

# COMMUNITY Notice

The mission of DTSC is to protect California's people and environment from harmful effects of toxic substances through the restoration of contaminated resources, enforcement, regulation and pollution prevention.

## Proposed Cleanup Plan for Groundwater at the KB Gardena Building, LLC Site in Gardena Is Now Available For Public Review & Comment

A proposed cleanup plan for groundwater, called a draft Removal Action Workplan (RAW), Operable Unit 2 (OU-2), is available for public review and comment for the KB Gardena Building, LLC property located at 13720 South Western Avenue in Gardena (Site). The draft OU-2 RAW for groundwater, if approved, proposes in-situ chemical oxidation (ISCO) to break down volatile organic compounds (VOCs), predominantly tetrachloroethene (PCE), trichloroethene (TCE), dichloroethene (DCE), vinyl chloride, and benzene that were found in groundwater. Under the California Environmental Quality Act (CEQA), a Notice of Exemption (NOE) has been prepared, as the proposed cleanup actions will not have a significant negative impact on human health and the environment.

Our agency, the Department of Toxic Substances Control (DTSC), is a department within the California Environmental Protection Agency, and is responsible for overseeing environmental investigations and cleanup activities at sites such as the KB Gardena Building, LLC, Site. This fact sheet provides information on:

- Why Cleanup Is Necessary
- Site Location and History
- Previous Cleanup Activities Conducted
- Proposed Cleanup Plan – draft RAW (OU-2)
- California Environmental Quality Act (CEQA)
- How You Can Participate
- Where to Find Site Documents
- Who to Contact at DTSC for Information
- Next Steps

There is **no** immediate health risk because on-site workers and the public are not exposed to the contaminated groundwater. However, because long-term exposure to the elevated levels of Site contaminants can cause adverse health effects, DTSC requires a cleanup plan be developed and implemented to ensure on-site workers and the public are not exposed to groundwater impacts. DTSC will ensure work is performed in a manner that does not harm people or the environment.

### Public Comment Period



**October 24th, 2014  
Through  
November 24th, 2014**

A **30-day public comment period** is being held to receive public comments on the draft RAW (OU-2) for groundwater. **The public comment period begins October 24th, and ends November 24th, 2014. All public comments must be post-marked or e-mailed by November 24th, 2014, and sent to:**

Dr. Chand Sultana, Project Manager  
Dept. of Toxic Substances Control  
9211 Oakdale Avenue  
Chatsworth, CA 91311-6520  
E-mail: [Chand.Sultana@dtsc.ca.gov](mailto:Chand.Sultana@dtsc.ca.gov)

The draft RAW (OU-2) for groundwater and other project documents are available for review at the Information Repository locations listed on page 3 inside this Fact Sheet.



### Why Cleanup is Necessary

Since 2006, numerous environmental studies were performed at the property to evaluate the nature and extent of hazardous substances. Results of the studies showed VOCs were found in groundwater above regulatory limits. Although there is no immediate health risk, cleanup is required to protect human health and the environment. Groundwater at the site is not used for drinking water. Groundwater has been and will continue to be monitored and evaluated under DTSC oversight.

In July 2008, DTSC began oversight of the environmental investigations under a Voluntary Cleanup Agreement between KB Gardena Building, LLC, and DTSC.

### Site Location and History

Historic maps and aerial photography indicate structures were first constructed on the Site sometime between 1938 and 1947. The current building was erected in 1972, consisting of five bays (Bays 1 through 5) as well as an office area. Each bay could be leased separately, with individual tenants occupying anything from a single bay to the entire building. Among the tenants that occupied the Site were two that produced automotive products and one that finished copper piping and fittings from 1972 through 2006.

Manufacturing operations conducted by these tenants were performed in the southern half of the building (Bays 3, 4, and 5) and included a metal parts finishing line with dip tanks, rinse tanks, degreasers, and the floor drains connected by subsurface piping to the clarifier which discharged to the local industrial wastewater sewer system. Several surface drains in the alley on the east side of the Site collected rainwater from the roof and other surface water and were connected by subsurface piping running down the alley and which discharged to storm drain in 139<sup>th</sup> Street. It is believed the majority of VOC releases to the subsurface occurred from these two subsurface drain systems. There was also a 5,000-gallon and a 2,000-gallon Underground Storage Tank (USTs) at the Site. The larger UST contained PCE and the smaller UST contained Stoddard Solvent. These tanks and the clarifier were removed in 2006.

Bays 3, 4 and 5 were historically used for manufacturing and metal finishing. Bays 1 and 2 were primarily used for warehouse storage of finished products and raw materials.

