

## **5.7 Hazards and Hazardous Materials**

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## 5.7 HAZARDS AND HAZARDOUS MATERIALS

This Section identifies the potential for the proposed Project to expose the public to hazards, hazardous materials, or risk of upset that may be related to existing conditions or new hazards created as a result of the Project. Where significant impacts are identified, mitigation measures are provided to reduce these impacts to the extent feasible. This Section is based on the Existing Hazardous Materials Conditions Assessment (EHMCA) (RBF Consulting, April 2013); refer to Appendix 10.7, Existing Hazardous Materials Conditions Assessment.

For this EIR, the term “hazardous material” is defined as any material that, because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety, or to the environment, if released into the workplace or environment.<sup>1</sup> “Hazardous waste,” a subset of hazardous material, is material that is to be discharged, discarded, recycled, and/or reprocessed.

“E-waste” includes the wastes set forth in 22 California Code of Regulations § 66273.9 for consumer electronic devices, including CRT Devices that exhibit characteristics of toxicity.

As used throughout this document, “Hazardous Waste,” “HW,” or “Waste” means any flammable, explosive, or radioactive materials or hazardous, toxic or dangerous wastes, substances or related materials or any other chemicals, materials or substances, exposure to which is prohibited, limited or regulated by any federal, state, local law or regulation or which, even if not so regulated, may or could pose a hazard to public health and safety, including, without limitation, asbestos, PCBs, petroleum products and byproducts, substances defined or listed as “hazardous substances” or “toxic substances” or similarly identified in, pursuant to, or for purposes of, the California Solid Waste Management, Resource Recovery and Recycling Act (Gov’t. Code §§ 66700 et seq.); the Comprehensive Environmental Response, Compensation, and Liability Act (42 U.S.C. §§ 9601, et seq.); the Hazardous Materials Transportation Act (49 U.S.C. §§ 1801, et seq.); the Resource Conservation and Recovery Act (42 U.S.C. §§ 6901, et seq.); Health & Safety Code §§ 25117 or 25316, including the regulations promulgated thereto (see 22 Cal. Code of Regs. § 66261.3); any substances or mixture regulated under the Toxic Substance Control Act of 1976 (15 U.S.C. §§ 2601, et seq.); any “toxic pollutant” under the Clean Water Act (33 U.S.C. §§ 1251, et seq.); and any hazardous air pollutant under the Clean Air Act (42 U.S.C. §§ 7901, et seq.).

### 5.7.1 EXISTING REGULATORY SETTING

#### FEDERAL AND STATE

According to the United States Code, a “hazardous” waste is defined as one “which because of its quantity, concentrations, or physiochemical or infectious properties, may either increase mortality or produce irreversible or incapacitating illness, or pose a substantial present or potential hazard to human health or the environment when improperly treated, stored, transported, or disposed of, or otherwise managed” (42 U.S.C. § 6903). Special handling and management are required for materials and wastes that exhibit hazardous properties. Treatment, storage, transport, and disposal of these materials are highly regulated at both the Federal and State levels. Compliance with Federal and State hazardous materials laws and

<sup>1</sup> Health and Safety Code, Chapter 6.5, Article 2, December 2006.



regulations minimizes the potential risks to the public and the environment presented by these potential hazards, which include the following, among others:

- Resources Conservation and Recovery Act (RCRA) – RCRA is the primary law governing hazardous waste management with three distinct programs including the solid waste program, hazardous waste program and underground storage tank (UST) program. RCRA gives EPA the authority to control hazardous waste from the “cradle-to-grave.” This includes the generation, transportation, treatment, storage, and disposal of hazardous waste (42 U.S.C. §§ 6901, *et seq.*). In addition, RCRA requires phasing out land disposal of hazardous waste; implements more stringent hazardous waste management standards; and establishes a comprehensive underground storage tank program.<sup>2</sup>
- Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) – CERCLA, commonly known as Superfund created a tax on the chemical and petroleum industries and provided broad Federal authority to respond directly to releases or threatened releases of hazardous substances that may endanger public health or the environment (42 U.S.C. §§ 9601, *et seq.*). CERCLA was amended by the Superfund Amendments and Reauthorization Act (SARA).<sup>3</sup>
- Hazardous Materials Transportation Act (HMTA) – The primary objective of the HMTA is to provide adequate protection against the risks to life and property inherent in the transportation of hazardous material in commerce by improving the regulatory and enforcement authority of the Secretary of Transportation (49 U.S.C. §§ 1801, *et seq.*).<sup>4</sup>
- Toxic Substances Control Act (TSCA) – The TSCA of 1976 provides EPA with authority to require reporting, record-keeping and testing requirements, and restrictions relating to chemical substances and/or mixtures. Certain substances are generally excluded from TSCA, including, among others, food, drugs, cosmetics and pesticides. TSCA addresses the production, importation, use, and disposal of specific chemicals including polychlorinated biphenyls (PCBs), asbestos, radon and lead-based paint.<sup>5</sup>

The EPA and the Department of Toxic Substances Control (DTSC) have developed and continue to update lists of hazardous wastes subject to regulation. In addition to the EPA and DTSC, the Regional Water Quality Control Board (RWQCB), Los Angeles Region (Region 4), is the enforcing agency for the protection and restoration of water resources, including remediation of unauthorized releases of hazardous substances in soil and groundwater. Other State agencies involved in hazardous materials management include the Office of Emergency Services (OES), California Department of Transportation (Caltrans), California Highway Patrol (CHP), California Air Resources Board (CARB), and CalRecycle. California hazardous materials management laws include the following, among others:

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<sup>2</sup> U.S. Environmental Protection Agency, *Summary of the Resource Conservation and Recovery Act*, <http://www2.epa.gov/laws-regulations/summary-resource-conservation-and-recovery-act>, accessed May 30, 2014

<sup>3</sup> U.S. Environmental Protection Agency, *CERCLA Overview*, <http://www.epa.gov/superfund/policy/cercla.htm>, accessed May 29, 2014.

<sup>4</sup> U.S. Environmental Protection Agency, *Hazardous Materials Transportation Act*, <http://www.epa.gov/oem/content/lawsregs/hmtaover.htm>, accessed May 29, 2014.

<sup>5</sup> U.S. Environmental Protection Agency, *Summary of the Toxic Substances Control Act*, <http://www2.epa.gov/laws-regulations/summary-toxic-substances-control-act>, accessed, May 30, 2014.



- Hazardous Materials Management Act – business plan reporting;
- Hazardous Substance Act – cleanup of contamination;
- Hazardous Waste Control Act – hazardous waste management; and
- Safe Drinking Water and Toxic Enforcement Act of 1986 – releases of and exposure to carcinogenic chemicals.

## Department of Toxic Substances Control

The responsibility for implementation of RCRA was given to California Environmental Protection Agency's (Cal EPA's) Department of Toxic Substances Control (DTSC) in August 1992. The DTSC is the lead agency in California for hazardous waste management. DTSC enforces the State's Hazardous Waste Control laws, issues permits to hazardous waste facilities, and mitigates contaminated hazardous waste sites.<sup>6</sup> The DTSC administers the Enforcement and Emergency Response Program (EERP), which oversees the hazardous waste generator and onsite waste treatment surveillance and enforcement program carried out by local Unified Programs. Although similar to RCRA, the California Hazardous Waste Control laws and its associated regulations define hazardous waste more broadly and regulate a larger number of chemicals.

## State Water Resources Control Board

Brownfields are underutilized properties where reuse is hindered by the actual or suspected presence of pollution or contamination. Cleanup and redevelopment of these sites benefits communities by removing the threats to human health and the environment, stimulating economic growth, and revitalizing neighborhoods. Urban infill brownfield redevelopment in neighborhoods with existing public infrastructure eliminates neighborhood blight and improves the community's image and long term sustainability. Infill development also increases property values, creates a potential for increased jobs, adds to local tax revenues and improves public health. The goals of the State Water Resources Control Board's (SWRCB Brownfield Program are to:

- Expedite and facilitate site cleanups and closures by streamlining site assessment, remediation, monitoring, and closure requirements and procedures within the water boards' cleanup programs;
- Preserve open space and greenfields; and
- Protect groundwater and surface water resources, safeguard public health, and promote environmental justice.

Site clean-up responsibilities for brownfields primarily reside within four main programs at the SWRCB: the Underground Storage Tank Program; Site Cleanup Program; Department of Defense Program; and the Land Disposal Program. These SWRCB cleanup programs are charged with ensuring sites are remediated to protect, restore, and enhance California's surface and groundwater and return it to beneficial use.

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<sup>6</sup> Department of Toxic Substances Control Website, *Managing Hazardous Waste*, <https://dtsc.ca.gov/HazardousWaste/index.cfm>, accessed May 30, 2014.



Cal EPA Brownfields Program is active in developing successful brownfields programs that incorporate tools that can be used to assist in or address the three primary concerns of potential developers: legal liability, regulatory compliance, and the financial burden of investigation and cleanup.

