



GAVIN NEWSOM
GOVERNOR



JARED BLUMENFELD
SECRETARY FOR
ENVIRONMENTAL PROTECTION

Los Angeles Regional Water Quality Control Board

August 6, 2021

Mr. Christian Darville
Lisi Aerospace/Hi-Shear Corporation
2600 Skypark Drive
Torrance, California 90509-2975

Certified Mail
Return Receipt Requested
Claim No. 7019 2970 0001 1914 4719

Mr. Richard Doyle
Magellan Aerospace, Middletown, Inc.
2320 Wedekind Drive
Middletown, Ohio 45042-2390

Certified Mail
Return Receipt Requested
Claim No. 7019 2970 0001 1914 4726

Mr. Bailey Su
Excellon Technologies, LLC
20001 S. Rancho Way
Rancho Dominguez, California 90220

Certified Mail
Return Receipt Requested
Claim No. 7019 2970 0001 1914 4733

CT Corporation System
c/o Esterline Technologies Corporation
500 – 108th Avenue NE, Suite 1500
Bellevue, Washington 98004

Certified Mail
Return Receipt Requested
Claim No. 7019 2970 0001 1914 4740

Mr. Tim A. Goetz
Robinson Helicopter Company
2901 Airport Drive
Torrance, California 90505

Certified Mail
Return Receipt Requested
Claim No. 7019 2970 0001 1914 4757

Mr. Ward Olson
Dasco Engineering Corporation
24747 Crenshaw Boulevard
Torrance, California 90505

Certified Mail
Return Receipt Requested
Claim No. 7019 2970 0001 1914 4764

Mr. Aram Chaparyan
City Manager
City of Torrance
3031 Torrance Boulevard
Torrance, California 90503

Certified Mail
Return Receipt Requested
Claim No. 7019 2970 0001 1914 4771

LAWRENCE YEE, CHAIR | RENEE PURDY, EXECUTIVE OFFICER

**SUBJECT: ESTABLISHMENT OF PUBLIC PARTICIPATION SCHEDULE,
PURSUANT TO CALIFORNIA WATER CODE SECTION 13304
CLEANUP AND ABATEMENT ORDER NO. R4-2021-0079**

**SITE: SKYPARK COMMERCIAL PROPERTIES (ASSESSOR PARCEL NO.
7377-006-906), 24701 – 24777 CRENSHAW BOULEVARD AND 2530,
2540, AND 2600 SKYPARK DRIVE, TORRANCE, CALIFORNIA (SCP
NO. 1499)**

Dear Mr. Darville, et al.:

The California Regional Water Quality Control Board, Los Angeles Region (Los Angeles Water Board) issued Cleanup and Abatement Order No. R4-2021-0079, dated June 18, 2021 (CAO). Requirement 17 states as follows:

The Dischargers shall submit information and take actions addressing public participation requirements of Water Code sections 13307.5 and 13307.6 when directed by the Executive Officer.

The attached Community Fact Sheet No. 3 is necessary to provide the community with an update and has been approved by the Los Angeles Water Board for dissemination (Attachment 1). The interested person contact list (i.e. mailing list for the Community Fact Sheet) should include all owners and/or occupants within a 500-ft radius from the edge of the known contamination plume. It is the Los Angeles Water Board's understanding that the time needed to prepare an interested person contact list is approximately one to two business days. In fact, Hi-Shear Corporation (Hi-Shear) already has an interested person contact list (i.e., mailing list) from June 2020. This list must be updated to reflect the current known extent of the contamination plume, current owners and/or occupants as well as parties who have asked to be included in any communications regarding the above referenced site (Site). You may contact Kevin Lin at kevin.lin@waterboards.ca.gov for a list of additional parties who have asked to be included on the interested parties list. The updated interested person contact list shall be prepared and submitted to the Los Angeles Water Board by **August 12, 2021** (see CAO Attachment B, Task 6b).

It is the Los Angeles Water Board's understanding that Spanish translation of the Community Fact Sheet No. 3 requires approximately one to two days. The Dischargers must translate the attached community fact sheet into Spanish, submit the translated Spanish Fact Sheet for the Los Angeles Water Board for review by **August 10, 2021** and distribute both the attached community fact sheet and its Spanish translation in accordance with the attached mailing instructions (Attachment 2) by **August 12, 2021** (see CAO Requirement 17).

