

Community Fact Sheet No. 2

June 2020

Property History and Information

2600 Skypark Drive (Hi-Shear Corporation property):

Fasteners manufacturing processes at this property generated chemical wastes containing VOCs, which caused contamination of soil, soil vapor, and groundwater underneath the property and offsite.

24777 and 24751 Crenshaw Boulevard (Lexus property):

Historical operations at these properties include manufacturing of aircraft, missiles and their components. VOCs stored and used at these properties are sources of contamination in soil, soil vapor, and groundwater.

24707, 24747, and 24701 Crenshaw Boulevard (Dasco Engineering property):

Operations at these properties include manufacturing of rotorcraft and related components and precision mechanical aircraft and space components. VOCs stored and used at these properties are potential sources of contamination in soil, soil vapor, and groundwater.

2530 and 2540 Skypark Drive (Robinson Helicopter property):

Operations at these properties include manufacturing of rotorcraft and related components. VOCs stored and used at these properties are potential sources of contamination in soil, soil vapor, and groundwater.

Why am I receiving this?

The Los Angeles Regional Water Quality Control Board (Los Angeles Water Board) is distributing this fact sheet to provide information on the ongoing onsite and offsite environmental investigations associated with the following properties located in the City of Torrance (see Figure 1 on the last page):

- 2600 Skypark Drive, currently occupied by Hi-Shear Corporation (Hi-Shear Corporation property)
- 24777 and 24751 Crenshaw Boulevard, currently occupied by South Bay Lexus (Lexus property)
- 24707, 24747, and 24701 Crenshaw Boulevard, currently occupied by Dasco Engineering (Dasco Engineering property)
- 2530 and 2540 Skypark Drive, currently occupied by Robinson Helicopter (Robinson Helicopter property)

The Los Angeles Water Board is the lead state agency overseeing environmental investigation and remediation activities and has required investigation of the extent of onsite and offsite contamination at these properties by the responsible parties. You are receiving this fact sheet because you reside, work or own property near these properties and/or area of investigation.

Who are the Responsible Parties?

Hi-Shear Corporation has been under the regulatory oversight of the Los Angeles Water Board since 1991 for the property located at 2600 Skypark Drive. On January 13, 2020, the Los Angeles Water Board issued an Investigative Order requiring the City of Torrance; Magellan Aerospace, Middletown, Inc. (formerly known as Aeronca, Inc. formerly known as Aeronca Manufacturing Corporation); Excellon Industries, Inc. (also known as Excellon Automation Company and now known as Excellon Technologies, LLC); Esterline Technologies Corporation; Robinson Helicopter Company; and Dasco Engineering Corporation (EA Properties) to delineate the vertical and lateral extent of volatile organic compounds impacts to soil, soil vapor, and groundwater at the properties located at 24777 and 24751 Crenshaw Boulevard, 24707, 24747, and 24701 Crenshaw Boulevard and 2530 and 2540 Skypark Drive, Torrance.

What is the focus of the investigation?

The investigation is focused on the extent of volatile organic compounds (VOCs) contamination, including trichloroethene (TCE) and tetrachloroethene (PCE), that were used at these properties during business operations. VOCs are a class of chemicals which easily evaporate in the open air. However, when VOCs are located beneath the ground, vapor, referred to as soil vapor, can move from contaminated soil and groundwater into nearby buildings, primarily through openings in a building's foundation such as cracks in the concrete slab or gaps around utility lines where they may enter buildings and potentially impact indoor air quality. This process is called vapor intrusion.

What are TCE and PCE?

TCE and PCE are chemical compounds that were commonly used as an industrial solvent and metal degreaser in the manufacturing industry. TCE and PCE are among a group of chemicals called chlorinated solvents, which evaporate easily, are highly stable, and nonflammable at room temperature. TCE and PCE can also be found in common consumer products. PCE is also a chemical that is commonly used in dry cleaning.

Is my drinking water safe to drink?

The drinking water in the City of Lomita and the City of Torrance meets state and federal drinking water standards. Lomita Water provides drinking water to City of Lomita¹ residents, and Torrance Municipal Water provides drinking water to City of Torrance² residents.

What environmental work has been completed?