In order to improve coordination of oversight activities at brownfields sites in California, DTSC, the SWRCB, and the RWQCBs agreed to a Brownfield Memorandum of Agreement (MOA). The MOA limits oversight of a brownfields site to one agency, establishes procedures and guidelines for identifying the lead agency, calls for a single uniform site assessment procedure, requires all cleanups to address the requirements of the agencies, defines roles and responsibilities, provides for ample opportunity for public involvement, commits agencies to review timeframes, and commits agencies to coordinate and communicate on brownfields issues.

## California Air Resources Board

One of CARB's major goals is to protect the public from exposure to toxic air contaminants (TACs). The California Air Toxics Program establishes the process for the identification and control of toxic air contaminants and includes provisions to make the public aware of significant toxic exposures and for reducing risk.

The Toxic Air Contaminant Identification and Control Act (AB 1807, Tanner 1983) created California's program to reduce exposure to air toxics (Health and Safety Code § 39666).<sup>7</sup> The Air Toxics "Hot Spots" Information and Assessment Act (AB 2588, Connelly 1987) supplements the AB 1807 program, by requiring a statewide air toxics inventory, notification of people exposed to a significant health risk, and facility plans to reduce these risks (Health and Safety Code § 44300 – 44309).<sup>8</sup>

Under AB 1807, CARB is required to use certain criteria in the prioritization for the identification and control of air toxics. In selecting substances for review, the CARB must consider criteria relating to "the risk of harm to public health, amount or potential amount of emissions, manner of, and exposure to, usage of the substance in California, persistence in the atmosphere, and ambient concentrations in the community" (Health and Safety Code § 39666(f)).<sup>9</sup> AB 1807 also requires CARB to use available information gathered from the AB 2588 program to include in the prioritization of compounds. This report includes available information on each of the above factors required under the mandates of the AB 1807 program. AB 2588 air toxics "Hot Spots" program requires facilities to report their air toxics emissions, ascertain health risks, and to notify nearby residents of significant risks. In September 1992, the "Hot Spots" Act was amended by Senate Bill 1731 which required facilities that pose a significant health risk to the community to reduce their risk through a risk management plan. In December 1999, the CARB completed a final staff report, *Update to the Toxic Air Contaminant List*. The List is used to identify substances of potential concern as TACs and represents CARB's priorities for identifying and regulating substances as directed by State law. The report describes the

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<sup>7</sup> California Air Resources Board Website, *California Air Toxics Program – Background*, <http://www.arb.ca.gov/toxics/background.htm>, accessed July 1, 2014.

<sup>8</sup> Office of Environmental Health Hazard Assessment Website, *Air Toxicology and Epidemiology*, [http://oehha.ca.gov/air/chronic\\_rels/HSC44300.htm](http://oehha.ca.gov/air/chronic_rels/HSC44300.htm), accessed July 1, 2014.

<sup>9</sup> California Air Resources Board Website, *California Air Toxics Program – Background*, <http://www.arb.ca.gov/toxics/background.htm>, accessed July 1, 2014.



process followed by the CARB in reviewing and revising the TAC List, and presents changes to the List.

## Accidental Release Prevention Law

The State's Accidental Release Prevention Law provides for consistency with Federal laws (i.e., the Emergency Preparedness and Community Right-to-Know Act and the Clean Air Act) regarding accidental chemical releases and allows local oversight of both the State and Federal programs. State and Federal laws are similar in their requirements; however, the California threshold planning quantities for regulated substances are lower than the Federal quantities. Local agencies may set lower reporting thresholds or add additional chemicals to the program. The Accidental Release Prevention Law is implemented by the Certified Unified Program Agencies (CUPAs).

## Unified Program

As required by Senate Bill 1082 (Health and Safety Code § 25204.6), Cal EPA established a unified hazardous waste and hazardous materials management regulatory program (Unified Program) on January 1, 1996.<sup>10</sup> Currently, there are 83 Certified Unified Program Agencies (CUPA) in California, certified by Cal EPA. Cal EPA oversees the implementation of the program. The Unified Program consolidates, coordinates, and makes consistent the administrative requirements, permits, inspections, and enforcement activities of the following six environmental and emergency response programs:<sup>11,12,13</sup>

- Hazardous Materials Release Response Plans and Inventories (Business Plans) – requires that businesses and industry which use, store, or handle hazardous materials above threshold amounts must file a Hazardous Materials Business Plan to the local emergency response agency;
- California Accidental Release Prevention (CalARP) Program – Regulates businesses that handle acutely hazardous materials above threshold amounts and requires implementation of a federally-mandated Risk Management Plan;
- Underground Storage Tank Program – Regulates underground storage tanks, which contain any hazardous material (including gasoline or diesel);
- Aboveground Petroleum Storage Act – Requires that all businesses with tanks containing petroleum products over a threshold amount have an Spill Prevention Control and Countermeasure (SPCC Plan);

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<sup>10</sup> California Environmental Protection Agency State Water Resources Control Board Website, *Land Disposal Program Senate Bill (SB) 1082 Framework*, [http://www.waterboards.ca.gov/water\\_issues/programs/land\\_disposal/sb1082frame.shtml](http://www.waterboards.ca.gov/water_issues/programs/land_disposal/sb1082frame.shtml), accessed July 1, 2014.

<sup>11</sup> California Environmental Protection Agency Website, *Certified Unified Program*, <http://www.calepa.ca.gov/CUPA/>, accessed May 30, 2014.

<sup>12</sup> California Environmental Protection Agency, *Unified Program Fact Sheet*, March 2012.

<sup>13</sup> County of Los Angeles Bureau of Fire Prevention and Public Safety Website, *Hazardous Materials and Environmental Compliance Programs*, <http://lafd.org/prevention/underground/index.html>, accessed May 30, 2014.



- California Fire Code – Hazardous Material Management Plans and Hazardous Material Inventory Statements; and
- Hazardous Waste Generator and Onsite Hazardous Waste Treatment (Tiered Permitting) Programs – Regulates the storage and disposal of hazardous wastes generated by business and industry. The Tiered Permitting Program is also included in this program as it regulates small onsite hazardous waste treatment operations.

## Transportation of Hazardous Materials/Wastes

Transportation of hazardous materials/wastes is regulated by Code of Federal Regulations (CFR) Title 49. The United States Department of Transportation (DOT) Pipeline and Hazardous Materials Safety Administration is the primary regulatory authority for regulating and ensuring the safe and secure movement of hazardous materials to industry and consumer by all modes of transportation, including pipelines. Hazardous materials regulations are subdivided by function into four basic areas: (1) Procedures and/or Policies; (2) Material Designations; (3) Packaging Requirements; and (4) Operational Rules. The CHP and Caltrans enforce Federal and State regulations and respond to hazardous materials transportation emergencies. Emergency responses are coordinated as necessary between Federal, State and local governmental authorities and private persons through a State mandated Emergency Management Plan.

## Worker and Workplace Hazardous Materials Safety

Occupational safety standards exist to minimize worker safety risks from both physical and chemical hazards in the workplace. The California Division of Occupational Safety and Health (Cal/OSHA) is responsible for developing and enforcing standards to protect workers from health and safety hazards on the job. California Code of Regulations, Title 8 provides workplace safety standards to help protect workers when handling and using of hazardous materials. Safety Orders in Chapter 4, Division of Industrial Safety (8 California Code of Regulations, §§ 1500 through 1938) are organized by industry, process and equipment while in Subchapter 7, General Industry Safety Orders (8 California Code of Regulations, §§ 3200 through 6184) establishes minimal occupational safety and health standards that apply to all places of employment in California.<sup>14</sup> In addition, Chapter 4 Division of Industry Standards, Subchapter 4 Construction and Safety Orders, Article 4 describes respiratory protection relating to dust, fumes, mists, vapors, and gases (8 California Code of Regulations, §§ 1528 through 1536).<sup>15</sup> Among other requirements, Cal/OSHA requires many businesses to prepare Injury and Illness Prevention Plans and Chemical Hygiene Plans. The Hazard Communication Standard requires that workers be informed of the hazards associated with the materials they handle.

## State Emergency Response and Evacuations Plans

After the 1993 Oakland fire, the State of California passed legislation authorizing the State's Office of Emergency Services (State OES) to prepare a Standardized Emergency Management System (SEMS) program that sets forth measures by which a jurisdiction handles emergency

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<sup>14</sup> State of California Department of Industrial Relations Website, *Cal/OSHA – Title 8 regulations – Index*, <https://www.dir.ca.gov/title8/index/T8index.asp>,

<sup>15</sup> *Ibid.*



disasters (19 California Code of Regulations, §§ 2443 through 2448).<sup>16</sup> By December 1996, each jurisdiction was required to show the Office of Emergency Services that it is in compliance with SEMS through a number of measures, including having an up-to-date emergency management plan, which would include an emergency evacuation plan. Non-compliance with SEMS can result in the State withholding disaster relief from the non-complying jurisdiction in the event of a disaster.