Pursuant to section 13350 of the California Water Code, failure to comply with the requirements of Order No. R4-2021-0079 by the specified due dates may result in civil liability administratively imposed by the Los Angeles Water Board in an amount up to five thousand dollars (\$5,000) for each day of failure to comply. The Los Angeles Water Board is aware that several Dischargers have filed petitions with the State Water Board

challenging the CAO. The CAO remains in effect during the pendency of these challenges, however, unless and until the State Water Board grants any motion to stay the CAO.

If you have any questions regarding this letter, please contact Mr. Kevin Lin at (213) 576-6781 or via email at kevin.lin@waterboards.ca.gov, or contact Ms. Jillian Ly, Unit IV Chief, at (213) 576-6664 or via email at jillian.ly@waterboards.ca.gov.

Sincerely,

Renee Purdy
Executive Officer

Attachments:

1. Community Fact Sheet No. 3
2. Mailing Instructions

cc:

Dmitriy Ginzburg, State Water Board Division of Drinking Water
Joseph Liles, Water Replenishment District
Carla Dillon, City of Lomita
Ryan Smoot, City of Lomita
Travis Van Ligten, Rutan & Tucker, LLP
Richard Montevideo, Rutan & Tucker, LLP
Sonja A. Inglin, Cermak & Inglin, LLC
Patrick L. Rendon, Lamb and Kawakami, LLP
William J. Beverly, Law Offices of William J. Beverly
Brian M. Ledger, Gordon Rees Scully Mansukhani, LLP
Thomas Schmidt, Hamrick & Evans, LLP
David L. Evans, Hamrick & Evans, LLP
Steve Van der Hoven, Genesis Engineering & Redevelopment

Attachment 1:

Community Fact Sheet No.3

**Skypark Commercial
Properties - History and
Information****2600 Skypark Drive (Hi-Shear
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 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 sources of contamination in soil, soil vapor, and groundwater.

Community Fact Sheet No. 3

August 2021**Skypark Commercial Properties – Torrance, CA**

The Los Angeles Regional Water Quality Control Board (Los Angeles Water Board) is distributing this fact sheet to provide an update regarding the ongoing onsite and offsite environmental activities 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 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)

These properties are collectively referred to as the Skypark Commercial Properties (Site). You are receiving this fact sheet because you reside, work or own property near these properties and/or area of investigation.

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 Skypark Commercial Properties.

On June 18, 2021 the Los Angeles Water Board issued Clean Up and Abatement Order No. R4-2021-0079 (CAO) to the following responsible parties, each of whom is a current or past operator or owner: Hi-Shear Corporation; 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; Dasco Engineering Corporation; and the City of Torrance. The CAO requires the responsible parties to investigate and clean up impacted soil, soil vapor and/or groundwater from releases at the Site to remove the threat to water quality and human health.

The contamination of concern related to the Site is driven by, but not limited to, tetrachloroethene (PCE) and trichloroethene (TCE), volatile organic compounds (VOCs) that were used as industrial solvents and metal degreasers and released during business operations. VOCs are a class of chemicals that easily evaporate in the open air. When VOCs are located beneath the ground in a vapor form (also known as soil vapor), they 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. This process is called vapor intrusion and may potentially impact indoor air quality.

Under the Los Angeles Water Board's oversight, offsite and onsite investigations to determine the extent of VOCs contamination of soil, soil vapor, and groundwater are ongoing; soil vapor and indoor/outdoor air samples are currently being collected both offsite and onsite as part of these investigations.

Offsite Vapor Intrusion Assessments

The Los Angeles Water Board conditionally approved a Vapor Intrusion Response Plan (VIRP) on June 1, 2020, for the further investigation and assessment of potential vapor intrusion in residential and commercial properties east of Crenshaw Boulevard in the City of Lomita.¹ Based on offsite soil vapor samples collected in public rights of way and private properties (see Figure 2 on the last page), the VIRP designated two response zones, the Accelerated Response Zone (ARZ) and the Evaluate Need for Action Zone (ENA Zone). The VIRP investigations and assessments follow the general guidance of the Los Angeles Water Board approved Decision Flow Charts (DFCs), which provide the criteria and sequence of response actions for sampling VOCs beneath building foundations and/or in the indoor air of residential and commercial properties.²

Results of 18 properties sampled to date do not indicate vapor intrusion into the indoor air of residences and commercial buildings in the ARZ. Ongoing implementation of the VIRP includes confirmation sampling of the buildings tested, obtaining access to the remaining ARZ properties, and proceeding with a phased assessment of the ENA Zone. The Los Angeles Water Board received a vapor intrusion assessment plan for the properties located in the current ENA Zone (ENA Zone Plan) on April 30, 2021, but has required revisions and resubmittal of the ENA Zone Plan for better prioritization and representative sampling of the ENA Zone properties. The revised ENA Zone Plan is due by August 13, 2021.

