

# SOUTHLAND ST REMEDIATION P

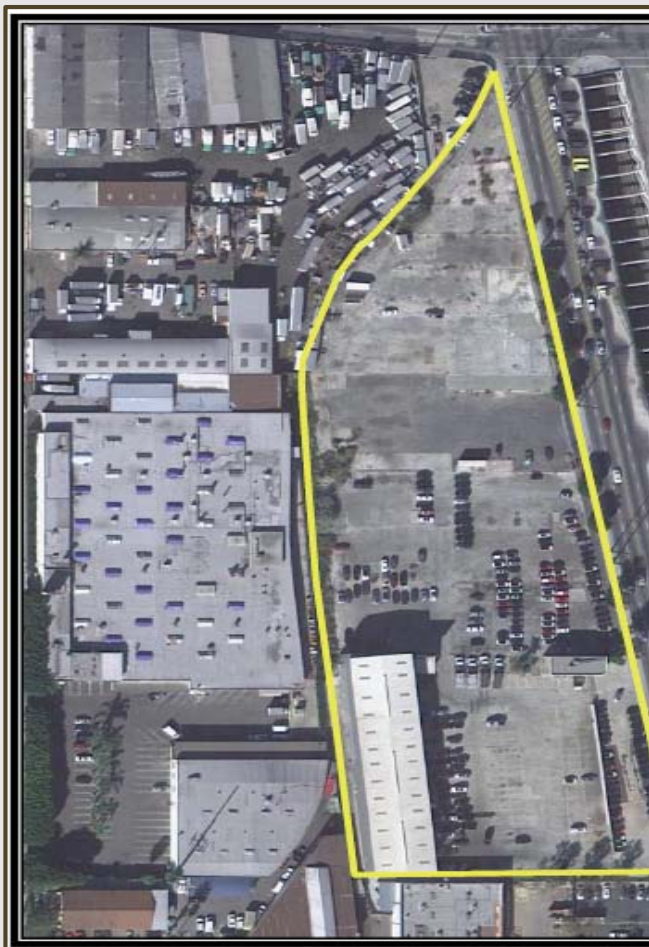


Presented by:

Fernanda Palacios, Project Manager

City of Huntington Park

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## SOUTHLAND STEEL PROJECT SITE

5.4 Acres

2005 Purchased by RDA

Historical Uses:

1920's – 2004: fertilizer, steel manufacturing facility, office, and other industrial uses

2005- Present: Office & parking inventory

Hazardous substances:  
lead, arsenic, cadmium, volatile organic compounds (VOCs)



# DEVELOPMENT OBJECTIVES & CHALLENGES

- Revitalize area, stimulate economic growth
- Facilitate expansion of existing automobile dealership
- First Brownfields cleanup project
- Unknown costs & extent of contamination
- Funding constraints
- Dissolution of RDA's in 2012



## CALIFORNIA LAND REUSE & REVITALIZATION ACT OF 2004 (CLRRRA)

- Agreement under CLRRRA with DTSC to oversee environmental cleanup (2006)
- Provides immunity to “bona fide purchasers”
  - Can be transferred to subsequent buyers/owners
- Requires the following:
  1. Site Characterization Report
  2. Remedial Action Plan (public participation)
  3. Remedial Action Completion Report
    - Soils Mngmt Plan
    - Land Use Covenant



Southland Steel buildings before demolition



# SITE CHARACTERIZATION REPORT

- Summary of all environmental investigations (approved July 2011)
- Identified environmental conditions:
  - Soil – Lead, arsenic, pesticides, Volatile Organic Compounds
  - Soil Vapors – VOCs
  - Groundwater – VOCs and heavy metals
- Determined remedial actions are necessary – Remedial Action Plan



Photographs after Demolition of Buildings



## REMEDIAL ACTION PLAN

- Identifies remediation methods
  - Soil: excavation/removal of metals in 5 areas (~ 4,000 cubic yards)
  - Groundwater: In-situ bio degradation of chlorinated solvents (to be implemented in the future)
- Public participation
  - ¼ mile radius notification
  - Publish in local newspapers
  - 30-day public review period
- Approved October 2014



Excavation Areas



## SOIL REMEDIA TION IN PROCESS



Pre-sampling confirmation samples with hand auger



Compaction of backfilling Area 2



Excavation in Area 3



Backfilled prior to restoration of concrete paving



Loading backfill material

# REMEDIAL ACTION COMPLETION REPORT

- Summarizes remedial actions undertaken
- Land Use Covenant (LUC) and Soil Management Plan
- Certificate of completion for soil remediation – expected June 2016
- Sell land and develop for commercial purposes
- CLLRA agreement & immunities transferred to buyer
- Certificate of completion for groundwater to be issued ~5 years

# FUNDING SOURCES

- Environmental Assessments ~\$620,000
  - City/RDA & Federal CDBG
- Soil Cleanup - \$1,634,000
  - \$1,000,000 DTSC Revolving Loan/Subgrant Program
  - \$200,000 EPA
  - \$434,000 City
- Groundwater - \$1,857,000
  - Implemented in the future by DTSC
    - \$1,357,000 remediation
    - \$500,000 reserve contingency
  - Sources:
    - proceeds of the sale of the property
    - additional payment from buyer



Reinforcing Steel in Area 4



# LESSONS LEARNED

- Brownfields cleanup is an expensive and long process
- Decision makers must be involved
- Retain experienced environmental consulting firm
- Collaboration and communication with partners involved is crucial
- Financing Tools: EPA, DTSC, CDBG

