

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.

Proposed Cleanup Plan for Gardena Marketplace Site (former Honeywell Gardena Facility) In Gardena Now Available for Public Review & Comment

Our agency, the Department of Toxic Substances Control (DTSC), invites public review and comment on a proposed plan to remove and treat volatile organic compounds (VOCs) in soil gas at the Gardena Marketplace (Site) located at 1733 West Artesia in Gardena. The property includes an Albertsons supermarket which is part of the Gardena Marketplace Shopping Center. The proposed cleanup plan, called a draft Interim Removal Action Workplan (IRAW), was developed specifically for the Site. The IRAW, if approved, will prevent the potential migration of VOCs, primarily tetrachloroethylene (PCE) and trichloroethylene (TCE), into indoor air of building structures on the Site and further subsurface migration. This removal is considered an "Interim" action and is not the final cleanup remedy for the Site.

DTSC is the lead regulatory agency for review and approval of the draft IRAW. In compliance with the California Environmental Quality Act (CEQA), DTSC prepared an Initial Study and a draft Negative Declaration as the proposed remedial actions will not have an adverse environmental impact on human health and the environment.

There is no adverse health risk to the public because the soil gas impacted with VOCs is beneath asphalt and/or concrete paved surface and below targeted health risk goals in the ambient air at the Site. Through ongoing site monitoring, DTSC determined there is a possibility for migration of VOCs into indoor air and find it protective to develop and implement a cleanup plan to protect current and future on-site occupants and the public. Also, groundwater under the property is **not** a source of drinking water. This Fact Sheet provides additional information on:

- Why Cleanup Is Necessary
- Site History
- Environmental Investigations and Remedial Conducted
- Proposed Cleanup Plan-IRAW
- California Environmental Quality Act (CEQA)
- How You Can Participate
- Where to Find Site Document
- Next Steps
- Who To Contact For More Information
- Public Comment Form

Public Comment Period



March 22nd, 2016 – April 21st, 2016

A 30-day public comment period is being held to receive public comments on the draft IRAW and draft CEQA Negative Declaration. **All public comments must be postmarked or e-mailed by April 21st, 2016, and sent to:**

Jose Diaz, Project Manager
Dept. of Toxic Substances Control
9211 Oakdale Avenue
Chatsworth, CA 91311-6520
E-mail: Jose.Diaz@dtsc.ca.gov

The draft IRAW, draft CEQA Negative Declaration and other project related documents are available for review electronically at www.EnviroStor.dtsc.ca.gov, and at the Information Repository locations listed on page 3 inside this Fact Sheet.



Why Cleanup Is Necessary

Cleanup is recommended because it will reduce the possibility for migration of VOCs moving upwards from underlying soil or groundwater into building structures through cracks or other foundation openings – a process known as “vapor intrusion”. Cleanup will reduce the risk of vapor intrusion and protect present and future site occupants. DTSC will oversee the site cleanup activities and ensure the work is performed in a manner that is protective of public health and the environment. The action presented in the draft IRAW is an interim measure because VOCs appear to be emanating from deeper soil and contaminated groundwater. Contractors working on behalf of Honeywell and under the oversight of the Los Angeles Regional Water Quality Control Board (Water Board) are in the process of investigating the full nature and extent of groundwater contamination. Honeywell has implemented remedial measures to clean up VOC impacted groundwater beneath the Site.

Site History

The site was previously owned and operated by Honeywell and used for the manufacture of heating and air conditioning controls for home and light industrial uses beginning in 1953. Former manufacturing operations took place in the westernmost 10 acres of the Site. Following termination of manufacturing operations in early 1990, the plant buildings and structures were demolished and contaminated soils were removed under the regulatory oversight of the Water Board. In 1998, Honeywell sold the property to a developer. The western portion of the property has since been redeveloped into the Gardena Marketplace shopping center and the eastern portion has been redeveloped into Gardena Village. It is believed that the operation and storage of chemicals, including greases, caustic soda, compressed gasses, various acids and maintenance related supplies leaked into soil and groundwater.

Environmental Investigations and Remedial Actions Conducted

For Impacted Soil: In 1991, 28,000 tons of VOC-impacted soil was excavated and disposed of at an off-site facility permitted to receive this waste under the regulatory oversight of the Water Board. Honeywell's contractors also conducted several investigations at the Site and adjacent properties through 2007. In 2006, DTSC oversaw the excavation and off-site disposal of over 4,000 tons of polychlorinated biphenyls (PCBs) impacted soil. Honeywell has also conducted a removal action in landscaping areas and installed and maintained a cap for the Site to eliminate potential health risk to Site occupants and the public.

