE, or both documents. **All public comments must be postmarked or e-mailed by June 15th, 2011 and sent to:**

Dr. Chand Sultana, Project Manager
Department of Toxic Substances Control
9211 Oakdale Avenue
Chatsworth, CA 91311-6520
E-mail: csultana@dtsc.ca.gov

Where to Find Project Documents

Copies of the draft RAW, draft NOE and related site documents are available for public review at the following Information Repositories:

Masao W. Satow Library
14433 Crenshaw Boulevard
Gardena, CA 90249-3142
(310) 679-0638
Mon/Tues/Wed – 1:00 pm – 8:00 pm
Thurs/Fri – 10:00 am – 6:00 pm
Saturday – 10:00 am – 5:00 pm
Sunday – Closed

Department of Toxic Substances Control
9211 Oakdale Avenue
Chatsworth, CA 91311-6520
(818) 717-6500
Mon – Fri 8:00 am – 5:00 pm
Please call the above number to make an appointment.

Note: If viewing documents at the Masao W. Satow Library, these documents will be available for public review during the 30-day public comment period and for an additional 30 days beyond only.

Who to Contact at DTSC for Information

If you have any questions about the project, draft RAW, draft NOE or other project related activities please contact the following DTSC staff:

Dr. Chand Sultana, Project Manager
Department of Toxic Substances Control
9211 Oakdale Avenue
Chatsworth, CA 91311-6520
(818) 717-6552
E-mail: csultana@dtsc.ca.gov

Ms. Stacey Lear, Public Participation Specialist
Department of Toxic Substances Control
5796 Corporate Avenue
Cypress, CA 90630-4732
(714) 484-5354 or toll-free 1-866-495-5651
E-mail: slear@dtsc.ca.gov

Next Steps

Upon approval of the draft RAW, soil excavation activities are expected to take about two to four weeks to complete. The SVE system is expected to operate for about five years.

Once soil and soil vapor cleanup activities have been completed, DTSC will evaluate a proposed plan to address groundwater impacts. This proposed plan will be known as the OU-2 draft RAW and remediation of the underlying aquifer will occur. You will have an opportunity to review and comment on the proposed groundwater plan in the near future.

For Media Inquiries

Ms. Jeanne Garcia, Public Information Officer
Department of Toxic Substances Control
9211 Oakdale Avenue
Chatsworth, CA 91311-6520
(818) 717-6573
E-mail: jgarcia1@dtsc.ca.gov

For more information about the KB Gardena Building LLC site visit www.EnviroStor.dtsc.ca.gov. For more information about our department, please visit our website at www.dtsc.ca.gov.

Notice to Hearing Impaired Individuals

TDD users can use the California Relay Service at 1-888-877-5378 to reach Ms. Stacey Lear, DTSC Public Participation Specialist at (714) 484-5354 or toll-free 1-866-495-5651.

**Draft Removal Action Workplan (RAW) and Draft Notice of Exemption
KB Gardena Building, LLC Site
13720 South Western Avenue in Gardena, CA 90249**

Reminder: All public comments on the draft RAW and/or CEQA draft NOE must be postmarked or e-mailed by June 15th, 2011.

DTSC mailings are solely for the purpose of keeping persons informed of DTSC activities. Mailing lists are not routinely released to outside parties. However, they are considered public records and, if requested, may be subject to release.



Stacey Lear, Public Participation Specialist

Department of Toxic Substances Control

5796 Corporate Avenue

Cypress, CA 90630

Inside: Information on the KB Gardena Building, LLC Site

For more information about the DTSC, please visit our web site at www.dtsc.ca.gov