## **REGIONAL**

### **Los Angeles Regional Water Quality Control Board**

The Los Angeles RWQCB is the enforcing agency for the protection and restoration of water resources, including remediation of unauthorized releases of hazardous substances in soil and groundwater. The underground storage tank (UST) Section directs environmental cleanup activities at leaking UST sites. Such sites include active and inactive gasoline stations, agricultural sites, brownfield redevelopment sites, airports, bulk petrochemical storage terminals, pipeline facilities, and various chemical and industrial facilities. The Site Cleanup Section oversees activities at non-UST sites where soil or groundwater contamination have occurred. Many of these sites are former industrial facilities and dry cleaners, where chlorinated solvents were spilled, or have leaked into the soil or groundwater.

### **South Coast Air Quality Management District**

The South Coast Air Quality Management District (SCAQMD) works with CARB and is responsible for developing and implementing rules and regulations regarding air toxics on a local level. The SCAQMD establishes permitting requirements, inspects emission sources, and enforces measures through educational programs and/or fines. SCAQMD Rule 166 also sets the requirements to control the emission of Volatile Organic Compounds (VOCs) from excavating, grading, handling, and treating VOC-contaminated soil as a result of leakage from storage or transfer operations, accidental spillage, or other deposition.

### **County of Los Angeles**

#### **HOUSEHOLD HAZARDOUS AND E-WASTE PROGRAM**

The Los Angeles County Sanitation District, in cooperation with the Los Angeles County Department of Health Services, has established the Household Hazardous and E-Waste (electronic waste) Roundup Program. The Household Hazardous Waste Collection Program provides Los Angeles County residents a legal and cost-free way to dispose of unwanted household chemicals that cannot be disposed of in the regular trash.

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<sup>16</sup> Governor's Office of Emergency Services Website, *Standardized Emergency Management System*, <http://www.calema.ca.gov/planningandpreparedness/pages/standardized-emergency-management-system.aspx>, accessed July 1, 2014.



## City of El Segundo

### CITY OF EL SEGUNDO GENERAL PLAN

Public Safety Element. The intent of the General Plan Public Safety Element is to reduce death, injuries, property damage, and economic and social dislocation resulting from natural and man-made hazards such as urban fire, flooding, mudslides, earthquakes, and hazardous incidents. Relevant hazardous materials-related Goals, Objectives, and Policies include the following: Goal PS3; Objective PS3-1; Policies PS3-1.1, PS3-1.2, PS3-1.4, and PS3-1.5; and Programs PS3-1.1A and PS3-1.2A.

Hazardous Waste Management Element. In accordance with State law, the City has elected to prepare and adopt its own Hazardous Waste Management Element, incorporating by reference as appropriate, applicable portions of the Los Angeles County Hazardous Waste Management Plan (LACoHWMP). This Element and its accompanying background report are intended to be that plan. As such, this Element should be recognized as an expansion of the City's traditional concern regarding hazardous materials to include hazardous waste management. The objectives of this Element are diverse and reflect the specific issues facing the City and nation in regard to hazardous materials and wastes. Applicable hazardous materials-related Objectives and Policies include the following: Goals HM2 through HM6; Objectives HM2-1, HM3-1, HM5-1 and HM6-1; Policies HM2-1.1 through HM2-1.4, HM3-1.1, HM5-1.1 through HM5-1.4, and HM6-1.1 through HM6-1.4; as well as Programs PS3-1.1A and PS3-1.2A.

Both the CHP and LACoHWMP have identified transportation routes and corridors in and near the City which are considered suitable for transporting hazardous materials and wastes. The City has additional ordinances affecting the transport of such materials.

### EL SEGUNDO MUNICIPAL CODE

The El Segundo Municipal Code (ESMC) includes Chapter 5-5, *Hazardous Materials*. Under, Article C, *Hazardous Waste Source Reduction Program*, the purpose is to protect public health and environment, and promote the reduction of hazardous waste generation by:

1. Effectively regulate hazardous waste generators that generate waste for treatment or disposal off-site;
2. Educate businesses on source reduction opportunities; and
3. Establish incentives and disincentives to encourage hazardous waste source reduction.

### CITY OF EL SEGUNDO FIRE DEPARTMENT

In accordance with the State's Accidental Release Prevention Law, the City of El Segundo Fire Department (ESFD) is the certified CUPA that performs hazardous materials inspections, criminal investigations, site mitigation oversight, and emergency response operations. These responsibilities include ensuring that each business using hazardous materials prepares a business plan listing the types and quantities of materials used and their associated risks. These plans are to be submitted to an administrative agency which, in turn, is to prepare an area plan based on the hazardous materials within the jurisdiction of the agency. The ESFD is also responsible for maintaining a list of all companies using hazardous materials, an inventory



of those materials, and an assessment of the risks posed by the materials at each facility in the City. Each facility is inspected to ensure that materials are properly managed on site.

## CITY OF EL SEGUNDO MULTI-HAZARD MITIGATION PLAN

The City of El Segundo Multi-Hazard Mitigation Plan (Mitigation Plan) includes resources and information to assist City residents, public and private sector organizations, and others interested in participating in planning for natural, man-made, and technological hazards. The Mitigation Plan provides a list of activities that may assist the City in reducing risk and preventing loss from future hazard events. The action items address multi-hazard issues, as well as activities for Earthquake, Flood, Windstorm, Tsunami, and Technological and Human-Caused Hazards. Technological and human-caused hazards (i.e., hazardous materials incidents, transportation accidents, civil unrest, national security emergency, domestic terrorism, and public health emergency) are among the hazards addressed in the Mitigation Plan that are relevant to the Project; refer to Mitigation Plan Section 9.

### 5.7.2 EXISTING ENVIRONMENTAL SETTING

The approximately 143-acre Project site is located in a predominantly light industrial area of the City. Onsite topography is generally flat at approximately 119 feet above mean sea level (msl). The general topographic gradient is generally to the west – southwest toward the Pacific Ocean. The Project site is developed with the Raytheon Company's Space and Airborne Systems (SAS) facility which includes 13 buildings surrounded by parking lots and recreational uses. The existing land uses within the Project site include office, laboratory, manufacturing, and warehouse uses. The surrounding land uses are described as follows:

- North: Transportation (East El Segundo Boulevard) and commercial (low and high-rise office buildings with multi-story parking structures and hotel) land uses are located to the north of the Project site.
- South: Transportation (Union Pacific Railroad) and light industrial (Federal Express distribution facility), and commercial retail (Plaza El Segundo Shopping Center) land uses are located to the south of the Project site.
- East: Transportation (elevated Metro Green Line railway and El Segundo Metro Rail Station), institutional, commercial, and industrial land uses are located to the east of the Project site.
- West: Municipal (Southern California Edison high voltage transmission easement and West Basin Municipal Water District water recycling facility) and recreational (the Lakes at El Segundo municipal golf course) land uses are located to the west of the Project site.

## HISTORICAL OPERATIONS

Chevron is known to have owned the property and operated several onsite oil wells until 1978. Concurrent with Chevron's oil well operations, the Project site was used for agricultural activities. In 1978, Hughes Aircraft Company (Hughes) purchased the property from Chevron and in 1980, began to develop the property. The development was completed and aerospace operations began in 1983. Operations at the Project site included the manufacturing of radar



structures, antennas, and the mechanical and electronic hardware components contained within the radar systems. The facilities included a Wastewater Treatment Systems and a RCRA permitted hazardous waste storage unit in 1985. Beginning in the early 1990s, Hughes discontinued most of the production related activities and re-focused operations at the Project site on research, development, and engineering type processes, which reduced the hazardous waste generation and disposal activities. By 1994, 27 USTs at the Project site had been removed under Los Angeles County Public Works (LACPW) jurisdictional oversight. The remaining USTs were primarily associated with the Wastewater Treatment System and emergency generators. On December 19, 1997, Hughes merged with Raytheon, which continues to conduct operations at the Project site to the present.

The Project site has reported historical uses consisting of agricultural operations and oil production operations on bare soil. In addition, historical manufacturing operations have been present onsite since the 1980s. Based on the EHMCA, 15 plugged oil/gas wells are located at the Project site. No oil production activities currently operate at the Project site.

## **CURRENT OPERATIONS**

The Project site is zoned Light Industrial (M-1) Zone, Open Space (OS) Zone, and Public Facilities (P-F) Zone and contains office, laboratory, manufacturing, and warehouse uses. Raytheon's current operations involve both hazardous materials storage and hazardous waste generation.

Hazardous materials used in current operations are stored onsite at Raytheon's hazardous materials storage facility. This facility, which is located at the southeast corner of the Project site, consists of a single building and an outdoor area used for storage of hazardous and non-hazardous substance containers, including empty 55-gallon drums. This facility is operated by a third party company (Haus) and serves as the central location for delivery and transport of hazardous materials. All laboratory orders are placed through this facility, which monitors all hazardous substances entering and exiting the facility.

Hazardous wastes are generated as a result of Raytheon's current operations involving cleaning and degreasing, laboratory, metal finishing, and painting. Raytheon temporarily accumulates the hazardous waste it generates on the Project site in bags or small containers (e.g., safety cans) at designated indoor hazardous waste accumulation areas. Several buildings have a number of active hazardous waste accumulation areas, where the Campus utilizes organized house-keeping practices consisting of proper labeling procedures and storage in secondary containment. The hazardous waste is accumulated and transported to Raytheon's onsite RCRA-permitted hazardous waste storage facility, which is also located at the southeast corner of the Project site.

