

# **Final Environmental Impact Report**

**State Clearinghouse #: 2014101060**

## **Remedial Action Plan for Laborde Canyon**

**Lockheed Propulsion Company, Beaumont Site No. 2  
Beaumont, California**



**California Department of Toxic Substances Control**

**Brownfields and Environmental Restoration Program**

**5796 Corporate Avenue  
Cypress, California 90630  
August 2016**

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## **REMEDIAL ACTION PLAN FOR LABORDE CANYON LOCKHEED MARTIN BEAUMONT SITE 2**

### **BEAUMONT, CALIFORNIA**

California Department of Toxic Substances Control  
Brownfields and Environmental Restoration Program  
5796 Corporate Avenue  
Cypress, California 90630

August 2016

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## ACRONYMS AND ABBREVIATIONS

BACT	Best Available Control Technology
BMP	best management practices
Caltrans	California Department of Transportation
CARB	California Air Resources Board
CCR	California Code of Regulations
CDFW	California Department of Fish and Wildlife
CDHS	California Department of Health Services
CEQA	California Environmental Quality Act
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act of 1980
CFR	Code of Federal Regulations
COC	chemical of concern
CY	cubic yards
DTSC	California Environmental Protection Agency, Department of Toxic Substances Control
EIR	Environmental Impact Report
FESA	Federal Endangered Species Act
GHG	greenhouse gas
HAZWOPER	Hazardous Waste Operations and Emergency Response
HHERA	Human Health and Ecological Risk Assessment
IC	Institutional Control
IS	Initial Study
Lockheed Martin	Lockheed Martin Corporation
LPC	Lockheed Propulsion Company
LUC	land-use covenant
MCL	maximum contaminant level
MEC	munitions and explosives of concern
MMRP	Mitigation Monitoring and Reporting Program
MSHCP	Western Riverside County Multiple Species Habitat Conservation Plan
NCP	National Oil and Hazardous Substances Pollution Contingency Plan
NOP	Notice of Preparation
NPDES	National Pollutant Discharge Elimination System
OM&M	operations, maintenance, and monitoring
OSHA	Occupational Safety and Health Administration
PCB	polychlorinated biphenyl
PDF	Project Design Feature
PRC	Public Resources Code
RAP	Remedial Action Plan
RCA	Regional Conservation Authority, Western Riverside County
RDX	1,4-dioxane, hexahydro-1,3,5-trinitro-1,3,5-triazine
RWQCB	Regional Water Quality Control Board
SCAQMD	South Coast Air Quality Management District
Site	Laborde Canyon (Lockheed Martin Beaumont Site 2)
SKR	Stephens' kangaroo rat
SWPPP	Storm Water Pollution Prevention Plan
SWRCB	State Water Resources Control Board
Tetra Tech	Tetra Tech, Inc.
USEPA	United States Environmental Protection Agency
USFWS	United States Fish and Wildlife Service
VOC	volatile organic compound
WQMP	Water Quality Management Plan

# Chapter 1 INTRODUCTION

## 1.1 PURPOSE AND CONTENT OF THE FINAL EIR

The California Department of Toxic Substances Control (DTSC), as the Lead Agency under the California Environmental Quality Act (CEQA), has prepared this Final Environmental Impact Report (Final EIR) for the Remedial Action Plan (RAP) (also referred to as the Proposed Project) for the Laborde Canyon Lockheed Martin Beaumont Site 2 (Site). This document, in conjunction with the Draft EIR, collectively comprise the Final EIR.

As described in Sections 15089, 15090 and 15132 of the CEQA Guidelines, the Lead Agency must prepare and consider the information contained in a Final EIR before approving a project. Pursuant to CEQA Guidelines Section 15132, a Final EIR consists of:

- The Draft EIR or a revision of the Draft;
- Comments and recommendations received on the Draft EIR;
- A list of persons, organizations, and public agencies commenting on the Draft EIR;
- The responses of the Lead Agency to significant environmental points raised in the review and consultation process; and
- Any other information added by the Lead Agency.

In addition, this Final EIR includes: an overview of the purpose and content of the EIR being prepared for the proposed RAP; a summary of the Proposed Project as described in the RAP and Draft EIR; a description of the EIR process conducted for the Proposed Project; a summary of significant and unavoidable environmental impacts evaluated in the Draft EIR; and a description of the contents and organization of the Draft EIR and Final EIR.