Currently, Bays 1 and 2 are used for warehouse storage. Bays 3, 4, and 5 were unoccupied from 2006 to 2012 due to indoor air quality concerns resulting from underlying soil and soil vapor contamination. To address soil and soil vapor (known as Operable Unit 1 (OU-1)) impacts, in April 2011, DTSC approved and implemented an OU-1 RAW. As a result, now that the OU-1 RAW has been implemented, indoor air has shown to be below target concentrations, Bays 3 through 5 are leased and currently occupied by a non-manufacturing tenant that rents furniture and accessories for events and parties.

### Previous Cleanup Activities Conducted

DTSC's Site cleanup efforts were divided into two phases, known as Operable Unit (OUs). In April 2014, DTSC approved a RAW for *soil and soil vapor* (known as OU-1) that addressed on-site VOCs that were found in soil and soil vapor. The approved OU-1 RAW allowed for the excavation of about 600 cubic yards of contaminated soil from shallow hot-spots on-site. About 50 truckloads of impacted soil was excavated, transported and disposed of at a licensed disposal facility. The implementation of the OU-1 RAW has successfully reduced indoor air impacts to below regulatory limits on Bays 2, 4, and 5.

### Proposed Cleanup Plan – draft RAW (OU-2)

The goal of the OU-2 RAW is to return the groundwater quality to beneficial use. To address groundwater impacts, the draft OU-2 RAW proposes:

In-Situ Chemical Oxidation (ISCO) - This remedial technology involves the introduction/application of chemicals called “oxidants” to rapidly transform contaminants (in this case VOCs) and reduce contaminant levels in groundwater. Existing dedicated injection wells beneath the building and in the alley combined with additional locations as necessary, will deliver the chemical oxidants to the aquifer.

Groundwater Monitoring – Groundwater monitoring has been ongoing at the site. Before, during, and after injection, monitoring data will be collected and evaluated so that adjustments in injection areas and depth intervals can be made for subsequent injection events as necessary, as well as to provide pre- and post-injection water quality data.

Institutional Controls – When appropriate, a deed restriction and operation and maintenance will be implemented on the property to limit and control the potential use of groundwater at the Site.

## The California Environmental Quality Act (CEQA)

DTSC is required by CEQA to consider projects that have the potential to impact the environment before approval. DTSC determined the proposed RAW activities will not have a significant effect on human health and the environment and has prepared a Notice of Exemption (NOE).

## How You Can Participate – Public Comment Period

DTSC wants to know what you think and encourages you to review the draft RAW OU-2. **The 30-day public comment period for draft RAW OU-2 begins October 24th, and ends November 24th, 2014. All public comments must be postmarked or e-mailed no later than November 24th, 2014, and sent to:**

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

DTSC will consider and respond to all public comments received during the public comment period.

## Where to Find Site Documents

Copies of the draft RAW OU-2, CEQA NOE and other related project documents are available for public review at the following Information Repositories:

Masao W. Satao Library  
14433 Crenshaw Boulevard  
Gardena, CA 90249-3142  
Mon/Tues/Wed: 1:00 pm – 8:00 pm  
Thurs/Fri: 10:00 am – 6:00 pm  
Sat: 10:00 am – 5:00 pm  
Sunday: Closed

Department of Toxic Substances Control  
DTSC File Room  
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).

## Whom to Contact at DTSC for Information

If you have any questions about the KB Gardena Building, LLC Site, draft RAW OU-2, CEQA NOE or other related project 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: [Chand.Sultana@dtsc.ca.gov](mailto:Chand.Sultana@dtsc.ca.gov)

Ms. Stacy 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: [Stacey.Lear@dtsc.ca.gov](mailto:Stacey.Lear@dtsc.ca.gov)

## Next Steps

Upon approval of the RAW OU-2, permitting and field work will require about four (4) months, then monitoring and evaluation for six (6) months, with a report on findings within an additional month. Additional ISCO applications will be performed as appropriate.

Site work will be conducted Monday through Friday from 7:00 am to 6:00 pm. No disruptions to pedestrian or traffic patterns are expected to occur.

## Notice to Hearing Impaired

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

## Media Inquiries

Sandy Nax, Public Information Officer  
Department of Toxic Substances Control  
P.O. Box 806  
Sacramento, CA 95812-0806  
(916) 327-6114  
E-mail: [Sandy.Nax@dtsc.ca.gov](mailto:Sandy.Nax@dtsc.ca.gov)

*For more information about the KB Gardena, LLC, site, visit [www.Enviro.Stor.dtsc.ca.gov](http://www.Enviro.Stor.dtsc.ca.gov). For more information about our department, please visit our website at [www.dtsc.ca.gov](http://www.dtsc.ca.gov).*





**Stacey Lear, Public Participation Specialist**

Department of Toxic Substances Control

5796 Corporate Avenue

Cypress, California 90630-4732

***Inside: Information on the KB Gardena Building, LLC Site, Gardena***

*For more information about the DTSC, please visit our web site at [www.dtsc.ca.gov](http://www.dtsc.ca.gov)*