The onsite RCRA-permitted hazardous waste storage facility collects hazardous wastes that are generated onsite, in addition to hazardous waste from other Raytheon locations within a 160-mile radius. The on and offsite hazardous wastes associated with Raytheon are collected at the onsite RCRA-permitted hazardous waste storage facility, stored, and then transported offsite. Raytheon has a corrective action agreement with the DTSC- which was initiated when Raytheon requested renewal of the RCRA-permitted hazardous waste permit. As a result of permit renewal with the DTSC, Raytheon has prepared the Current Conditions Report (CCR) and subsequent RCRA Facility Investigation Work Plan (RFI Work Plan), available for review at the DTSC (located at 5796 Corporate Avenue, Cypress). The RCRA-permitted hazardous waste facility is inspected weekly by Raytheon staff. The DTSC permit allows hazardous waste



storage up to one year, however, wastes are typically transported offsite once per quarter. Although contaminants of concern were below regulatory thresholds during previous investigations, the RFI Work Plan includes additional soil sampling in several areas due to the identified onsite uses including storage areas and USTs.

A total of 53 USTs have been reported in association with the Project site, most of which are associated with the Wastewater Treatment System located in the south/central portion of the site. Other onsite USTs are associated with the coolant recycler system and onsite back-up power station (generators). Of the 53 USTs, 26 USTs remain operating at the Project site.

## PETROLEUM PIPELINE

Based on the EHMCA, a petroleum pipeline was identified via signage, during RBF's site reconnaissance conducted on April 9, 2013, near the RCRA-permitted hazardous waste storage facility, within the western portion of the Project site. The pipeline is associated with current Shell Oil Company operations. Per the regulatory database search conducted as part of the EHMCA, no leaks or other issues were reported and the EHMCA concluded that the petroleum pipeline has not resulted in an environmental condition at the Project site.

## CORTESE DATABASE

Government Code § 65962.5 requires the DTSC and the SWRCB to compile and update a regulatory sites listing. Additionally, the California Department of Health Services is required to compile and update a list of all public drinking water wells that contain detectable levels of organic contaminants and are subject to water analysis pursuant to Health and Safety Code § 116395. Government Code § 65962.5 requires the local enforcement agency, as designated pursuant to California Code of Regulations, title 14, § 18051 to compile a list of all solid waste disposal facilities from which there is a known migration of hazardous waste. The Project site is listed in the GeoTracker database (maintained by the SWRCB) pursuant to Government Code § 65962.5.<sup>17</sup> The Project site is reported as a leaking underground storage tank (LUST) cleanup site. The LUST case originated due to the contamination of solvents to the soil. The case status is reported to be "case closed" as of July 22, 1996. Due to the closed status of this regulatory property, it is not anticipated that an environmental condition exists at the Project site as a result of this former LUST.

## GROUNDWATER CONCERNS FROM ON AND OFFSITE PROPERTIES

According to the EHMCA, the Project site and offsite properties are identified as involving groundwater concerns and are listed in the following regulatory databases:

- 2002 COR ACTION – 2020 Corrective Action Program List: The EPA set goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the

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<sup>17</sup> Department of Toxic Substances Control, [http://www.envirostor.dtsc.ca.gov/public/mandated\\_reports.asp](http://www.envirostor.dtsc.ca.gov/public/mandated_reports.asp), Accessed May 6, 2013.



2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

- AST: The Aboveground Storage Tank database contains a listing of Petroleum Storage Tank Facilities Registered Aboveground Storage Tanks.
- CHMIRS: The CHMIRS database maintains information on reported hazardous material incidents (i.e., accidental releases or spills). The source is the California Office of Emergency Services.
- CORRACTS: The CORRACTS database identifies hazardous waste handlers with RCRA corrective action activity.
- EMI: The Emissions Inventory Data (EMI) database includes toxics and criteria pollutant emissions data that is collected by the Air Resources Board (ARB) and local air pollution agencies.
- ENVIROSTOR: The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifies sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List [NPL]); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites and provides additional site information, including, without limitation, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.
- ERNS: The Emergency Response Notification System (ERNS) regulatory database records and stores information on reported releases of oil and hazardous substances.
- Financial Assurance: The Financial Assurance database is a listing of financial assurance information.
- FINDS: The Facility Index System/Facility Registry System (FINDS) database contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in their report: PCS (Permit Compliance System); AIRS (Aerometric Information Retrieval System); DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes); FURS (Federal Underground Injection Control); C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes); FFIS (Federal Facilities Information System); STATE (State Environmental Laws and Statutes); and PADS (PCB Activity Data System).
- HAZNET: The HAZNET database extracts data from the copies of hazardous waste manifests received each year by the DTSC. The volume of manifests is typically 700,000 to 1,000,000 annually, representing approximately 350,000 to 500,000 shipments. Data from non-California manifests and continuation sheets are not



presently included. Data from the manifests are submitted without correction, therefore, many contain some invalid values for data elements such as generator ID, TSD ID, waste category, and disposal method. The source is the DTSC.

- HIST CORTESE: The historic “Cortese” Hazardous Waste and Substances Sites List is a list of sites that are designated by the SWRCB, the Integrated Waste Board, and the DTSC.
- HIST UST: The HIST UST database contains information on sites where historical underground storage tanks are located.
- HWP: The EnviroStor Permitted Facilities Listing (HWP) includes detailed information on permitted hazardous waste facilities and corrective action tracked in EnviroStor.
- LOS ANGELES CO. HMS: The Street Number List (HMS) includes industrial waste and underground storage tank sites.
- LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data comes from the State Water Resources Control Board Leaking Underground Storage Tank Information System.
- NPDES: National Pollutant Discharge Elimination System (NPDES) Permits Listing is a listing of NPDES permits, including storm water.
- NY MANIFEST: Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.
- RCRA LQG: The Resource Conservation and Recovery Act (RCRA) – Large Quantity Generator (LQG) database contains selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by RCRA. Large quantity generators generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.
- RCRA TSDF: The Resource Conservation and Recovery Act (RCRA) – Treatment, Storage and Disposal (TSDF) database contains selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by RCRA. Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste.
- SWEEPS UST: The SWEEPS-UST database also maintains information on properties where an underground storage tank is located, however, this database is no longer updated.
- US FIN ASSUR: The Financial Assurance Information database is a list of all owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean-up, closure, and post-closure care of their facilities.
- UST: The Underground Storage Tank (UST) database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA).



The data comes from the State Water Resources Control Board's Hazardous Substance Storage Container Database.

- WDS: The Waste Discharge System (WDS) lists sites that have been issued waste discharge requirements.
- TRIS: The Toxic Release Inventory System (TRIS) identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III § 313.

## Potential Onsite Groundwater Contamination

These regulatory listings identify the Project site as handling and storing hazardous substances and hazardous wastes. The site has reported a total of 53 USTs (only 26 USTs currently operate onsite). The site has also been reported in the LUST database, which consisted of a release of solvents to the soil. The LUST case was closed on July 22, 1996. In addition, six spills have been reported within the Project site, reported to have occurred in 1985 and 1992. These spills have a potential to impact groundwater underlying the Project site. The facility is reported as a corrective action site per the DTSC. The facility is also known to emit hazardous substances into the air; these emissions are permitted through the California Air Resources Board (particularly the SCAQMD).

## Potential Onsite Groundwater Contamination As A Result of Offsite Properties

Based on the EHMCA, 88 offsite facilities are located within a one-mile radius of the Project site. Offsite properties include those known to handle, store, and/or maintain hazardous materials. However, the potential for contaminated soil/groundwater to underlie the Project site as a result of most of these offsite regulatory properties is considered to be low due to the groundwater flow direction from the Project site, distance from Project site, and/or the status of the identified sites. Of the 88 sites, 11 sites have the potential to impact groundwater underlying the Project site, which are further detailed below.

### OFFSITE ABOVEGROUND AND UNDERGROUND STORAGE TANKS

Nine reported current/historic USTs are located within 500 feet up-gradient and/or 100 feet cross- or down-gradient of the Project site. Of these 10 reported locations, two locations have reported LUSTs. Of these two LUST locations, the Los Angeles Air Force Base (200 North Douglas Street) has an open LUST case that is reported to be currently undergoing site assessment. The existing adjoining USTs and the offsite LUSTs, have the potential to impact groundwater underlying the Project site.

### OFFSITE DRY CLEANER SITES

According to the U.S. Environmental Protection Agency (USEPA), dry cleaners are known to use a significant amount of chemicals, such as perchloroethylene (perc), which pose environmental concerns. At the end of the dry cleaning process, the cleaning fluid is separated from wastewater by distillation. In the past, the wastewater was often poured down floor drains. Perc can seep through the ground and contaminate surface water, groundwater, and potentially drinking water. Since a small amount of perc can contaminate a large amount of water,



properties within a close proximity to dry cleaners or past dry cleaner sites have been found to potentially have subsurface contamination. According to the EHMCA, two regulatory properties are reported Dry Cleaner sites that are located within 800 feet up-gradient and/or 100 feet cross- or down-gradient of the Project site, which include the following:

- Pacific Corporate Towers (100 North Sepulveda Boulevard)
- Los Angeles Air Force Base (200 North Douglas Street)

As discussed above, these facilities have a likelihood to impact groundwater underlying the Project site.