For Impacted Groundwater: Groundwater monitoring wells were installed and sampled on quarterly initially

and semi-annually later on under the regulatory oversight of Water Board since 1991. To address VOCs in groundwater, a groundwater treatment system was constructed and began operation in April 1991. Between July 1990 and 2006, additional monitoring wells and groundwater extraction wells were installed to accommodate site redevelopment. In 2013, a biological treatment barrier was installed along downgradient property boundary to prevent VOC groundwater plume from off-site migration. Honeywell is currently working on expanding the downgradient biological treatment system to the on-site plume area to accelerate plume cleanup. Groundwater investigation and remediation activities continue to be under investigation under Water Board oversight.

For Soil Vapor and Indoor Air: Between March and October 2014, indoor air samples were collected and analyzed from several buildings on the redeveloped property. Results determined there are elevated levels of VOCs in soil gas that require cleanup. This IRAW focuses on an interim remedial action to prevent vapor intrusion into occupying buildings/structures in the vicinity of the VOC plume area.

Proposed Cleanup Plan-IRAW

The goal of the IRAW is to prevent vapor intrusion. In 2015, a pilot test was conducted to evaluate the effectiveness of soil vapor extraction (SVE) technology for removing VOCs in soil gas from the Site.

The SVE system extracts soil gas from wells by vacuum and VOCs are removed from the extracted soil gas by carbon filters. The wells are connected to a piping system. A blower or vacuum pump is connected to the piping to extract the soil gas into carbon vessels where VOCs are absorbed to the carbon. Air is stripped out of the VOCs and safely released into the atmosphere. The system will operate under permit from South Coast Air Quality Management District which defines strict standards for the system. The SVE system will operate until cleanup goals are met.

California Environmental Quality Act

DTSC is required by CEQA to review environmental activities for the possibility of impacts before approving the project. DTSC prepared an Initial Study and a draft Negative Declaration as the proposed cleanup actions are not expected to have an adverse environmental impact on human health or the environment.



How You Can Participate

We want to know what you think of the draft IRAW. **The 30-day public comment period on the draft IRAW and draft CEQA Negative Declaration begins March 22nd, 2016 and ends April 21st, 2016. All public comments must be postmarked or e-mailed no later than April 21st, 2016, and sent to:**

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

Information Repository Locations

Project documents including the draft IRAW and draft CEQA Negative Declaration are available for public review electronically at www.EnviroStor.dtsc.ca.gov, and at the following Information Repositories:

Gardena Mayme Dear Library
1731 W. Gardena Boulevard
Gardena, CA 90247-4726
(310) 323-6363
Hours:
Sunday/Monday: Closed
Tues/Wed: 12pm – 8pm
Thurs/Fri/Sat: 10am – 6pm

Department of Toxic Substances Control
9211 Oakdale Avenue
Chatsworth, CA 91311-6520
(818) 717-6521
Mon – Fri: 8am – 5pm
Please contact Vivien Tutaan at the above number to make an appointment.

Additional Information Sources

Site documents are also available for electronic review on DTSC's EnviroStor website at www.EnviroStor.dtsc.ca.gov.

Whom To Contact at DTSC for Information

If you have any questions about the Gardena Marketplace Site, draft IRAW, draft CEQA Negative Declaration or other related project activities please contact the following DTSC staff:

Jose Diaz, Senior Project Manager
Department of Toxic Substances Control
9211 Oakdale Avenue
Chatsworth, CA 91311-6520
E-mail: Jose.Diaz@dtsc.ca.gov
(818) 717-6614

Stacey Lear, Public Participation Specialist
Department of Toxic Substances Control
5796 Corporate Avenue
Cypress, CA 90630-4732
E-mail: Stacey.Lear@dtsc.ca.gov
(714) 484-5354

Next Steps

If the IRAW is approved, the SVE system is expected to begin installation in the summer of 2016 and operate for several years. SVE system performance monitoring will be conducted to ensure and confirm that cleanup goals have been met.

Media Inquiries

Sandy Nax, Public Information Officer
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P.O. Box 806
Sacramento, CA 95812-0806
(916) 327-6114
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For More Information about the Gardena Marketplace Site (former Honeywell Gardena Facility), visit www.EnviroStor.dtsc.ca.gov.





Stacey Lear, Public Participation Specialist
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Cypress, CA 90630-4732

Inside: Information on the Gardena Marketplace (former Honeywell Gardena) Site, Gardena

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