Accordingly, this Final EIR is comprised of two components:

- Draft EIR and Technical Appendices, dated December 2015
- Final EIR, which includes responses to public comments on the Draft EIR

The Draft EIR has referenced technical studies, analyses, and reports. Information from the referenced documents has been briefly summarized in the appropriate section(s) of the Draft EIR. All documents referenced in the Draft EIR are hereby incorporated by reference and are available for public inspection and

review upon request to DTSC. A summary list of the contents of the Draft EIR is provided at the end of this chapter.

This Final EIR comprises the final component of the CEQA environmental review process for the proposed RAP at the Laborde Canyon Site. The Final EIR, together with the Draft EIR published in December 2015, address the potential environmental impacts of the Project pursuant to CEQA, Public Resources Code Section 21000 et seq., and the CEQA Guidelines, Title 14 of the Code of California Regulation (CCR), Section 15000 et seq.

The purpose of the EIR is to inform decision-makers and the general public of the potential environmental impacts resulting from the Proposed Project. DTSC has the principal responsibility for approving the Project and, as the Lead Agency, is responsible for the preparation and distribution of this Final EIR pursuant to CEQA Statute Section 21067. The EIR will be used in connection with all other permits and all other approvals necessary for the implementation of the Project. The EIR will be used by DTSC and other responsible public agencies that must approve activities undertaken with respect to the Project.

## **1.2 PROJECT SUMMARY**

### **1.2.1 Site Location and History**

Laborde Canyon (the Site) consists of 2,668 acres of land in unincorporated Riverside County, California. The Site is located approximately one mile south of State Route 60 (SR-60), with the address 36251 Highway 60, Beaumont, California, 92223. Access to the Site is via an unnamed private road, which is accessed immediately south of the intersection of Jack Rabbit Trail and SR-60. The Site is located within the San Timoteo Badlands, an area of badlands topography characterized by steep slopes, sparse vegetation, and complex drainage patterns developed primarily in sedimentary rocks of the San Timoteo formation. The principal feature of the Site is Laborde Canyon, a major north-south oriented canyon that extends from a drainage divide roughly 2,000 feet south of Highway 60 to the San Jacinto Valley, a distance of approximately 4.5 miles.

#### **Early Site Uses**

Prior to 1958, the parcels that comprise the Site were owned by individuals and the United States government, and were vacant or used for agricultural purposes. From 1958 to 1974, the property was used by Grand Central Rocket Company and Lockheed Propulsion Company for small rocket motor assembly, rocket motor testing operations, propellant burning, and minor disposal of generally non-hazardous waste such as scrap metal, paper, wood, and concrete. Ogden Technology Laboratories, Inc. leased portions of the property in the 1970s. According to interviews with Lockheed Propulsion Company personnel familiar

with the property, a portion of the property was also used by General Dynamics for testing remote sensing devices in the late 1980s.

Activities associated with rocket motor testing, assembly, or propellant burning were conducted at the following five areas at the Site:

- Historical Operational Area J—Final Assembly
- Historical Operational Area K—Test Bays and Miscellaneous Facilities
- Historical Operational Area L—Propellant Burn Area
- Historical Operational Area M—Garbage Disposal Area
- Waste Discharge Area

### **Prior Site Investigations and Removal Actions**

Past operations at the Site resulted in releases of hazardous substances to soil and/or groundwater. The hazardous substances released include perchlorate, volatile organic compounds, 1,4-dioxane, hexahydro-1,3,5-trinitro-1,3,5-triazine (RDX), and metals. Consent Order 88/89-034 (issued by DTSC's predecessor, the California Department of Health Services, Toxic Substances Control in 1989 and amended by DTSC in 1991) requires Lockheed Martin to clean up contamination at the Site related to past testing activities.

Lockheed Martin conducted numerous environmental investigations and studies at the Site between 1986 and 2014. The primary purpose of these investigations was to understand the Site geology and hydrogeology; and to characterize contaminants in soil, surface water, and groundwater.