### **OTHER GROUNDWATER CONTAMINATION**

Based on the EHMCA, one regulatory property (located at 1 Chapman Way) was undergoing investigation by the Los Angeles Regional Water Quality Control Board (RWQCB). At that time, groundwater contamination appeared to be present as a result of an up-gradient source. The Project site adjoins this property up-gradient. Thus, it is acknowledged that there is a potential for groundwater contamination to be present at the Project site.

### **EMERGENCY RESPONSE**

The General Plan Public Safety Element states that it is the City's goal to periodically review and reevaluate the City's Emergency Operations Plan to ensure adequate evacuation routes and street widths, emergency services, equipment, shelters, and all other major needs that could arise in the event of a disaster. The General Plan does not identify primary evacuation routes within the City. However, East El Segundo Boulevard and Sepulveda Boulevard are major arterial streets that would be used by persons evacuating the Project site in the event of an emergency.

The Mitigation Plan addresses incident response capabilities, community emergency response training, and overall emergency response, among other emergency response issues. Additionally, the Mitigation Plan identifies Multi-Hazard Action Items that are relevant to emergency response and evacuation, including the following, among others: MH-52, MH-54, MH-67, MH-73, and MH-79.

## **5.7.3 IMPACT THRESHOLDS AND SIGNIFICANCE CRITERIA**

### **CEQA SIGNIFICANCE CRITERIA**

The environmental analysis in this Section is patterned after the Initial Study Checklist recommended by CEQA Guidelines Appendix G, as amended, and used by the City of El Segundo in its environmental review process; refer to [Appendix 10.1](#). The Initial Study includes questions relating to hazards and hazardous materials. The issues presented in the Initial Study Checklist have been utilized as thresholds of significance in this Section. Accordingly, a project may create a significant adverse environmental impact if it would:

- Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials;



- Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment;
- Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school;
- Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment;
- For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area (refer to Section 8.0, *Effects Found Not To Be Significant*);
- For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area (refer to Section 8.0);
- Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; and/or
- Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands (refer to Section 8.0).

Based on these standards, the effects of the proposed project have been categorized as either a “less than significant impact” or a “potentially significant impact.” Mitigation measures are recommended for potentially significant impacts. If a potentially significant impact cannot be reduced to a less than significant level through the application of mitigation, it is categorized as a significant unavoidable impact.

## 5.7.4 IMPACTS AND MITIGATION MEASURES

### CONSTRUCTION-RELATED ACCIDENTAL RELEASE OF HAZARDOUS MATERIALS

- **SHORT-TERM CONSTRUCTION ACTIVITIES COULD CREATE A SIGNIFICANT HAZARD TO THE PUBLIC OR ENVIRONMENT THROUGH ACCIDENT CONDITIONS INVOLVING THE RELEASE OF HAZARDOUS MATERIALS.**

**Impact Analysis:** One of the means through which human exposure to hazardous substances could occur is through accidental release. Incidents that result in an accidental release of hazardous substances into the environment can cause contamination of soil, surface water, and groundwater, in addition to any toxic fumes that might be generated. Human exposure of contaminated soil or water can have potential health effects based on a variety of factors, such as the nature of the contaminant and the degree of exposure.



Exhibit 3-8, Conceptual Site Plan, is a conceptual plan of the proposed El Segundo South Campus Specific Plan (ESSCSP) development. As shown, the ESSCSP is anticipated to result in the continued operations of the existing Raytheon facility in the central portion of the property. Thus, future development at the Project site is not anticipated to result in disturbance of the existing Raytheon facility. However, the surrounding parking lots, buildings, storage areas, and recreational uses are planned to be redeveloped into office, warehouse, light industrial, and commercial uses. Site disturbance, demolition/renovation, and/or construction associated with future development of these areas could result in disturbance of existing hazardous materials associated with structures and contaminated soil and groundwater. Therefore, construction activities associated with Project development in these areas could release hazardous materials into the environment through reasonably foreseeable upset and accident conditions.

## **HISTORICAL ACTIVITIES**

### **Historical Oil/Gas Production**

According to the ECHMA, historical oil/gas production activities occurred onsite before construction of the existing facility. There are 15 wells reported within the boundaries of the Project site. Materials involved in the installation of oil wells produce solid waste drill cuttings contains hazardous materials that could pose a threat to human health if these materials are released into the environment. DOGGR requirements for well abandonment are contained in California Code of Regulations Title 14, *Natural Resources*. These requirements state that all tanks, pipelines, debris, and other well-related facilities and equipment must be removed and disposed of in accordance with DTSC and RWQCB requirements. However, wells abandoned before 1948 may not meet current standards.

There is no reported date identifying when the onsite wells were plugged. Consequently, there is a potential that these wells were not closed per current regulations and residual contamination could be present in association with onsite soils. Development at the Project site could expose construction workers (during site disturbance activities) to these hazardous substances. Implementation of the recommended Mitigation Measure HAZ-1 would require that the actual location of onsite wells be verified with the DOGGR and that all onsite wells be properly plugged and abandoned per current DOGGR, DTSC, and RWQCB requirements. Further, an environmental consultant with Phase II/site characterization experience would be required to verify through soil sampling that no residual contamination has resulted from historic oil/gas production activities onsite. With implementation of Mitigation Measure HAZ-1, impacts involving historical oil/gas production would be reduced to less than significant.

### **Historical Agricultural Activities**

The Project site has been historically utilized for agricultural purposes. Therefore, a combination of several commonly-used pesticides (e.g., DDD, DDT and DDE), which are now banned, may have been used throughout the Project site (particularly from the 1940s through the 1960s). The historical use of agricultural pesticides may have resulted in pesticide residues of certain persistence in soil at concentrations that are considered to be hazardous based on established federal regulatory levels. The primary concern with historical pesticide residues is human health risk from inadvertent ingestion of contaminated soil, particularly by children. The presence of moderately elevated pesticide residuals in soil presents potential health and marketplace concerns.



As there is a potential for residual contamination to be present in the soils as a result of historical operations at the Project site, development at the Project site could expose construction workers and the public to hazardous materials during site disturbance activities. Future development at the Project site would be required to conduct soil sampling (as determined by a qualified Phase II/site characterization specialist). The sampling, conducted in consultation with the ESFD, would determine if pesticide concentrations exceed established regulatory requirements and would identify further site characterization and remedial activities, if necessary. Should further site characterization/ remedial activities be required, these activities would be required to be conducted per the applicable regulatory agency requirements, as directed by the ESFD. With implementation of Mitigation Measure HAZ-2, impacts pertaining to historical agricultural uses would be reduced to less than significant.

## **CURRENT ACTIVITIES**

### **Existing Hazardous Materials and Waste Storage Facilities**

Raytheon's existing hazardous materials storage facility and RCRA-permitted hazardous waste storage facility are located at the southeast corner of the Project site, where office uses and a parking structure are conceptually proposed; refer to [Exhibit 3-8](#). The Project proposes closure and onsite relocation of the existing hazardous materials storage facility and closure of the existing RCRA-permitted hazardous waste storage facility. Site disturbance, demolition, and/or construction within this area could result in the disturbance of existing hazardous materials associated with structures, soil, and groundwater; refer also to the *Historical Agricultural Activities Section* above and the *Structures* and *Potential Groundwater Contamination Sections* below. Sampling and analysis in accordance with the RFI Work Plan are currently underway to determine whether subsurface release of hazardous materials/waste to the soil/groundwater associated with the existing storage facilities has occurred.<sup>18</sup> The sampling will determine if contaminant concentrations exceed established regulatory requirements and identify further site characterization and remedial activities, if necessary. Should further site characterization/ remedial activities be required, these activities must be conducted per the applicable regulatory agency requirements. Compliance with Mitigation Measure HAZ-3, which requires that an environmental consultant with Phase II/site characterization experience determine whether subsurface release of hazardous materials/waste to the soil/groundwater has occurred and identify further site characterization and remedial activities (if any), and Mitigation Measure HAZ-4, which requires preparation of a Worker Safety Plan, is required. Compliance with Mitigation Measures HAZ-3 and HAZ-4, as well as HAZ-2, would ensure impacts pertaining to closure of the existing hazardous materials and waste storage facilities would be reduced to less than significant.

### **Structures**

Asbestos is a strong, incombustible, and corrosion resistant material, which was used in many commercial products since prior to the 1940s and up until the early 1970s. If inhaled, asbestos fibers can result in serious health problems. The California Division of Occupational Safety and Health (Cal/OSHA) asbestos construction standard (Title 8, California Code of Regulations, § 1259) defines ACM as material containing more than one percent asbestos. Asbestos Containing Construction Material (ACCM) is defined as any manufactured construction material which contains more than one tenth of 1 percent asbestos by weight.

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<sup>18</sup> Written Correspondence: Alkire, Masa, Principal Planner, City of El Segundo, August 1, 2013.