Onsite Vapor Intrusion Assessments

Hi-Shear Corporation Property

Results of the onsite vapor intrusion assessment conducted in August 2020 for the north office area of Building No. 1 on the Hi-Shear property did not indicate vapor intrusion into indoor air. Indoor air concentrations of PCE and TCE were below their respective applicable regulatory screening levels. These regulatory screening levels are intended to be conservative to ensure protection of human health and the environment.

The Los Angeles Water Board is reviewing a plan for vapor intrusion assessment for the other buildings located on the Hi-Shear property.

¹ https://documents.geotracker.waterboards.ca.gov/esi/uploads/geo_report/5465105533/SL204231523.PDF

² https://documents.geotracker.waterboards.ca.gov/esi/uploads/geo_report/5468692183/SL204231523.PDF

Lexus Property

Results of the onsite vapor intrusion assessment conducted in January 2021 for the buildings on the Lexus property indicated a potential for vapor intrusion at two of the 27 sample locations; one sample location was located in an unoccupied building and one sample location was located in the Service Area of the Lexus property. The indoor air PCE concentrations exceeded the respective applicable regulatory screening level at these two sample locations. As required in the CAO, a Human Health Risk Assessment (HHRA) will be conducted.

Dasco Engineering Property and Robinson Helicopter Property

Results of the onsite vapor intrusion assessment conducted in February 2021 for the buildings on the Dasco Engineering property and Robinson Helicopter property did not indicate vapor intrusion into indoor air. The indoor air PCE and TCE concentrations were below their applicable regulatory screening levels.

Results from the onsite vapor intrusion assessments of the buildings located on the Site's four properties have shown that there are some risks of vapor intrusion to date at the Lexus property. Results indicate soil vapor concentrations of VOCs beneath the properties are in exceedance of their respective applicable regulatory screening levels and as required in the CAO, an interim remedial action plan(s) (IRAP[s]) for remediation and mitigation is due to the Los Angeles Water Board by August 31, 2021.

Additionally, one of the requirements of the CAO is the preparation of a comprehensive HHRA to assess the potential risks and hazards associated with the onsite and offsite contamination to sensitive receptors. The HHRA will consider the results of these properties' vapor intrusion assessments in addition to all pertinent data collected for the Site to date. The HHRA will be reviewed by the Los Angeles Water Board and the Office of Environmental Health Hazard Assessment and will advise follow-up action(s), which may include further investigation and/or mitigation measures be implemented.

Cleanup Activities

To address onsite soil and soil vapor impacts, the soil vapor extraction (SVE) system on the Hi-Shear property resumed operation in the first quarter of 2021, following system modifications and upgrades. The SVE system uses vacuum to remove VOCs from the soil, treats the VOCs, and then releases the treated air into the atmosphere in accordance with local agency standards and permits. The SVE system will be continuously operated, maintained, assessed for optimization and efficiency, and reports submitted quarterly to the Los Angeles Water Board for review.

Next Steps

The CAO required the responsible parties to continue implementing the VIRP under the general guidance of the DFCs in the ARZ and ENA Zone. Following the receipt and approval of the revised ENA Zone Plan, the investigation in the ENA Zone will take a phased and targeted approach for determining the potential for vapor intrusion into the indoor air of buildings. The Los Angeles Water Board directed the responsible parties to complete the implementation of the VIRP in the ARZ and ENA Zone by August 15, 2022.

The CAO also directed the responsible parties to submit IRAP(s) to clean up the wastes originating from each of the properties. The Los Angeles Water Board will provide a public comment period for the IRAP(s) once they have been received and reviewed by staff and will hold a future community meeting

Additional details of the responsible parties' required actions and a time schedule are detailed in the CAO. The Los Angeles Water Board encourages you to refer to the CAO issued on June 18, 2021 for more information regarding the required actions, and to contact staff with any questions.

Information Repositories and Contacts

Project-related documents and reports including *Cleanup and Abatement Order No. R4-2021-0079* are available for the public to view online in the links below.

