OPPORTUNITY FOR PUBLIC COMMENT ON PROPOSED PROSPECTIVE PURCHASER AGREEMENTS FOR THE FORMER EXCELLO PLATING SITE

CALIFORNIA ENVIRONMENTAL PROTECTION AGENCY
LOS ANGELES REGIONAL WATER QUALITY CONTROL BOARD

EPA United States Environmental Protection Agency

When is the Public Meeting?

A public meeting will be coordinated by LARWQCB and US EPA to provide the community an opportunity to learn about the site and make comments or provide concerns related to proposed cleanup activities. The public meeting will be held at:

Glendale Public Library
Central Library
222 East Harvard Street
Glendale, California 91205
Date: May 26, 2011
Time: 6:00 P.M.

Where May I Find the Prospective Purchaser Agreement and the Cleanup Plan?

Copies of the LARWQCB Prospective Purchaser Agreement and the Cleanup Plan are available at the Glendale Public Library for review during the public comment period for the project. Project information is also available on the LARWQCB and US EPA websites.

Introduction

Los Angeles Regional Water Quality Control Board (LARWQCB) and United States Environmental Protection Agency (US EPA) invite the public to review and comment on proposed Prospective Purchaser Agreements (PPAs) and the associated Remedial Action Plan (RAP; Cleanup Plan) prepared for the former Excello Plating Co., Inc. (Excello) site located at 4057 and 4059 Goodwin Avenue, in the City of Los Angeles, County of Los Angeles, California. The current property owner has been ordered by LARWQCB to implement the Cleanup Plan, but lacks funds to do so. Providing LARWQCB and US EPA enter into PPAs with a prospective purchaser, the latter has agreed in conformity with the Cleanup Plan to demolish the building at the site, treat the contaminated soil and soil vapor, and construct a private parking apron.

LARWQCB and US EPA have coordinated public participation activities to educate, inform, update, and receive questions/comments regarding:

- implementation of the Cleanup Plan
- the proposed PPAs between the prospective purchaser and the LARWQCB and US EPA

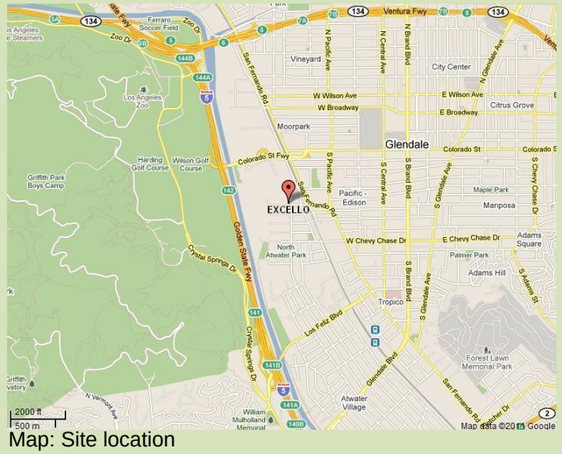
Questions regarding the public participation process may be directed to Mr. Larry Moore of LARWQCB or Ms. Lisa Hanusiak of US EPA. The public comment period for the LARWQCB PPA will begin on **May 18, 2011 and end on June 17, 2011**. Written comments must be received on this date by 5:00 P.M., and should be directed to:

LARWQCB
Site Cleanup Program - Unit II
Attn: Larry Moore
320 West 4th Street, Suite 200
Los Angeles, CA 90013-2342
Phone: (213) 576-6730
Email: lmoore@waterboards.ca.gov

US EPA
Superfund Division
California Site Cleanup Section 3, Region 9
Attn: Lisa Hanusiak
75 Hawthorne Street (SFD-7-3)
San Francisco, CA 94105
Phone: (415) 972-3152
Email: hanusiak.lisa@epa.gov

History and Background

Plating Engineering Company, Inc. (PECI) began metal plating operations in a building located on the northern portion of the site on or before 1946. This building was destroyed by a fire in 1955, and a new building was built on the southern portion in 1956. Excello occupied this building and continued plating-related activities. Chemicals used at the facility by Excello included various acids, solvents, and metals. Excello ceased operations in 2004 and abandoned the site. Tanks and other plating equipment were removed from the site in December 2005 by a contractor hired by the current property owner, The Spirito Family Trust. An abandoned building, drum storage areas, and a wastewater clarifier remain at the facility.



