

**FACT SHEET: AUGUST 2019**

**ENVIRONMENTAL INVESTIGATION AND CLEANUP  
Hi-Shear Corporation, 2600 Skypark Drive, Torrance, California**

This Fact Sheet provides current information about the investigation and cleanup associated with the Hi-Shear Corporation facility located at 2600 Skypark Drive, Torrance, California (see Figure 1). These activities are part of ongoing investigation, cleanup and monitoring efforts that began in 1991 under the direction of the Los Angeles Regional Water Quality Control Board (Los Angeles Water Board).

**Site Overview**

The Site is approximately 12.25 acres in size (see Figure 1) and is part of the Torrance Municipal Airport parcel (“Parcel”). The Site is owned by the City of Torrance and the City of Torrance leases the Site to Hi-Shear Corporation (“Hi-Shear”). Historically, Hi-Shear also occupied a portion of the western half of the Parcel that is currently leased by La Caze Development. La Caze Development has subleased this portion of the property to Lowe’s HIW, Inc., who built a Lowe’s Home Improvement store on their portion of the leased property.

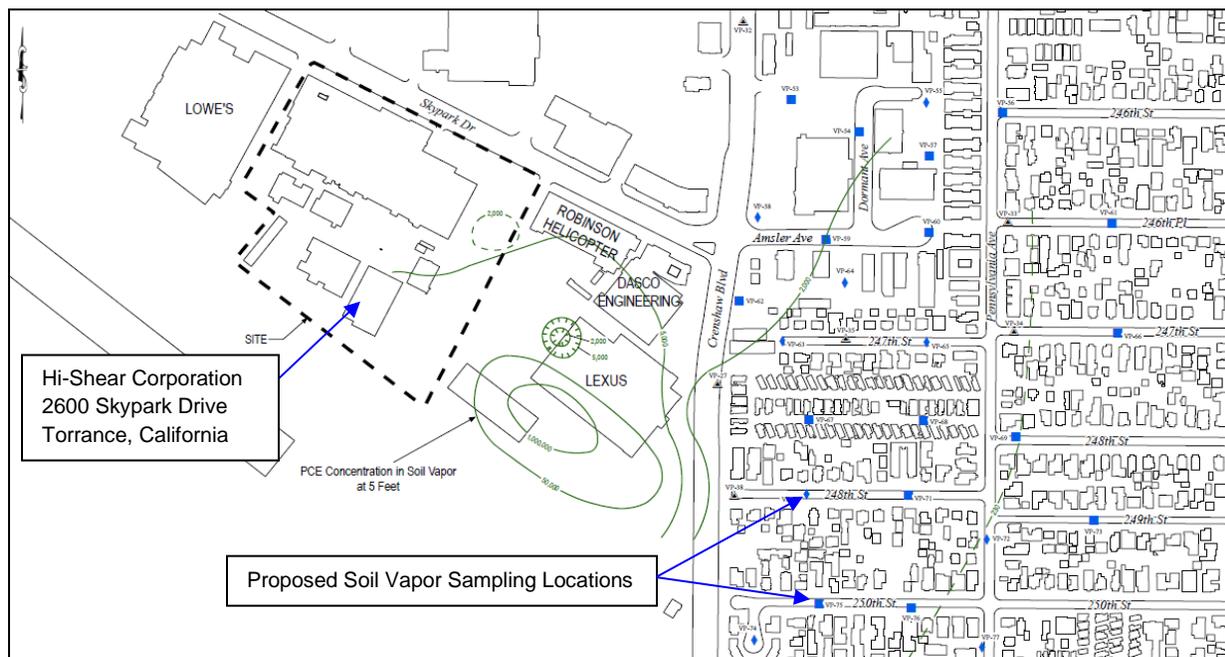


Figure 1 –Site Map with Proposed Offsite Soil Vapor Sampling Locations

## Why Cleanup is Needed

Activities at the Site date back to 1954 and include manufacturing fasteners for the aerospace industry. Hi-Shear's use of chemicals during the fastener manufacturing processes generated chemical wastes containing volatile organic compounds ("VOCs"), primarily trichloroethene ("TCE") and tetrachloroethene ("PCE"), which leaked into the ground, resulting in the contamination of soil, soil vapor, and groundwater underneath the Site.

VOCs are a class of chemicals that tend to evaporate easily and form vapor which may migrate up from contaminated groundwater and soil into nearby buildings. VOCs can enter buildings through openings in a building's foundation or basement walls, such as cracks in the concrete slab and gaps around utility lines. This process is known as vapor intrusion (see Figure 2). Once inside the home or workplace, vapors may be inhaled, potentially posing health risks to the occupants.