Two cleanup actions have been performed at the Site. A polychlorinated biphenyl (PCB) spill cleanup was conducted in 1984. In which approximately 320 square feet of contaminated asphalt and 170 cubic feet of sand and gravel were subsequently removed and disposed at a Class I (hazardous waste) landfill. All remaining transformers were removed from the Site in August 1984. A second removal action, including characterization and excavation, was conducted in the Area M Garbage Disposal Area in 1993 in which approximately 816 tons of debris were excavated and disposed off-site. The excavation was backfilled with soil borrowed from the immediate area. These removal actions significantly reduced risks to human health and ecological receptors.

In response to site characterization and cleanup activities performed from 1990 to 1993, DTSC issued a *Report of Completion of Removal Action, Beaumont, California, Lockheed Beaumont No. 2* dated April 30, 1993, stating that no further action was necessary. Four groundwater monitoring wells were destroyed in 1995, and no further work was performed at the Site until 2003 when the Site was subsequently reopened for investigation of perchlorate and 1,4-dioxane.

In response to a DTSC request for assessment of emerging compounds, a groundwater sample was collected from a former production well in January 2003. Volatile organic compounds and 1,4-dioxane were not detected in the groundwater sample, but perchlorate was detected at a concentration of 4,080 micrograms per liter ( $\mu\text{g/L}$ ), which exceeded the State of California action level of 4  $\mu\text{g/L}$ . (The current maximum contaminant level [MCL] of 6  $\mu\text{g/L}$  was established in 2007.) Based upon this detection of perchlorate in groundwater, DTSC requested further assessment of the Site. The findings of the assessments are presented in the RAP.

### **Current Site Activities**

Except for the activities of outside parties which leased portions of the Site, the Site has been vacant since Lockheed Propulsion Company (LPC) closed down their operations in 1974. The Site is currently inactive except for ongoing investigation and maintenance activities. Infrastructure at the Site includes, but is not limited to, an abandoned bunker; paved and unpaved roads; concrete foundations and asphalt pads related to removed structures; inactive/disabled rocket motor test bays; and revetments. The Site does not currently have electrical service, potable water, or waste water infrastructure. The Site is currently inactive except for the performance of various environmental monitoring activities, site maintenance activities, wildlife studies, and unauthorized recreational use of the property, primarily by off-road vehicles.

### **Chemicals of Concern**

As a result of the activities described above and the series of ongoing investigations and remedial actions at the Site, a number of chemicals of concern (COC) have been identified that require remediation. In soil, the COCs are perchlorate, cadmium, and lead, and in groundwater the COCs are perchlorate and 1,4-dioxane. COCs are chemicals which have a significant potential to contribute to or cause adverse public health or environmental impacts, or which exceed regulatory standards for those chemicals.

A Human Health and Ecological Risk Assessment (HHERA) was conducted to evaluate the potential effects of contamination identified at the Site. The HHERA identified potential human health risks due to exposure to a small area of cadmium- and lead-impacted shallow (less than five feet deep) soil at the Waste Discharge Area. Potential ecological risks were identified in two areas: at Southern Test Bay Canyon (Operational Area K), where there is potential exposure to perchlorate in shallow soil; and at the Waste Discharge Area, where there is potential exposure to lead in shallow soil. Human health risks were also identified from potential consumption of groundwater, both on-site and potentially in the off-site area immediately downgradient of the Site boundary. The primary chemicals of concern in groundwater are perchlorate and 1,4-dioxane.

### 1.2.2 Purpose of the RAP

The proposed clean-up plan for the Site is presented in the Draft RAP (Tetra Tech, 2015). The RAP summarizes the environmental conditions at the Site and uses technical data to explain the selection of the remedial actions that will meet the objectives of protecting public health and the environment. In addition, the RAP presents the preliminary remedial design, as well as regulatory, operational, and other requirements of the selected remedies. The RAP fulfills a requirement of the Consent Order issued to Lockheed Aircraft Corporation in June 1989 (CDHS, 1989) by the California Department of Health Services, Toxic Substances Control (currently referred to as the Department of Toxic Substances Control, in the California Environmental Protection Agency/DTSC), lead agency for this Project. The Consent Order requires Lockheed Martin Corporation (Lockheed Martin) to investigate and appropriately remediate any releases or threatened releases of hazardous substances to the air, soil, surface water, and groundwater at or from the Site. The RAP serves as the Proposed Project for this EIR.