Lead has long been used as a component of paint, primarily as a pigment and for its ability to inhibit and resist corrosion. Over time, as concern over the health effects associated with lead began to grow, health and environmental regulations were enacted to restrict the use of lead in certain products and activities in the U.S. In the last twenty-five years, lead-based paint, leaded gasoline, leaded can solder and lead-containing plumbing materials were among the products that were gradually restricted or phased out of use.

The existing onsite structures were constructed after 1978. Thus, the potential for asbestos-containing materials (ACMs) or lead-based paints (LBPs) is low due to the age of the structures and the time period which ACMs and LBPs were phased out of building materials. However (although unlikely), demolition of onsite structures could expose construction personnel and the public to ACMs or LBPs. Federal and State regulations govern the renovation and demolition of structures where ACMs and LBPs are present. All demolition that could result in the release of ACMs or LBPs must be conducted according to Federal and State standards.

The National Emission Standards for Hazardous Air Pollutants (NESHAP) mandates that building owners conduct an asbestos survey to determine the presence of ACMs before the commencement of any remedial work, including demolition. If ACM is found, abatement of asbestos would be required before any demolition activities. If paint is separated from building materials (chemically or physically) during demolition of the structures, the paint waste would be required to be evaluated independently from the building material by a qualified Environmental Professional, as required by State law. If LBP is found, abatement would be required to be completed by a qualified Lead Specialist before any demolition activities. Compliance with Federal and State laws (including, without limitation, Title 29 of CFR, SCAQMD Rule 1403, and Title 8, California Code of Regulations) would reduce potential impacts involving ACMs and LBPs to less than significant levels.

Other hazardous substances could also be encountered during demolition/renovation activities in association with existing building materials. Existing operations at Raytheon includes the use, handling, and storage of hazardous substances. The use of these materials within on-site structures could have resulted in the contamination of existing drains, flooring, walls, ceiling tiles, etc.,. The potential presence of residual contamination in these building materials associated with on-site structures could present a safety risk to construction workers during building disturbance/demolition activities. Before disturbance/demolition of existing Raytheon structures, a Phase II/site characterization specialist would be required to conduct an inspection to determine whether or not hazardous substances and/or heavy metals are present in onsite building materials (e.g., sinks, drains, piping, walls, ceiling tiles) (HAZ-5). Before disturbance/demolition of onsite buildings, the Phase II/site characterization specialist would also be required to conduct testing of building materials that have the potential to contain hazardous substances (both currently and historically). Should contamination be present in onsite building materials, those materials would be required to be disposed of at an approved landfill facility in accordance with existing Federal and State laws and regulations. Compliance with Mitigation Measure HAZ-5 would reduce potential impacts involving other hazardous substances in building materials to less than significant.

### **Underground Storage Tanks**

Multiple USTs are known to exist onsite. The Project would be required to comply with the HHMD Underground Storage Tank Program (Title 23, California Code of Regulations), including obtaining the appropriate permit(s) for UST removal. When a UST is closed, the owner must submit soil/groundwater testing results to rule out the presence of regulated hazardous



materials with a closure letter. Per existing State law, the Applicant would also be required to confirm that the removed USTs have not contaminated groundwater. If groundwater contamination, as a result of the removed USTs, is present above regulatory thresholds, then the Applicant would be required to remediate the groundwater appropriately, as required by the HHMD. Therefore, with implementation of existing Federal and State laws and regulations, the potential for accidental conditions during construction, as a result of the removal of onsite USTs, would be reduced to less than significant levels.

### **Potential Groundwater Contamination**

Based on the EHMCA, the existing groundwater underlying the Project site has the potential to be contaminated as a result of both onsite and offsite activities. Onsite activities that may have compromised onsite groundwater include, without limitation, past and current spills, USTs, and the onsite wastewater treatment plant. In addition, offsite uses that may have compromised groundwater underlying the Project site include multiple adjoining ASTs and USTs, as well as offsite dry cleaning operations located in proximity to the Project site.

Construction workers could be exposed to hazardous substances during grading/excavation activities, should groundwater be encountered. A Phase II/site characterization specialist would be required to review the Existing Hazardous Materials Conditions Assessment and RFI Work Plan and prepare a Worker Safety Plan to ensure construction worker safety during grading/excavation activities (HAZ-4). Compliance with Mitigation Measure HAZ-4 would reduce potential impacts in this regard to less than significant.

### **Transport of Hazardous Materials**

Excavation/grading activities and/or site disturbance of existing building materials may result in the offsite transport and disposal of hazardous substances, in the event that these substances are encountered. Offsite transport and disposal of hazardous substances would be short-term in nature, only occurring during demolition/renovation or grading/excavation activities, and would be subject to Federal, State, and local health and safety regulations that protect public safety. Handling, transport, and disposal of these substances are regulated by the DTSC, CalEPA, CalOSHA, HCA, and ESFD. The Project construction contractor would also be subject to the requirements of the CalOSHA and HCA governing removal actions. DTSC regulations require specific hazardous materials handling methods, truck haul routes, and schedules to minimize potential exposure during hazardous materials removal actions. With adherence to the requirements of affected regulatory agencies regarding the handling, transport, and disposal of hazardous materials, the Project would not create a significant hazard to the public or the environment. Accordingly, impacts related to the temporary offsite hauling and disposal of hazardous building materials during demolition would be less than significant.

### **Existing Petroleum Pipelines**

Major petroleum pipelines are known to pass through El Segundo. RBF observed petroleum pipeline signage along the western boundary of the Project site during the April 9, 2013 site reconnaissance conducted as part of the EHMCA. Based on the EHMCA, this petroleum pipeline is not anticipated to have resulted in an existing environmental condition at the Project site. However, statistically, the greatest danger to petroleum products pipelines is an accidental dig-in due to road maintenance and utility or traffic signal systems repairs, renovations, and new construction. Project implementation would include construction improvements in close proximity to the identified petroleum pipeline corridor along the western boundary of the Project



site, which could result in the rupture of this pipeline. Protection against dig-ins is provided by Dig Alert (Underground Service Alert of Southern California). In accordance with California Code of Regulations § 4216, before ground disturbance activities, the contractor is required to contact Dig Alert to confirm the location of existing petroleum pipelines. The contractor would be required to coordinate with the owner of the petroleum pipeline(s) to ensure that construction disturbance activities do not result in the rupture of the existing petroleum pipeline(s). With implementation of existing law, potential impacts involving petroleum product pipelines would be reduced to less than significant levels.

## CONCLUSIONS

Site disturbance/demolition activities could expose workers to a variety of potentially hazardous materials. Implementation of Mitigation Measures HAZ-1 through HAZ-5 would reduce potential impacts from site disturbance/demolition activities that would result in accidental conditions at the Project site. If unknown wastes or suspect materials are discovered during construction by the contractor, which he/she believes may involve hazardous wastes/materials, the contractor would be required to comply with Mitigation Measure HAZ-6, which requires the contractors to immediately stop work in the vicinity of the suspected contaminant, removing workers and the public from the area, secure the areas, as directed by the City Engineer and notify the El Segundo Fire Department. With implementation of Mitigation Measures HAZ-1 through HAZ-6 and compliance with applicable Federal, State, and local regulatory requirements, potential impacts through accident conditions involving the release of hazardous materials would be reduced to less than significant levels.

## OTHER CONSTRUCTION RELATED IMPACTS

Other means by which accidental spills could result during construction of future development involve the use of construction equipment that may result in petroleum-based fuel spills. The level of risk associated with this type of spill is not considered significant due to the small volume and low concentration of hazardous materials utilized during construction. The Project contractor would be required to use standard construction controls and safety procedures that would avoid and minimize the potential for accidental release of such substances into the environment in the event of a spill. Standard construction practices would be observed such that any materials released would be appropriately contained and remediated as required by local, State, and Federal law. Impacts in this regard would be less than significant.

### *Mitigation Measures:*

- HAZ-1 Before a Grading Permit is issued, the actual location of onsite oil/gas wells must be verified with the DOGGR. All onsite wells present must be properly plugged and abandoned per current DOGGR, DTSC, and RWQCB requirements. Further, an environmental consultant with Phase II/site characterization experience must verify through soil sampling that no residual contamination has resulted from historic oil/gas production activities onsite.
- HAZ-2 Before a Grading Permit is issued, soil sampling must be conducted within the portions of the Project site that have historically been utilized for agricultural purposes and may contain pesticide residues in the soil, as determined by a qualified Phase II/site characterization specialist. The sampling, conducted in consultation with the El Segundo Fire Department, must determine if pesticide concentrations exceed established regulatory requirements and identify further site characterization



and remedial activities, if necessary. Should further site characterization/remedial activities be required, these activities shall be conducted per the applicable regulatory agency requirements, as directed by the El Segundo Fire Department.

