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SEPTEMBER 2022

**PROJECT UPDATE AND NOTICE OF OPPORTUNITY TO COMMENT
ENVIRONMENTAL INVESTIGATION AND PROPOSED INTERIM CLEANUP PLAN
SKYPARK COMMERCIAL PROPERTIES
24701 – 24777 Crenshaw Boulevard and 2530, 2540, and 2600 Skypark Drive
Torrance, California**

This *Project Update and Notice of Opportunity to Comment* provides information to community members, other stakeholders and interested persons about the ongoing environmental investigation and the proposed *Removal Action Workplan for the East Adjacent Properties* (EAP IRAP) associated with the Skypark Commercial Properties site (Site), a commercial/industrial area located at 24701 – 24777 Crenshaw Boulevard and 2530, 2540, and 2600 Skypark Drive in the City of Torrance.

The Site includes the current day Hi-Shear property (located at 2600 Skypark Drive), Lexus property (located at 24777 and 24751 Crenshaw Boulevard), Dasco Engineering property (located at 24707, 24747, and 25701 Crenshaw Boulevard), and Robinson Helicopter property (located at 2530 and 2540 Skypark Drive) shown in Figure 1 on the following page. The current day Lexus, Dasco Engineering, and Robinson Helicopter properties are collectively referred to as East Adjacent Properties.

The Los Angeles Water Board is the state agency overseeing environmental investigation and remediation activities at, and associated with, the Site, including implementation of the EAP IRAP upon final approval. The Los Angeles Water Board is providing this opportunity for the public to review and comment on the proposed EAP IRAP, details of which are outlined in this project update.

Site Background and Environmental Findings

The Site consists of an approximately 27-acre northeast portion of a larger parcel that is owned by the City of Torrance and has been primarily leased to aviation or aerospace-related businesses since the 1950s. The operations of these businesses involved the storage, use, and/or generation of chemicals containing volatile organic compounds (VOCs).

The *Fact Sheet* issued by the Los Angeles Water Board in August 2019, the *Community Fact Sheet No. 2* issued in June 2020, the *Community Fact Sheet No. 3* issued in August 2021, and the *Project Update and Notice of Opportunity to Comment* issued in May 2022, provided information on environmental investigations and cleanup activities that have been on-going at the Site since the 1990s under the oversight of the Los Angeles Water Board. These investigations identified contamination of soil, soil vapor, and groundwater beneath the Site and offsite.

Contamination of concern related to the Site is driven by, but not limited to, tetrachloroethene (PCE) and trichloroethene (TCE), which are VOCs that were used as industrial solvents and metal degreasers and leaked into the soil and groundwater during the businesses' operations. VOCs are a class of chemicals that tend to evaporate easily and form vapor (also known as soil vapor). When the subsurface is impacted, human exposure to contaminants may occur via vapor intrusion. Vapor intrusion happens when contaminants in soil vapor migrate from below the ground surface into overlying buildings through the building's foundation or basement walls.

The soil vapor and groundwater concentrations of VOCs beneath the Site (Hi-Shear property and East Adjacent Properties) warrant interim remedial measures to mitigate and clean up this contamination in order to protect human health and the environment.



Figure 1 – Site (Hi-Shear and East Adjacent Properties) and Surrounding Area

Proposed Interim Cleanup Plan

The interim remedial measures currently in-place or proposed in the *Groundwater Removal Action Workplan* (Groundwater IRAP) for the Site are primarily at the Hi-Shear property and along the eastern boundary of the Site for contamination reduction and containment. These interim remedial measures are described in the *Project Update and Notice of Opportunity to Comment* issued in May 2022.¹ The Los Angeles Water Board is currently conducting its review of the public comments received for the Groundwater IRAP.

The interim remedial measures proposed in the EAP IRAP are to target the contamination identified in the vadose zone (i.e., the unsaturated zone [soil and soil vapor]), perched groundwater (i.e., groundwater that is separate from the underlying regional groundwater), and the underlying regional groundwater beneath the East Adjacent Properties.

Soil vapor extraction (SVE) is proposed to treat the contaminated soil and soil vapor beneath the East Adjacent Properties. The SVE system uses vacuum to remove the VOCs from the soil, treats the VOCs, and then releases the treated air into the atmosphere in accordance with local agency standards and permits.

Enhanced in-situ bioremediation (EISB) is proposed to treat the contamination in both the perched and regional groundwater beneath the East Adjacent Properties. EISB involves the injection of an organic carbon source and nutrients into the groundwater to optimize conditions for microorganisms to degrade and transform the contaminants into harmless byproducts.

The ongoing investigative activities at the Site may improve the design and implementation of the proposed interim remedial measures. The interim remedial measures proposed in the Groundwater IRAP and EAP IRAP focus on contamination source reduction and containment of the soil vapor and

¹https://documents.geotracker.waterboards.ca.gov/regulators/deliverable_documents/8579023063/SCP_4_KL_Skypark_Project%20Update%20&%20NOC_Eng&SpanVer_FINAL.pdf

groundwater plumes.

Groundwater beneath the Site is not a source of drinking water for the area; potable water is provided by Lomita Water and Torrance Municipal Water. Drinking water quality reports may be found in the links below.

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

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

Opportunity for Public Comment

The Los Angeles Water Board is providing this Opportunity to Comment on the proposed EAP IRAP. The Los Angeles Water Board will make a final decision about the EAP IRAP after the public and interested parties have had a chance to review and comment. Your participation is encouraged. The proposed EAP IRAP can be found online at: https://documents.geotracker.waterboards.ca.gov/esi/uploads/geo_report/4510502517/T10000014333.PDF

You are encouraged to submit your comments via email to kevin.lin@waterboards.ca.gov on or before **October 14, 2022**. If you want to submit via regular mail, please send to:

Kevin Lin, P.E.
Los Angeles Regional Water Quality Control Board
320 West 4th Street, Suite #200
Los Angeles, CA 90013

Information Repositories

The Los Angeles Water Board invites you to learn more about this Site. Documents prepared for the environmental investigation and cleanup actions, including correspondence, workplans, and monitoring reports, will be available for public review online at the Los Angeles Water Board website (under the "Site Maps / Documents" tab and checking "Include Documents for Associated Cases" box): https://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T10000014333

The administrative file for the Site is 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.

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

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