### 1.2.3 Remediation Activities Included in the Proposed Project

The proposed remedial actions presented in the Draft RAP and evaluated in the Draft EIR as the Proposed Project include the following:

1. Southern Test Bay Canyon Soil Excavation and *Ex Situ* Treatment - Excavation and treatment of approximately 1,500 cubic yards (CY) of perchlorate-impacted shallow soil in Southern Test Bay Canyon. The soil would be excavated to a depth of about four feet. Soil sampling would also be conducted along the perimeter of the excavation to confirm that perchlorate concentrations in the soil left in place are acceptable. The excavated soil would be biologically treated in an on-site treatment area to reduce perchlorate concentrations to acceptable levels, and then reused to backfill the excavation. Any remaining treated soil would be placed and compacted within Southern Test Bay Canyon.
2. Waste Discharge Area Soil Excavation and Off-Site Disposal - Excavation and off-site disposal of approximately 60 CY of shallow soil in the Waste Discharge Area with metals concentrations exceeding remedial goals. The soil would be excavated to a depth of about four feet. The excavation would be backfilled with clean imported soils or clean soils obtained from an on-site borrow area, and compacted.
3. Southern Site Boundary Groundwater Treatment System (Biobarrier) - Construction of an *in situ* biological treatment system (biobarrier) would consist of a trench approximately 4 feet wide and 30 feet deep, extending approximately 300 feet across Laborde Canyon. The trench would be backfilled with suitable fill and carbon substrate. Displaced soil from the excavation would be placed and compacted on the Site. Alternatively, a line of closely-spaced wells for injecting a suitable carbon substrate could be installed. This action includes a contingency measure to switch from *in situ* biotreatment to groundwater extraction, *ex situ* treatment for perchlorate and 1,4-dioxane-impacted groundwater, and injection or infiltration of the treated groundwater, if 1,4-dioxane concentrations eventually exceed remediation goals. Groundwater remediation would include long-term operations, maintenance, and monitoring (OM&M).
4. Waste Discharge Area Chemical Oxidation Pilot Test and Possible Full-Scale Groundwater Treatment - Conducting a pilot test and, if successful, installing a full-scale *in situ* chemical oxidation system to treat 1,4-dioxane in groundwater in the Waste Discharge Area. These actions would also include long-term OM&M.

5. Implementation of Institutional Controls – Implementation of the following site-wide institutional controls including: (1) enforcement of existing land-use covenants (LUCs) to restrict future activities at the property to those that would not pose an adverse risk or adversely affect ongoing long-term remedial operations or monitoring; (2) fencing and signage to isolate restricted areas from public access; (3) periodic inspections of areas with residual contamination to verify conditions; and (4) other administrative controls.

A detailed description of the proposed remediation plan in the RAP is provided in Chapter 2.0, Project Description, of the Draft EIR. Project implementation can only be commenced after the EIR process is completed, and after completion of the remedial design process and contractor selection. Detailed design is expected to start in mid-2016 and finish by 2017. Construction of the remedial systems is expected to start in 2017, with completion in 2018. Soil remediation at the Southern Test Bay Canyon and Waste Discharge Area, installation of the southern property boundary biobarrier, and completion of the in situ chemical oxidation pilot test would be completed within this time frame. Operations, maintenance, and monitoring would start in 2018. There is no long-term OM&M associated with the soil cleanup action. For the groundwater remedial actions, it is anticipated that the biobarrier would continue to operate for as many as 30 years.

## **1.3 ENVIRONMENTAL REVIEW PROCESS**

This Final EIR has been prepared to meet all of the substantive and procedural requirements of CEQA (California Public Resources Code [PRC] Sections 21000 et seq.), as amended; California CEQA Guidelines (California Code Regulations Title 14, Sections 15000 et seq.); and the rules, regulations and procedures for the implementation of CEQA as executed by DTSC. Accordingly, DTSC has been identified as the Lead Agency for this Project, taking primary responsibility for conducting the environmental review process and approving or denying the Project.

In compliance with the CEQA Guidelines, DTSC has provided opportunities for the public to participate in the environmental review process. During the preparation of the Draft EIR, an effort was made to contact various Federal, State, regional, and local government agencies and other interested parties to solicit comments and inform the public of the Project. This included, as further described below, the distribution of a Fact Sheet/Community Notice and Notice of Preparation (NOP), as well as one public scoping meeting and one public hearing.

