
Soil remediation of hydraulic fluid (Northridge and Manhattan Beach, California)

Lindmark Engineering was retained by a property owner seeking to refinance without any deed restrictions at two similar auto sales and service facilities. Both facilities had a history of leaky underground automobile lifts. In addition, both formerly contained underground storage tanks on the premises and had a potential for heavy metals contamination originating from paint spray booth operations. Site assessments conducted by the previous consultant revealed elevated concentrations of diesel and heavy oil in the vicinity of certain underground hoists, and one of the properties had a potential to be impacted with polychlorinated biphenyls. For the purposes of refinancing, the property owner wished to seek a “no further action” notice without deed restriction from the appropriate regulatory agency, which would require the soil to be remediated to cleanup levels acceptable for a residential setting.

We assisted the property owner with initiating voluntary oversight of the investigation and remediation with the Los Angeles County Fire Department, Site Mitigation Unit. The Site Mitigation Unit allows for voluntary regulatory oversight of certain contaminated sites on a fee-for-service basis within most of Los Angeles County. We prepared site assessment work plans to further delineate the subsurface fuel releases, evaluated options for cleanup, selected the most cost-effective option, and conducted a precision excavation to constrain the volume of soil required for excavation. The assessments involved soil-matrix sampling for heavy metals and fuel-related hydrocarbons, as well as soil-vapor analysis at vapor probes installed during the investigation. In order to expedite the remedial activities, we prepared remedial action plans in advance of the results of the additional investigation, which were modified based on the results.

The remedial activities involved soil removal and excavation within active auto repair facilities, and the facilities remained open and operational during the excavation activities. Thorough assessment of the excavation area and rapid turnaround laboratory analysis allowed us to close the excavations with a minimum amount of downtime. The projects were completed well within budget, and site closures with no further action and no restrictions were granted to both properties.

For more information on this project, please contact Lindmark Engineering at (818) 707-6100 or ulf.lindmark@efiglobal.com.