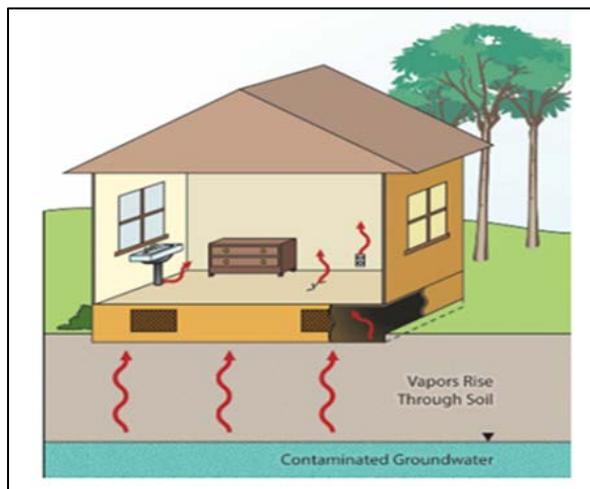


Figure 2 – Vapor Intrusion Conceptual Model

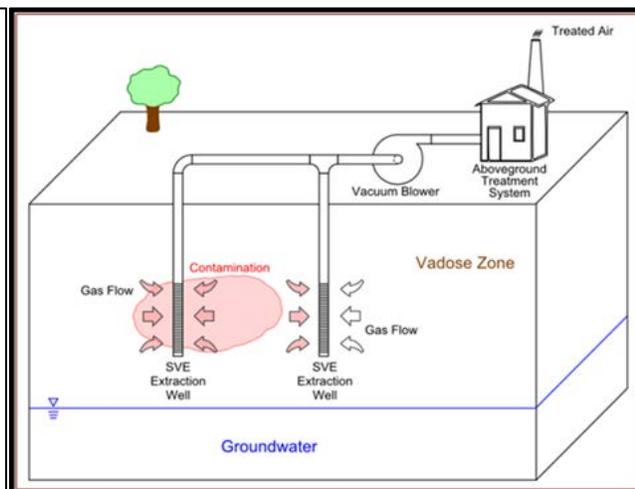


Figure 3 - Soil Vapor Extraction Conceptual Model

## Investigation and Cleanup History

Previous cleanup activities at the Hi-Shear Site include the removal of underground storage tanks and the impacted soil underneath them. Because VOCs were found in soil and soil vapor, a soil vapor extraction ("SVE") system was installed and has been operating at the Site since 1999. SVE systems use vacuum pressure to remove VOCs from the soil, treat the VOCs, and then release the treated air into the atmosphere (see Figure 3). The SVE system was shut down in April 2018 for repairs and a system redesign. The SVE system is estimated to have removed and treated approximately 100,000 pounds of VOCs from soil vapor beneath the Site; however, additional efforts are necessary to clean up the contamination to goals approved by the Los Angeles Water Board that are protective of human health and the environment. The Los Angeles Water Board will be evaluating the SVE system redesign proposal by Hi-Shear.

VOCs were also found in the groundwater below the Site. From 2013 to 2017, a pilot test was conducted at the Site using enhanced in-situ bioremediation ("EISB") technology to address contamination in shallow groundwater. EISB involves the injection of chemicals and bacteria to promote the natural breakdown of VOCs by enhancing microbial populations. These bacterial populations feed upon the VOCs and can break them down into non-hazardous compounds such as water, carbon dioxide, and chlorine molecules. The Los Angeles Water Board is currently evaluating on-Site groundwater monitoring results to determine whether this will be an effective and timely remedy to cleanup groundwater at the Site.

The investigations show that the VOCs in the contaminated groundwater plume originating from the Site have also migrated off-site across Pennsylvania Avenue into the City of Lomita (see Figure 4). This poses two potential concerns. The immediate concern is that VOC vapors are being released from the groundwater plume to the ground surface and may pose a potential risk of vapor intrusion to the occupants of residential and commercial properties located above the groundwater plume.

Another potential concern is that the groundwater plume may impact water supply wells. However, groundwater at and beneath the Site is not currently a source of local drinking water.

Torrance Municipal Water provides drinking water to the residents in the City of Torrance and the water meets state and federal drinking water standards. The results of the water quality testing can be viewed online at: <https://www.torranceca.gov/our-city/public-works/water-services/torrance-municipal-water-customer-information>

The City of Lomita provides drinking water to its residents and the water meets state and federal drinking water standards. The results of the water quality testing can be viewed online at: <https://www.lomitawater.com/oversight/water-quality-reports/>

### Next Steps

The next step is to determine the off-Site extent and concentrations of VOCs in soil vapor and groundwater originating from the Hi-Shear Site. To do this, the Los Angeles Water Board has approved a work plan for a soil vapor and groundwater investigation to be performed on the Torrance Municipal Airport parcel and off-Site, east of Crenshaw Boulevard, in the City of Lomita. The investigation will involve drilling at multiple locations in the City of Lomita's public right of way and on private properties to collect and analyze soil vapor samples (see Figure 1) and groundwater samples (see Figure 4). The soil vapor data will be reviewed by the Los Angeles Water Board and the Office of Environmental Health Hazard Assessment to determine if further investigation, mitigation measures and/or cleanup are needed.

