



FACT SHEET
Site Investigation Activities
2020 Walnut Avenue
Signal Hill, California

February 2018

Si necesita información en español, por favor llame a Susana Lagudis, Participación Pública: (213) 576-6694

This fact sheet provides an update on the environmental investigation and cleanup being conducted at the Former Chemoil Refinery site located at 2020 Walnut Avenue in Signal Hill (the Site, Figure 1). The Site is currently made up of three vacant areas located between Gundry and Gaviota Avenues, and north of East Wesley Street and Alamitos Avenue. Current and planned investigations and cleanup activities are being performed by Signal Hill XC, LLC under the direction of the Los Angeles Regional Water Quality Control Board (Regional Board).

BACKGROUND

From 1922 to August 1988 the Site was operated as a refinery by the MacMillan-Ring Free Oil Company. The Chemoil Corporation (Chemoil) purchased the refinery in August 1988 and operated it until February 1994. During this time, petroleum constituents, including benzene, were released into the environment and seeped into the soil and groundwater.

From early 1994 to early 1997, the refinery was shut down except for the occasional operation of its wastewater system. The refinery and supporting structures were dismantled in 1997 and the Site has been vacant since that time. Signal Hill XC, LLC, acquired the Site in October 2017 and intends to clean up and redevelop the Site for commercial and light industrial purposes.

ENVIRONMENTAL INVESTIGATIONS

Investigation activities began at the Site in 1985. The results of these investigations indicate that petroleum constituents are present in the ground beneath the Site and at lower concentrations in the adjacent area, including the residential area located southwest of the Site.

At sites contaminated with volatile chemicals, human exposure to contaminants may occur via vapor intrusion. Soil vapor intrusion happens when small amounts of contaminants in soil vapor migrate from below the ground surface into overlying buildings (Figure 2).



Figure 1: Site Map

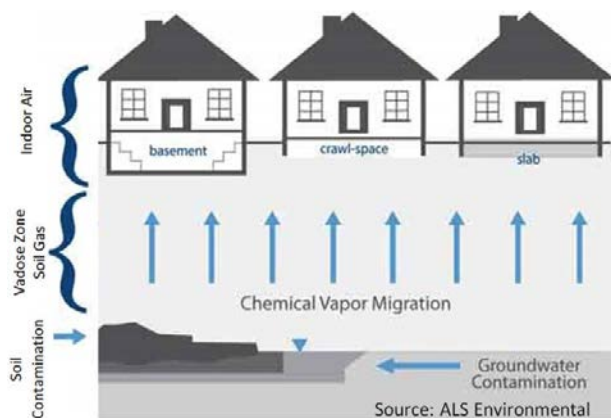


Figure 2: Generalized Vapor Intrusion Conceptual Model

Sampling of groundwater and soil vapor have been conducted on-Site and in areas surrounding the Site to evaluate the potential risk of vapor intrusion. Data collected from the off-site areas were reviewed by the Office of Environmental Health Hazard Assessment (OEHHA) which determined that the contaminants are not at levels that pose a risk to residents' human health.

However, data collected from on-Site indicate that contaminants are at levels that require cleanup and controls to decrease vapor intrusion by installing vapor barriers beneath new buildings planned as part of the redevelopment of the Site.

A groundwater monitoring program is currently in place to monitor the conditions in groundwater on-Site and off-Site. These results are provided in semi-annual reports, which are available to the public through the information repositories listed at the end of this Fact Sheet. In addition to the groundwater monitoring program, a groundwater treatment barrier was installed in 2014 along the west and southwest Site boundaries to prevent further migration of contaminants off-site.

There are no water production wells at the Site, and impacted groundwater is not a source of drinking water. Drinking water for the area comes from the City of Signal Hill Water Department and City of Long Beach Water Department. Water quality reports are available at:

<http://www.cityofsignalhill.org/index.aspx?nid=210> and <http://www.lbwater.org/annual-water-quality-report>

NEXT STEPS

In 2018 Signal Hill XC, LLC, will conduct environmental cleanup and mitigation activities to prepare the Site for redevelopment. A replacement groundwater treatment barrier will be installed to continue to prevent further migration of contaminants off-site.

At the Site, a soil vapor extraction system will be installed and operated to treat volatile contaminants in the soil, as well as a petroleum free-product removal system. Vapor barriers will also be installed beneath the new buildings during the redevelopment. Groundwater will continue to be monitored and analyzed for petroleum and volatile contaminants. These activities are detailed in the Response Plan, which is available to the public through the information repositories listed below.

INFORMATION REPOSITORIES AND CONTACTS

Project-related documents and reports are available for the public to view online at the following link:

http://geotracker.waterboards.ca.gov/profile_report?global_id=T10000010213

Complete administrative files for the Site are available at the Regional 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

If you have questions about this site, please contact:

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