HAZ-3 Before a Grading Permit is issued, an environmental consultant with Phase II/site characterization experience must determine, based on the Current Conditions Report (CCR), RCRA Facility Investigation Work Plan (RFI Work Plan), and sampling and analysis conducted in accordance with the RFI Work Plan, whether subsurface release of hazardous materials/waste to the soil/groundwater associated with the existing storage facilities has occurred. If subsurface release of hazardous materials/waste to the soil/groundwater has occurred, the environmental consultant must determine if contaminant concentrations exceed established regulatory requirements and identify further site characterization and remedial activities, if necessary. Should further site characterization/remedial activities be required, these activities must be conducted per the applicable regulatory agency requirements.

HAZ-4 Before a Grading Permit is issued, an environmental consultant with Phase II/site characterization experience must prepare a Worker Safety Plan to ensure construction worker safety during grading/excavation activities, based on their review the following documents:

- Current Conditions Report (CCR);
- RCRA Facility Investigation Work Plan (RFI Work Plan);
- Findings of the RFI Work Plan's Sampling and Analysis; and
- Existing Hazardous Materials Conditions Assessment.

HAZ-5 An environmental professional with Phase II/site characterization experience must conduct an inspection of existing onsite structures before building renovation/demolition activities. The inspection must determine whether or not testing is required to confirm the presence or absence of hazardous substances in building materials (e.g., sinks, drains, piping, flooring, walls, ceiling tiles). Should testing be required and results determine that hazardous substances are present in onsite building materials, the Phase II/site characterization specialist must determine appropriate prevention/remediation measures that are required and/or the methods for proper disposal of hazardous waste at an approved landfill facility, if required.

HAZ-6 If during construction unknown wastes or suspect materials are discovered by the contractor that are believed to involve hazardous waste or materials, the contractor must comply with the following:

- Immediately cease work in the vicinity of the suspected contaminant, and remove workers and the public from the area;
- Notify the Director of Public Works of the City of El Segundo;
- Secure the area as directed by the Director of Public Works; and
- Notify the El Segundo Fire Department (or other appropriate agency specified by the Director of Public Works). The Fire Department's Environmental Safety



Manager can advise the responsible party of further actions that must be taken, if required.

***Level of Significance:*** Less Than Significant With Mitigation Incorporated.

## OPERATIONS

- **PROJECT OPERATIONS COULD CREATE A SIGNIFICANT HAZARD TO THE PUBLIC OR ENVIRONMENT THROUGH THE HANDLING, STORAGE, AND/OR USE OF HAZARDOUS MATERIALS, AS WELL AS ACCIDENT CONDITIONS INVOLVING THE RELEASE OF HAZARDOUS MATERIALS.**

### ***Impact Analysis:***

#### **Existing Raytheon Operations**

Operations at the existing Raytheon facility located at the central portion of the property are anticipated to continue. The existing business practices, including administration, engineering, laboratories, small machine shops, electronic assembly (soldering), test stations, packaging, and shipping, would continue. Therefore, Raytheon's current operations would continue to involve both hazardous materials storage and hazardous waste generation.

Raytheon's existing hazardous materials storage facility and RCRA-permitted hazardous waste storage facility are located at the southeast corner of the Project site. According to [Exhibit 3-8](#), office uses and a parking structure are conceptually proposed at this location. Therefore, the Project proposes closure and onsite relocation of the existing hazardous materials storage facility and closure of the existing RCRA-permitted hazardous waste storage facility. Sampling and analysis in accordance with an approved RCRA Facility Investigation is currently underway to determine whether subsurface release has occurred. With DTSC approved clean closure of this area, future development would not be precluded. Refer to the *Construction-Related Accidental Release of Hazardous Materials* Section above for a discussion of potential construction-related impacts and mitigation associated with closure of these facilities.

The existing hazardous materials storage facility would be relocated to Raytheon's existing operations area in the central portion of the property. The hazardous materials used in current operations would be stored at the relocated facility, which would continue operations under the regulatory oversight of the DTSC. With continued compliance with existing Federal, State, and local laws and regulations, impacts in this regard would be less than significant.

The existing RCRA-permitted hazardous waste storage facility would close. Hazardous wastes generated by Raytheon's existing onsite operations (i.e., cleaning and degreasing, laboratory, metal finishing, and painting) would continue to be temporarily accumulated in bags or small containers (e.g., safety cans) at designated indoor hazardous waste accumulation areas. The Campus would continue to utilize organized house-keeping practices (i.e., proper labeling procedures and storage in secondary containment) within these areas. The hazardous waste would be accumulated, then transported to an offsite RCRA-permitted hazardous waste storage facility. Hazardous wastes generated by Raytheon's existing offsite operations within a 160-mile radius would also be transported to an offsite RCRA-permitted hazardous waste storage facility.



## Future Uses

Future development at the Project site is anticipated to consist of office, warehouse, light industrial, and commercial uses. It is anticipated that hazardous materials would be routinely used, stored, and/or handled onsite during operations associated with the future uses. The primary land uses that could involve hazardous waste accumulation and storage are light industrial and commercial uses. All hazardous materials or chemicals used by onsite businesses would have to be filed on record with the ESFD (the designated CUPA) and would be routinely inspected to ensure that these materials are being stored, handled, and used in accordance with all applicable Federal, State, and local standards and regulations to reduce the potential for a hazardous materials incident. Transportation of all hazardous materials onsite and to/from the site would also adhere to all applicable Caltrans protocols. Additionally, facilities containing hazardous materials for transport, storage, or use would comply with all City, County, OSHA, Cal EPA, and U.S. EPA requirements.

Future development onsite would incorporate numerous leak and spill containment measures to minimize the risk of upset to both onsite employees and surrounding uses, as required by existing CUPA regulations. A typical design measure to minimize potential upset conditions involves storage of hazardous materials in containment structures with a 110-percent spill containment capability. These containment structures would be separated or divided from other chemicals to prevent mixing in the case of accidental spillage. All storage tanks would be constructed of appropriate, non-reactive materials, compatible with the recommendations of the supplier of the hazardous material.

The facility operator would develop hazardous waste management and safety plans in accordance with City, County, OSHA, and U.S. EPA requirements. In accordance with OSHA regulation 29 CFR 1910.119, operation of future development would require the preparation of a Process Safety Management Program (PSM), which is designed to prevent or minimize the consequences of catastrophic releases of toxic, reactive, flammable, or explosive chemicals. This PSM would provide the following preventative components:

- Employee participation plan;
- Process safety information;
- Process hazard analysis;
- Written operating procedures;
- Employee training requirements and written training programs;
- Inspection and maintenance program to document mechanical integrity;
- Preventative maintenance program;
- Contractor training requirements;
- Hot work cutting and welding permit procedures;
- Pre-startup safety review and management of change procedures;
- Compliance audit procedures;
- External emergency/non-emergency notification;
- Facilities training requirements; and
- Reportable quantities of onsite chemicals.

Any development requiring storage of hazardous materials within the Project site must also be in compliance with EPA Risk Management Planning (RMP) Rule 40 CFR 68, which would require the plant operator to register the facility with the EPA before onsite storage of hazardous chemicals.



The future development may also require the transport of hazardous materials via truck and potentially by train. The transport of hazardous materials by truck and train are strictly controlled by State and Federal regulations. Hazardous materials transport would comply with all Caltrans (for truck transport) and Federal Railroad Administration (for rail transport) requirements to minimize potential spills and/or mishandling of hazardous materials.

The potential exists for hazardous materials to be accidentally released during operations. However, as previously noted, companies that store, handle, or transport hazardous materials would be required to procure business plans and adhere to strict procedures enforced by agencies with jurisdiction over businesses or areas that routinely use or handle hazardous materials. During operations, it is anticipated that strict standards implemented by the EPA, DTSC, and ESFD would be implemented. With the adherence to all required Federal, State, and local standards discussed above, a less than significant impact would result in this regard.

### **Vapor Intrusion**

The intrusion of subsurface vapors into buildings is one of many exposure pathways that must be considered in assessing the risk posed by releases of hazardous chemicals into the environment. Based on the moderate potential for contaminated groundwater underlying the Project site, vapor intrusion into proposed structures as a result of these contamination plumes could occur.

With implementation of Mitigation Measure HAZ-5, a qualified site characterization specialist would be required to conduct updated site characterization at the Project site before issuance of any Building Permits, in consultation with the ESFD, with regard to onsite contaminated soils and groundwater. Upon completion of site characterization activities, remedial activities, if necessary, would be recommended in consultation with ESFD and/or other applicable agencies. Also, before the City issued any building permit, vapor intrusion investigations would be required to be conducted by a qualified Environmental Professional, in consultation with the ESFD (Mitigation Measure HAZ-7). Should the Environmental Professional determine that proposed buildings could be impacted by vapor intrusion, the Environmental Professional, in consultation with ESFD, would recommend specific design measures to be incorporated into the buildings' design that would reduce these indoor air quality concentrations to below regulatory thresholds, as directed by ESFD. With implementation of Mitigation Measures HAZ-5 and HAZ-7, impacts to persons at the Project site as a result of vapor intrusion would be reduced to less than significant.

### ***Mitigation Measures:***

HAZ-7 Before any Building Permit is issued, vapor intrusion investigations must be conducted by a qualified Environmental Professional, in consultation with the El Segundo Fire Department. Should the Environmental Professional determine that proposed buildings could be impacted by vapor intrusion, the Environmental Professional, in consultation with the El Segundo Fire Department, must recommend that specific measures be incorporated into the buildings' design that would reduce these indoor air quality concentrations to below regulatory thresholds, as directed by the El Segundo Fire Department.