Hi-Shear Corporation conducted the approved onsite and offsite scope of work proposed in the *Soil, Soil Vapor, and Groundwater Delineation Work Plan*³ between September 2019 and March 2020. The work completed to date includes the collection of soil, soil vapor, and groundwater samples in the City of Lomita and the City of Torrance. The data collected from this sampling will be used to determine the extent of the VOC contamination and the need to assess buildings for potential vapor intrusion. Work has been completed where permits and public and private access agreements have been secured. Access agreements with the City of Torrance, tenants on property owned by the City of Torrance and other offsite private property owners will be necessary to complete sampling in the remaining locations. The sections below provide a summary of the results of the investigation completed in the *Soil, Soil Vapor, and Groundwater Delineation Work Plan* to date.

Soil Vapor Investigation on the Hi-Shear Corporation Property

Results of the environmental investigation at the Hi-Shear property were reported to the Los Angeles Water Board in March 2020. The investigation focused on evaluating current concentrations of VOCs in on-site soil and soil vapor and the migration of soil vapor both on-site and off-site. From September 2019 to December 2019, seventeen nested soil vapor probes were installed. The existing and new soil vapor probes were sampled and analyzed for VOCs. Soil vapor sample results show elevated TCE and PCE concentrations on the eastern and western sides of the Hi-Shear Corporation property.

¹ <https://www.lomitawater.com/oversight/water-quality-reports/>

² <https://www.torranceca.gov/our-city/public-works/water-services/torrance-municipal-water-customer-information>

³ https://documents.geotracker.waterboards.ca.gov/regulators/deliverable_documents/2546633064/Hi-Shear%20Delineation%20WP,%209-28-18.pdf

Soil Vapor Investigation Off-Site

Results of the soil vapor investigation in the area east of Crenshaw Boulevard in the cities of Lomita and Torrance were reported in March 2020. The investigation was conducted in public rights of way and private properties in the areas between Crenshaw Boulevard and Cypress Street, and between 246th Street and 250th Street. From September 2019 to January 2020, twenty-two nested soil vapor probes were installed. Soil vapor sample results show elevated TCE and PCE concentrations in the area between Crenshaw Boulevard and Pennsylvania Avenue and the area between Amsler Avenue and 247th Street.

Groundwater Investigation Offsite

Results of the groundwater investigation were reported in April 2020. The investigation was conducted on the Hi-Shear Corporation and Lexus properties in the City of Torrance and in public rights of way between Pennsylvania Avenue and Cypress Street in the City of Lomita. From November 2019 to January 2020, seven groundwater monitoring wells were installed. Current groundwater results show the VOC plume has not extended east of Cypress Street in the City of Lomita.

What are the next steps?

The remaining investigative activities approved in the *Soil, Soil Vapor, and Groundwater Delineation Work Plan* will be completed by the end of 2020.

The Los Angeles Water Board has approved Hi-Shear Corporation's work plan to restart the soil vapor extraction system at the Hi-Shear Corporation property to remediate and control the migration of VOCs in the area of highest contamination and is reviewing the recently submitted indoor air sampling work plan to assess the vapor intrusion risk for the occupants at the Hi-Shear Corporation site.

The Los Angeles Water Board is reviewing the recently submitted *Vapor Intrusion Response Plan*⁴ for further investigation of potential vapor intrusion in the residential and commercial areas east of Crenshaw Boulevard in the cities of Lomita and Torrance. The *Vapor Intrusion Response Plan* provides the criteria and sequence for response actions and proposes a plan for the first phase of sampling for VOCs beneath building foundations and in the indoor air of residential and commercial properties.

On May 12, 2020, the Los Angeles Water Board issued an Investigative Order to Hi-Shear Corporation and the EA Properties to submit a work plan to assess the vapor intrusion risk for the occupants at the Lexus, Dasco Engineering, and Robinson Helicopter properties and to implement a vapor intrusion response plan for the commercial and residential properties east of Crenshaw Boulevard.

Community meeting

The State Water Resources Control Board and the nine California Regional Water Quality Control Boards are continuing their efforts to protect public health, safety, and the environment consistent with all federal, state, and local public health directives and guidelines related to the COVID-19 emergency. Staff are developing solutions to allow for public meetings to proceed with opportunities for remote participation via various forms of video and teleconferencing, and will keep the public and all interested parties informed of these plans as soon as they are fully developed and ready to be implemented.

In accordance with this guidance, the Los Angeles Water Board is planning to host a meeting to provide a project update and address any questions and concerns the public may have at a yet to be determined date and time. This meeting will take place via remote presence only. The public will be given a minimum of 14 days' notice of this meeting with instructions on how to participate and additional pertinent information.