Hi-Shear Corporation:

https://geotracker.waterboards.ca.gov/profile_report?global_id=SL204231523

East Adjacent Properties of Hi-Shear Corporation:

https://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T10000013835

Skypark Commercial Properties:

https://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T10000014333

Complete administrative files for the Hi-Shear Corporation, East Adjacent Properties of Hi-Shear Corporation, and Skypark Commercial 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 will be made available at Lomita City Hall, 24300 Narbonne Ave., Lomita, CA 90717, tel: (310) 325-7110, and on the City website at:

<http://www.lomita.com/cityhall/skyparkinvestigation.cfm>

For more information, or if you have questions about the ongoing investigation and related activities, please contact the Los Angeles Water Board:

Kevin Lin, Project Manager

kevin.lin@waterboards.ca.gov or (213) 576-67814

Susana Lagudis, Public Participation

susana.lagudis@waterboards.ca.gov or (213) 576-6694



Figure 1. Map showing Skypark Commercial Properties (Hi-Shear Corporation, Robinson Helicopter, Dasco Engineering, and Lexus properties) and Surrounding Area

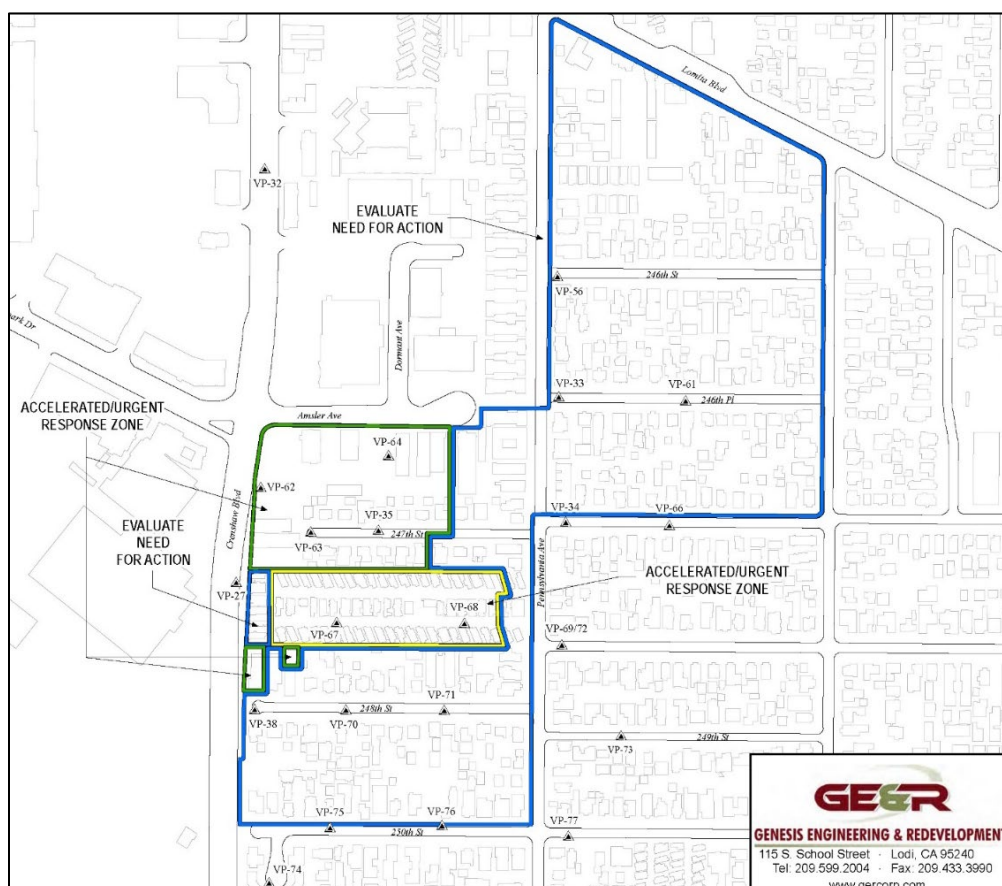


Figure 2. Map showing the Accelerated Response Zone and Evaluate Need for Action Zone

Attachment 2:

Mailing Instructions

Los Angeles Regional Water Quality Control Board

MAILING INSTRUCTIONS

- The Community Fact Sheet No. 3 should be printed in color and in duplex.
- The envelope must contain the following address for a return mailing address:

Kevin Lin (Project manager's name)
California Regional Water Quality Control Board, Los Angeles Region
320 West 4th Street, #200
Los Angeles, CA 90013

- Please address to "Current Resident/Occupant" to assure delivery, except for off-site title holders – address these to the business or individual's name.
- Please mail the document to all contacts listed in the Interested Parties List.
- Please provide us a complete distribution list of all recipients/addresses who received this mailing
- Please mail a hard copy to the Project Manager.