***Level of Significance:*** Less Than Significant With Mitigation Incorporated.



## EMISSIONS NEAR SCHOOL FACILITIES

- **FUTURE USES ASSOCIATED WITH THE PROJECT COULD RESULT IN THE HAZARDOUS EMISSIONS OR HANDLING OF HAZARDOUS OR ACUTELY HAZARDOUS MATERIALS, SUBSTANCES, OR WASTE WITHIN ONE-QUARTER MILE OF AN EXISTING SCHOOL.**

**Impact Analysis:** Existing schools located within one-quarter mile of the Project site include: Beach Babies LLC (located 750 feet east and 1,385 feet north of the Project site) and Wondertree Kids (located 1,065 feet south of the Project site). The Project involves the development of light industrial and commercial uses on the property, which could result in hazardous emissions or handle hazardous or acutely hazardous materials, substances, or wastes. Therefore, Project implementation could expose the school to greater risk of exposure to hazardous materials, wastes, or emissions. However, buffers in the form of roadways and intervening structures would separate the proposed light industrial and commercial uses from the existing school. While the risk of exposure to hazardous materials cannot be entirely eliminated, these buffers would maintain risk to acceptable levels. Further, the hazardous substances that may be handled, used, and/or storage at the Project site would be similar to other uses in the Project vicinity. Compliance with measures established by Federal, State, and local regulatory agencies is considered adequate to offset the negative effects related to the use, handling, and/or storage of hazardous materials associated with future development onsite. A less than significant impact would occur in this regard following compliance with applicable Federal, State, and local regulations.

**Mitigation Measures:** No mitigation is required.

**Level of Significance:** Less Than Significant Impact.

## HAZARDOUS MATERIALS SITES

- **THE ANTICIPATED DEVELOPMENT COULD BE LOCATED ON A HAZARDOUS MATERIALS SITE PER SECTION 65962.5 AND COULD CREATE A SIGNIFICANT HAZARD TO THE PUBLIC OR THE ENVIRONMENT.**

**Impact Analysis:** Government Code § 65962.5 requires the DTSC and SWRCB to compile and update a regulatory sites listing (per the criteria of the Section). The State Department of Health Services is also required to compile and update, as appropriate, a list of all public drinking water wells that contain detectable levels of organic contaminants and that are subject to water analysis pursuant to Health and Safety Code § 116395. Government Code § 65962.5 requires the local enforcement agency, as designated pursuant to California Code of Regulations Title 14, § 18051, to compile, as appropriate, a list of all solid waste disposal facilities from which there is a known migration of hazardous waste. The Project site is listed in the GeoTracker database (maintained by the SWRCB) pursuant to Government Code § 65962.5. The Project site is reported as a LUST cleanup site. The LUST case originated due to the contamination of solvents to the soil. The case status is reported to be case closed as of July 22, 1996. Due to the closed status of this regulatory property, it is not anticipated that an environmental condition exists at the Project site as a result of this former LUST. As this regulatory case was closed per the SWRCB, impacts would be less than significant in this regard. Further, as concluded in the construction related and operational sections above,



potential impacts as a result of existing and past operations at the Project site would be mitigated to less than significant.

**Mitigation Measures:** No mitigation is required.

**Level of Significance:** Less Than Significant Impact.

## **INTERFERENCE WITH AN ADOPTED EMERGENCY RESPONSE OR EVACUATION PLAN**

### **● PROJECT OPERATIONS COULD CREATE A SIGNIFICANT HAZARD TO THE PUBLIC OR ENVIRONMENT THROUGH INTERFERENCE WITH AN ADOPTED EMERGENCY RESPONSE OR EVACUATION PLAN.**

**Impact Analysis:** The General Plan Public Safety Element states that it is the City's goal to periodically review and reevaluate the City's Emergency Operation's Plan, to ensure adequate evacuation routes and street widths, emergency services, equipment, shelters, and all other major needs that could arise in the event of a disaster. The General Plan does not identify primary evacuation routes within the City; however, East El Segundo Boulevard and Sepulveda Boulevard are major arterial streets and would be used by persons evacuating the Project site in the event of an emergency. Project implementation could affect access along El Segundo Boulevard during construction of the proposed roadway improvements (which could temporarily block emergency access and/or evacuation routes). Any such impacts would be limited to the construction period and would only affect El Segundo Boulevard in the Project vicinity, and as such, would be unlikely to interfere with emergency response vehicles (e.g., fire, police, or ambulance). Also, the Project must adhere to HAZ-8, which requires future development to notify the El Segundo Fire, Police, Public Works and Planning and Building Safety Departments of construction activities that would impede movement (such as road or lane closures) along roadways immediately adjacent to the development area, to allow for uninterrupted emergency access and maintenance of evacuation routes. Given that access would be impeded only temporarily, and since only partial roadway closure would occur, with implementation of recommended Mitigation Measure HAZ-8, the Project would not interfere with an adopted emergency response or evacuation plan. Impacts in this regard would be reduced to less than significant. Further, the City has an adopted Multi-Hazard Mitigation Plan, which identifies activities that would assist the City in reducing risk and preventing loss from future hazard events, including those involving evacuation. Pursuant to the City's Multi-Hazard Mitigation Plan (Table 1), the City implements the following evacuation-related mitigation actions on an ongoing basis:

- **MH-71:** Vehicle access routes to key health care facilities will be protected from blockage as a result of a disaster.
- **MH-78:** Coordinate the maintenance of emergency transportation routes through communication among the county roads department, neighboring jurisdictions, and CalTrans.
- **MH-79:** Identify and provide signage for evacuation routes.



The City's continued compliance with their Multi-Hazard Mitigation Plan would further minimize impacts resulting from the Project's potential interference with an adopted emergency response or evacuation plan.

***Mitigation Measures:***

HAZ-8 At least three business days before any lane closure, the construction contractor must notify the El Segundo Fire Department, El Segundo Police Department, El Segundo Public Works Department, and the El Segundo Planning and Building Safety Department of construction activities that would impede movement (such as road or lane closures) along roadways immediately adjacent to the development area, to allow for uninterrupted emergency access and maintenance of evacuation routes.

***Level of Significance:*** Less Than Significant Impact.

## 5.7.5 CUMULATIVE IMPACTS

- **THE PROJECT, COMBINED WITH OTHER CUMULATIVE DEVELOPMENT, COULD INCREASE THE EXPOSURE OF HAZARDOUS SUBSTANCES TO THE PUBLIC OR THE ENVIRONMENT.**

***Impact Analysis:*** As concluded above, the Project's potential impacts through accident conditions involving the release of hazardous materials would be reduced to less than significant levels, with implementation of the recommended mitigation and compliance with applicable regulatory requirements. Therefore, the Project's incremental effects involving historical oil/gas production and agriculture activities, existing hazardous materials facilities, LBPs and ACMs in structures, USTs, contaminated groundwater, and pipelines are not cumulatively considerable.

Cumulative projects involve existing industrial sites and uses (i.e., NRG Power Plant, Aerospace Corporation, Aviation Station, Chevron, Boeing Expansion Project, and LAX SPAS projects). Site disturbance, demolition/renovation, and/or construction associated with cumulative projects could require the offsite transport and disposal of hazardous substances, in the event they are encountered at the respective sites. As discussed above, the Project could similarly require the offsite transport and disposal of hazardous substances. Therefore, the Project's potential incremental effects involving the transport of hazardous materials during construction are cumulatively considerable. However, handling, transport, and disposal of these materials are regulated by the DTSC, CalEPA, CalOSHA, HCA, and El Segundo Fire Department. The construction contractor, on a project-by-project basis, would be subject to the requirements of the DTSC governing removal actions. DTSC regulations require specific hazardous materials handling methods, truck haul routes, and schedules to minimize potential exposure during hazardous materials removal actions. To reduce the likelihood and severity of accidents during transit, compliance with all applicable Federal and State laws related to the transportation of hazardous materials would be required. Therefore, the combined cumulative impacts due to transportation of hazardous materials associated with the Project's incremental effects and those of the cumulative projects would be less than significant.



As concluded above, the potential exists for hazardous materials to be accidentally released during Project operations. However, the future onsite uses would be subject to compliance with strict EPA, DTSC, and ESFD standards, which would reduce the Project's potential impacts involving the accidental release of hazardous materials to less than significant. Therefore, the Project's incremental effects involving accidental release of hazardous materials are not cumulatively considerable. Further, cumulative projects storing hazardous materials would similarly be subject to compliance with the established regulatory framework. Cumulative impacts would be less than significant in this regard.

**Mitigation Measures:** No mitigation is required.

**Level of Significance:** Less Than Significant Impact.

## 5.7.6 SIGNIFICANT UNAVOIDABLE IMPACTS

No significant impacts related to hazards and hazardous materials have been identified following implementation of recommended Mitigation Measures HAZ-1 through HAZ-8 and compliance with the applicable Federal, State, and local regulatory requirements.

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