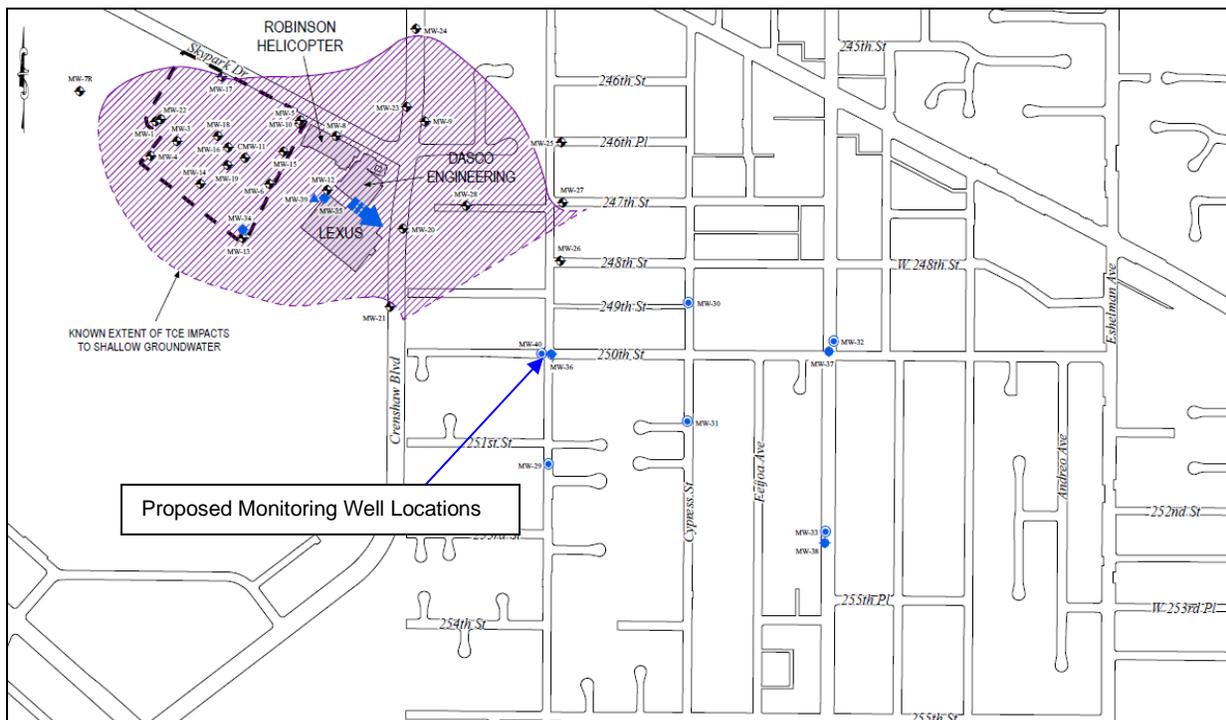


Figure 4 –Proposed Groundwater Monitoring Well Locations

To determine the extent of VOC contamination in the groundwater off-Site, samples will be collected from wells drilled at multiple locations (see Figure 4) and analyzed. Information collected from this sampling will help Hi-Shear determine a groundwater cleanup plan and remedy.

### **Information Repositories and Contacts**

Project-related documents and reports including the *Soil, Soil Vapor, and Groundwater Delineation Workplan* (Work Plan) dated September 28, 2018 are available for the public to view online at: [https://geotracker.waterboards.ca.gov/profile\\_report?global\\_id=SL204231523](https://geotracker.waterboards.ca.gov/profile_report?global_id=SL204231523)

Complete administrative files for the Hi-Shear Site are available at the Los Angeles Water Board's office:

Los Angeles Regional Water Quality Control Board  
320 West 4th Street, Suite #200  
Los Angeles, CA 90013

By appointment, please call (213) 576-6600, or email [RB4-PublicRecords@waterboards.ca.gov](mailto:RB4-PublicRecords@waterboards.ca.gov)

Copies of this fact sheet, the Frequently Asked Questions, and the Work Plan will be made available at the Lomita City Hall, 24300 Narbonne Ave., Lomita, CA 90717, tel: (310) 325-7110

**For more information, or if you have questions about this Site, please contact the Los Angeles Water Board:**

Mohammad Zaidi, Project Manager  
(213) 576-6732 or [mohammad.zaidi@waterboards.ca.gov](mailto:mohammad.zaidi@waterboards.ca.gov)

Susana Lagudis, Public Participation  
(213) 576-6694 or [susana.lagudis@waterboards.ca.gov](mailto:susana.lagudis@waterboards.ca.gov)