⁴ https://documents.geotracker.waterboards.ca.gov/esi/uploads/geo_report/5465105533/SL204231523.PDF

Information Repositories and Contacts

Project-related documents and reports including the *Vapor Intrusion Response Plan* are available for the public to view online at: https://geotracker.waterboards.ca.gov/profile_report?global_id=SL204231523

Complete administrative files for the Hi-Shear and EA Properties Sites are available at the Los Angeles Water Board's office:

320 West 4th Street, Suite #200
Los Angeles, CA 90013

For an appointment, please call
(213) 576-6600, or email RB4-PublicRecords@waterboards.ca.gov

Copies of this fact sheet and the *Vapor Intrusion Response 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 the Sites, please contact the Los Angeles Water Board:

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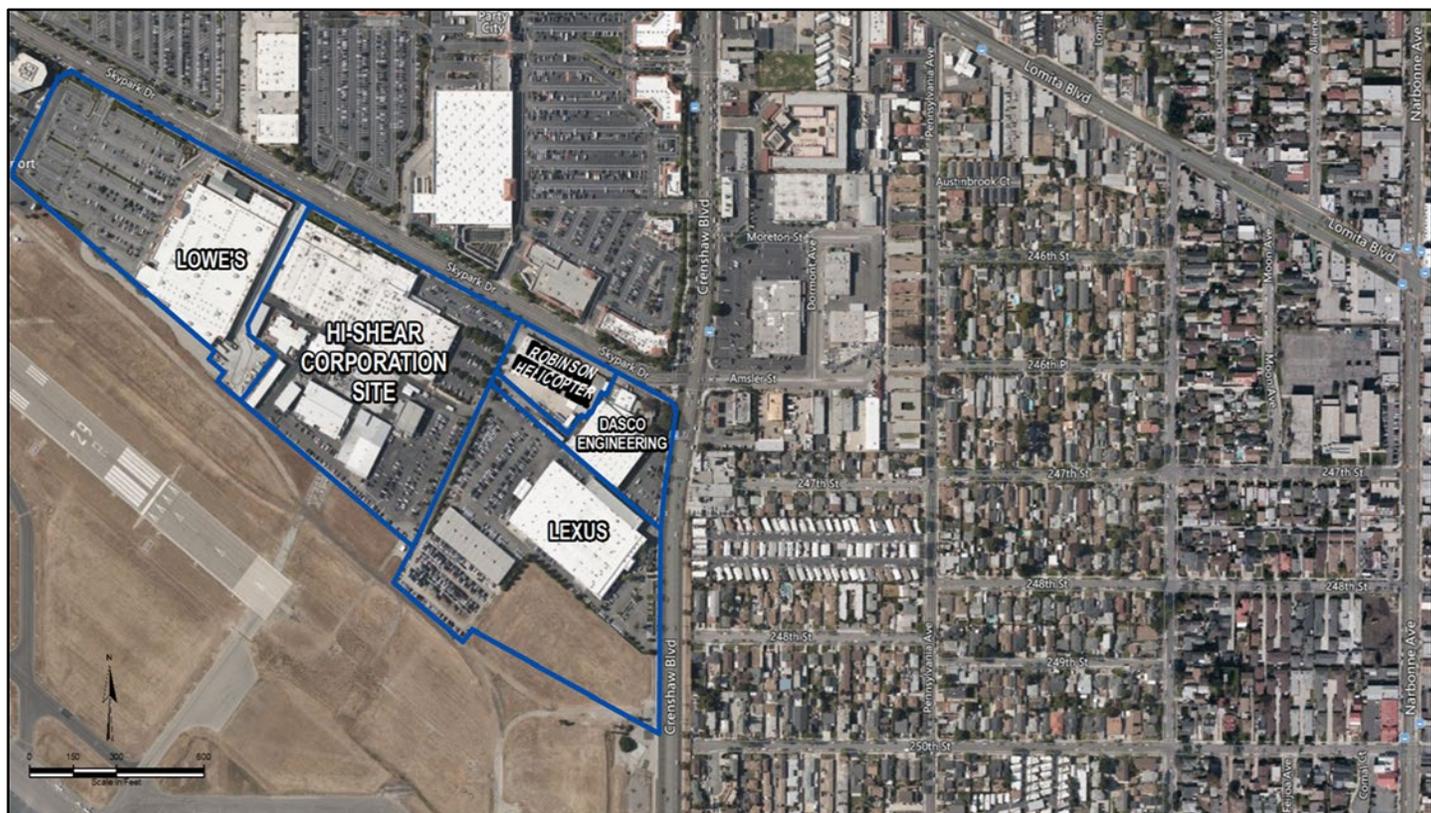


Figure 1. Map showing Hi-Shear Corporation, EA Properties, and Surrounding Area