

CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF DETERMINATION

To: Office of Planning and Research
State Clearinghouse
P.O. Box 3044, 1400 Tenth Street, Room 212
Sacramento, CA 95812-3044

From: Department of Toxic Substances Control
Site Mitigation and Restoration Program
5796 Corporate Avenue
Cypress, CA 90630

Subject: FILING OF NOTICE OF DETERMINATION IN COMPLIANCE WITH SECTION 21108 OF THE PUBLIC RESOURCES CODE

Project Title: Soil Removal and Consolidation Plan, 2000 East El Segundo Boulevard

State Clearinghouse Number: 2012101081

Project Location: 2000 East El Segundo Boulevard, El Segundo, California 90245

County: Los Angeles

Project Applicant: CDC Mar East Campus 1 LLC

Project Description: The Project activities involve excavation of approximately 45,000 CY to 60,000 cubic yards of arsenic-impacted soils. Project activities are detailed in the Soil Removal and Consolidation Plan (Plan) for the impacted soils. The Plan includes a detailed engineering plan for conducting the removal action, a description of the on-site contamination, and the goals to be achieved by the removal action.

Background: The Project site is part of the planned redevelopment at 14.3 acres of land, consisting of all or portions of eight parcels, located south of El Segundo Boulevard and west of Coral Circle in El Segundo. Raytheon currently operates administration, engineering services, laboratories, and assembly of electronics at the Project site. From the early 1980s to the early 1990s, Hughes Aircraft Company (later Raytheon), manufactured electronic and optical devices at the site. Raytheon's facility was originally granted a five-year Hazardous Waste Facility Permit (Permit) in June 1985 by the California Department of Health Services (now the Department of Toxic Substances Control or DTSC) for storing hazardous wastes at the Hazardous Waste Management Units (HWMUs). That permit was subsequently renewed multiple times and expired in October of 2017. Raytheon implemented the DTSC closure plan activities in 2019 and submitted a Closure Certification Report to DTSC on December 20, 2019. The final Notice of Decision for Corrective Action Completion was granted by DTSC on October 28, 2020, with an associated land use covenant (LUC) that limited the future use of Parcels 7 and 8 to commercial/industrial use and required a Soil Management Plan for any future redevelopment.

Project Activities: Recent investigations revealed arsenic is present in soil at several locations in Parcels 7 and 8 at concentrations that exceed the DTSC background concentration for Southern California of 12 milligrams per kilogram (mg/kg). These locations will be excavated in a manner that will result in the final developed site being completely covered by a site-wide cap containing a minimum of 5 feet of soil that has been tested to demonstrate that it does not contain arsenic at concentrations above 12 mg/kg and that it meets other human health risk criteria. An evaluation will be conducted to determine whether the impacted soil can be appropriately managed on-site and relocated to an on-site, pre-approved subsurface containment area. The relocated soil within the containment area will be capped by a 5-foot-thick layer of compliant soil and covered with a layer of base and asphalt for use as a parking lot. If it is determined that the impacted soil cannot be placed in the containment area (contains arsenic at concentrations more than 12 mg/kg), it will be properly categorized and disposed of off-site.

In addition, volatile organic compounds (VOCs) (i.e., tetrachloroethene (PCE), trichloroethene (TCE)), have been observed in soil gas at various locations at the site at concentrations that exceed conservative screening levels for potential indoor air intrusion based on a commercial/industrial land use. The effects of VOCs in soil gas on indoor air in future buildings will be mitigated through the installation of a vapor barrier system to be placed under any future planned buildings with enclosed space designed for human occupancy. Groundwater at depths of approximately 75 to 90 feet below ground surface (bgs) is contaminated with PCE and TCE. However, groundwater has not been and will not be utilized at the Project site and does not represent a risk of exposure.

The recommended remedial excavation activities combine excavation with off-site disposal of the impacted soil. The activities that would be conducted to implement the removal action include:

- Excavating approximately 45,000 to 60,000 cubic yards (cy) of arsenic-impacted soil from identified locations at depths up to 10 feet bgs;
- Conducting confirmation soil sampling to verify the efficacy of the remedial excavation activities and to verify that soils left in place comply with the conditions necessary for safe redevelopment;
- Implementing visual and olfactory monitoring;
- Monitoring ambient particulate matter (PM₁₀) on the site;
- Implementing dust control measures, as needed;
- Providing field-based notifications to the South Coast Air Quality Management District (SCAQMD), as required;

- Providing field-based notifications to the Los Angeles Department of Public Health (LADPH), as required;
- Providing field-based notifications to the California Geologic Energy Managements Division (CalGEM) and the City of El Segundo, as required;
- Providing field-based notifications to the State Water Resources Control Board, as required;
- Transporting the stockpiled soil to an appropriately licensed facility; and
- Importing clean certified fill for use as backfill in the excavation.

As mentioned previously, it is estimated that the remedial activities will include excavation of approximately 45,000 to 60,000 cy of impacted soil. Overall redevelopment of the El Segundo South Campus will require approximately 108,800 cy of soil to be exported and another 51,100 cy of fill imported to the site. The excavated contaminated soil is considered a part of the anticipated earthwork for the overall redevelopment activities and, therefore, will not substantially increase the amount of soil to be exported. After soil testing is complete, an appropriate permitted landfill will be selected based on the results of the testing. If the soil is determined to be non-hazardous waste, it will likely be disposed of at the Recology's Hay Road Landfill facility, 6427 Hay Road, Vacaville, California. If the soil is determined to be non-RCRA hazardous waste or hazardous waste, it will likely be disposed of at the Chemical Waste Management Disposal Site, 35251 Old Skyline Road, Kettleman City, California. After the disposal facility is determined, the soil will be loaded into end-dump trailers/trucks that will be covered with tarps prior to leaving the site for the disposal facility.

DTSC utilized information and analysis in the Ch El Segundo South Campus Specific Plan Final Environmental Impact Report (EIR) to support a final determination about the type of environmental document required to be prepared for the Soil Removal and Consolidation Plan, 2000 East El Segundo Boulevard, as provided by Sections 15162, 15163, and 15164 of the CEQA Guidelines. As Responsible Agency under the California Environmental Quality Act (CEQA), DTSC approved the above-described project on May 20, 2022 and has made the following determinations:

1. The project will not have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of project approval.
4. A Statement of Overriding Considerations was adopted for this project.
5. Findings were made pursuant to the provisions of CEQA.

The administrative record for this project is available to the public by appointment at the following location:

Department of Toxic Substances Control
9211 Oakdale Avenue
Chatsworth, CA 91311
(818) 717-6500 (call for an appointment)

Additional project information is available on EnviroStor:
www.envirostor.dtsc.ca.gov/public/profile_report?global_id=80001335

| Contact Person | Contact Title | Phone Number |
|---------------------|-------------------------|----------------|
| Viktoriya Anashkina | Environmental Scientist | (818) 717-6549 |

Approver's Signature:



Date:

May 20, 2022

| Approver's Name | Approver's Title | Approver's Phone Number |
|-----------------|------------------|--|
| Javier Hinojosa | Branch Chief | Click or tap here to enter text. |

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Date Received for Filing and Posting at OPR: