

# RETURN TO USE INITIATIVE

## 2009 Demonstration Project

### PEMACO MAYWOOD: Maywood, California

**THE SITE:** The Pemaco Maywood Superfund site (the Site) occupies a 4-acre tract of land along the Los Angeles River in Maywood, California. A chemical mixing facility operated at the Site from the late 1940s until 1991, when the facility closed. In 1993, a fire destroyed the warehouse and raised safety concerns regarding the 31 underground storage tanks, six aboveground storage tanks and 400 drums that remained on site. An EPA investigation of the Site detected hazardous chemicals including chlorinated and aromatic solvents, petroleum hydrocarbons and flammable liquids present in the soil, as well as dioxin and volatile organic compound emissions from soil and ground water. In 1997, EPA removed all infrastructure and remaining storage tanks from the Site. Following an expanded site assessment, EPA placed the Site on the Superfund program's National Priorities List in 1999. EPA completed soil treatment in 2008. The treatment system for soil vapors and ground water, powered by a solar energy system, continues to operate.

**THE OPPORTUNITY:** The City of Maywood and the Trust for Public Land planned to revitalize former industrial lands along the Los Angeles Riverfront into a community park, as part of the Los Angeles River Greenway Project. The best situated lands for this project were eight parcels along the river in Maywood, including the 4-acre Site.

**THE BARRIERS:** The City of Maywood obtained State assistance for the park project and needed to complete park construction within a strict timeframe to use the funding. Given the construction deadline, incorporating EPA's cleanup remedy into the park's design and construction proved a challenging aspect of the Site's reuse.



**PICTURED:** The playground at Maywood Riverfront Park. (Source: EPA)

**BARRIERS:** Aligning redevelopment construction timetable with cleanup remedy completion.

**SOLUTION:** Close collaboration between EPA and site stakeholders; EPA reuse consideration throughout cleanup activities.



**PICTURED:** Green space and picnic areas at the Maywood Riverfront Park. (Source: EPA)

**BEFORE:** Vacant, former industrial site in a densely populated community undergoing cleanup.

**AFTER:** Recreational park for Maywood residents including playgrounds, athletic facilities, restrooms and parking.

**THE SOLUTION:** EPA considered the future recreational reuse of the Site throughout all site cleanup activities, including remedial investigation, sampling, risk assessment, remedial design and remedy construction. EPA adjusted the placement of the ground water treatment facility to best accommodate the park. The City of Maywood, the Trust for Public Land, EPA, and various city and state stakeholders collaborated closely to make sure the Site's remedy would be in place to allow for completion of the park within the scheduled deadline. EPA held bilingual community meetings to keep residents informed of construction at the Site and progress of remediation measures. Ongoing meetings continue to involve community members in site maintenance and address any concerns about site safety.

**THE SITE NOW:** The Maywood Riverfront Park officially opened in May 2008. The park offers area residents access to soccer fields, playground equipment, handball courts and basketball courts. It also provides green space, picnic areas, restrooms and ample parking. The Maywood Riverfront Park is one of only two such recreational parks available for residents of the city, which is densely populated and home to a large minority community. Due to the great demand for recreational resources in the community, EPA is looking to utilize additional cleaned up portions of the Site to expand the park amenities.



**PICTURED:** Restrooms and the playground at the Maywood Riverfront Park. (Source: EPA)



**PICTURED:** A vegetated channel, a green infrastructure feature, helps to naturally manage water at the park. (Source: EPA)

**FOR MORE INFORMATION, PLEASE CONTACT:** Rosemarie Caraway, Remedial Project Manager, at (415) 972-3158 or [caraway.rosemarie@epa.gov](mailto:caraway.rosemarie@epa.gov); or Gary Riley, Region 9 Superfund Redevelopment Coordinator, at (415) 972-3003 or [riley.gary@epa.gov](mailto:riley.gary@epa.gov).