

Soil and Groundwater Remediation for Brownfield Redevelopment of Former Metal Fabrication Site San Fernando Valley, CA



EKI assisted a former industrial property owner with contaminant characterization, facility demolition, closure, and remediation at a 25-acre former metal fabrication facility in Southern California. With oversight from the Regional Water Quality Control Board (RWQCB), EKI conducted soil and groundwater remediation activities to allow redevelopment of the property as a commercial retail complex by the new property owner. Facility operations conducted at the site over many decades included use of multiple underground storage tanks, foundry operations, machining, plating and cleaning of metal components, and waste treatment. Soil and groundwater at the site were impacted by heavy metals, volatile organic compounds (VOCs), and petroleum. This Project sparked considerable interest by the surrounding community, which required EKI participation at a number of public meetings with community members, legislators and local and state agency representatives.

EKI performed the following activities with respect to the Project:

- Characterized the extent of chemicals in the subsurface including more than 20 multi-depth vapor monitoring wells, 40 groundwater monitoring wells, and grab groundwater sampling to 300 feet deep;
- Assessed impacts to groundwater from sources at upgradient properties and prepared technical reports for owner and legal counsel related to impacts on the property from off-site chemical releases;
- Conducted Phase I and II environmental site assessments and prepared remedial investigation reports and remedial action plans for soil and groundwater;
- Developed risk-based remediation goals to mitigate potential human exposures through vapor intrusion and leaching of chemicals to groundwater;
- Assessed post-remediation human health risk for RWQCB and Department of Toxic Substance Control (DTSC) approval;
- Designed, installed, and monitored operation of three soil vapor extraction systems, two in situ groundwater air sparging systems, and a free-hydrocarbon product removal system;
- Prepared technical specifications for demolition and soil excavation contracts, aided with administration of the contracts, and performed site demolition observation and review services; and
- Provided equipment decontamination and oversight of remedial soil excavation to remove and properly dispose more the 20,000 cubic yards of contaminated soil.