Map: Site location

Chemicals of Concern

Chemicals of concern (COCs) were determined using a selection process involving an evaluation of data collected during previous investigations, results of data modeling, potential exposure pathways, and future intended site use. The metal hexavalent chromium (Cr^{6+}) and the solvents tetrachloroethylene (PCE) and trichloroethylene (TCE) were chemicals identified that present potential human health risks. In addition, hazardous building materials, including asbestos and lead-based paint, are present in the building. The aforementioned chemicals and materials are known to the State of California to present cancer or developmental risks, as indicated in the Proposition 65 list found at http://oehha.ca.gov/prop65.html. Threats from these COCs to surroundings exist until cleanup and redevelopment are performed. Information about these chemicals and materials is presented in the following paragraphs.


Photo: Exterior of Excello Plating Co., Inc.


Photo: Interior of Excello Plating Co., Inc.

Cr^{6+}

Also known as "hexavalent chromium," Cr^{6+} is a naturally-occurring heavy metal. Leaks of solutions containing Cr^{6+} from industrial operations may impact soil and groundwater at levels that may pose a human health risk. Exposure to Cr^{6+} may occur through skin contact, ingestion, and dust inhalation. Cr^{6+} reported in soil at the site presumably resulted from spills of plating solution used in plating operations.

PCE

PCE is a man-made chemical that may pose a human health risk. It is commonly used in industrial degreasers, spot removers, and in dry cleaning. Exposure to PCE typically occurs through ingestion of contaminated groundwater or inhalation of its vapors. PCE reported in soil and soil vapor at the site likely resulted from spills of solvents from degreasers used in plating operations.

TCE

TCE is a man-made chemical that may pose a human health risk. It is found in commonly-used commercial and industrial cleaners. Exposure to TCE may occur through ingestion of contaminated groundwater or inhalation of its vapors. TCE reported in soil and soil vapor at the site likely resulted from spills of solvents from degreasers used in plating operations.

Asbestos

Asbestos includes a group of naturally-occurring minerals used in products such as building materials for its flame retardant and insulating properties. Exposure to asbestos may pose a human health risk and generally occurs through inhalation of airborne fibers. Asbestos is present within the building.

Lead

Lead is a heavy metal that may pose a human health risk. It was used for many years in products found in and around homes and buildings, including paints. Exposure to lead may occur through ingestion of paint chips and inhalation of dust.

Proposed Cleanup

Details regarding the LARWQCB- and US EPA-approved Cleanup Plan are summarized below:

Options Considered in Cleanup Plan:
- No further action
- Cement stabilization with engineered cap
- Chemical reduction/cement stabilization/engineered cap to address Cr^{6+} in soil
- Excavation
- Engineered cap only
- Soil vapor extraction (SVE) to remove PCE and TCE vapors from soil

Selected Cleanup Options:
- Chemical reduction/cement stabilization/engineered cap to address Cr^{6+} in soil
- SVE to remove PCE and TCE vapors from soil

Basis for Selection of Cleanup Options:
- Effectiveness
- Ability to perform and meet regulatory expectations
- Cost

Explanation of Proposed Cleanup Methods:
- Chemical reduction/stabilization – Mixing soil contaminated with Cr^{6+} with calcium polysulfide (CaSx) and cement
- SVE – Using vacuum equipment to remove PCE and TCE vapors from soil
- Hazardous Building Materials Abatement – Prior to demolishing building, place asbestos- and lead-containing materials in sealed containers for proper disposal

Conceptual Project Schedule

February 2011
- *Site Cleanup Task Work Plans*
- *Hazardous Building Materials Survey*

May 2011
- *Notice for Public Meeting*
- *Host Public Meeting*

November 2011
- *Hazardous Building Materials Removal*

January 2012
- *Excello Building Demolition*

March 2012
- *Initiate Soil and Soil Vapor Cleanup*

July 2012
- *Construct Parking Apron*

October 2012
- *Forecasted Completion of Cr^{6+}-Impacted Soil Cleanup*

September 2014
- *Forecasted Completion of PCE/TCE-Impacted Soil Vapor Cleanup*

December 2014
- *Complete Final Closeout Report*


Photo: Large diameter auger

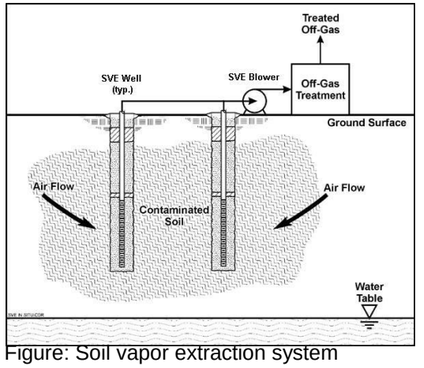


Figure: Soil vapor extraction system