### **1.3.1 Initial Study/Notice of Preparation**

In accordance with the CEQA Guidelines, an Initial Study (IS) and Notice of Preparation (NOP) for an EIR were prepared for the Proposed Project. As required by CEQA Guidelines Section 15082, the NOP is a brief notice sent by the lead agency to notify the responsible agencies, trustee agencies, the Office of Planning and Research (State Clearinghouse), involved federal agencies, and adjacent property owners that the lead agency plans to prepare an EIR for the project. The purposes of the notice are (1) to solicit

guidance from those agencies and the public as to the scope and content of the environmental information to be included in the EIR, and (2) to solicit recommendations and develop information regarding the scope, focus, and content of the EIR. The IS and NOP identify the project location, describe the need for and objectives of the project, and identify the probable environmental effects of the project. The IS and NOP were distributed for review and comment to responsible and trustee agencies, relevant federal agencies, the State Clearinghouse, and interested members of the public. The NOP public comment period began on October 30, 2014, and concluded on December 4, 2014. Concurrent with the issuance of the NOP, one public scoping meeting was held on November 12, 2014, during the 30-day public comment period. The meeting was open to the agencies mentioned above and to any interested organizations and individuals. An advertisement for the scoping meeting was published in *The Press Enterprise*, a widely circulated Riverside County newspaper, on October 30 and 31, and November 1, 2014, both online and in the hard copy print edition.

### **1.3.2 Draft EIR**

Public and agency review of the Project was further facilitated by DTSC through distribution of the Draft EIR for a 60-day public review period. The Notice of Availability for the Draft EIR was distributed to the same public agencies, organizations, and interested groups and individuals who received the IS and NOP, and to others who had requested to be added to the Project mailing list. The Notice of Availability provided a summary of the project as well as information on where to access the Draft EIR online and in hard copy form. The public review period extended from December 7, 2015 through February 9, 2016.

The Draft EIR, as well as appendices and all supporting materials and references (including the IS and NOP), can be found on DTSC's project website and at the following locations:

[http://www.envirostor.dtsc.ca.gov/public/profile\\_report.asp?global\\_id=33370038](http://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=33370038)

Beaumont Library District  
125 East Eighth Street  
Beaumont, California 92223  
(951) 845-1357

DTSC File Room  
5796 Corporate Avenue  
Cypress, CA 90630.  
Monday - Friday, 8:00 AM to 5:00 PM  
Contact: Jone Barrio at (714) 484-5337

One public meeting was held at the City of Beaumont Civic Center on January 20, 2016 to present the contents of the Draft EIR and to receive written and oral comments. An advertisement for the public meeting was published in *The Press Enterprise* on December 7, 8, and 9, 2015, both online and in the hard copy print edition.

### **1.3.3 Draft RAP**

DTSC notified the public on the availability of the Draft RAP through distribution of a Fact Sheet (same as the Community Notice sent for the Draft EIR) mailed to nearby property owners. To facilitate public review of the RAP, DTSC distributed the Draft RAP for a 60-day public review period, which ran concurrently with the public review period for the Draft EIR. The Draft RAP, as well as appendices and all supporting materials and references, are available at the project website, as identified above, and printed copies of the RAP are also available for review at the same locations identified above for the Draft EIR.

One public meeting for the RAP was held concurrently with the one public meeting for the Draft EIR on January 20, 2016. Following the close of the Draft RAP public review period, DTSC will prepare and publish a second document that contains responses to all comments received on the Draft RAP. The Draft RAP, comments, and responses together will constitute the Final RAP, which will be used by DTSC for selecting the final remedy for the Site.

Following preparation of the Final RAP and certification of the Final EIR, DTSC will select a final remedy for the Site. Final remedy selection cannot be made before the EIR is certified and the RAP process is complete.

### **1.3.4 Final EIR**

After this Final EIR is completed, and at least 10 days prior to its certification, a copy of the response to comments on the Draft EIR will be provided or made available to all commenting parties.

According to PRC Section 21081, the Lead Agency must make specific Findings of Fact (Findings) before approving the Final EIR, when the EIR identifies significant environmental impacts that may result from a project. The purpose of the Findings is to establish the link between the contents of the Final EIR and the action of the Lead Agency with regard to approval or rejection of the Project. Prior to approval of a project, one of three findings must be made, as follows:

- Changes or alterations have been required in, or incorporated into, the project that avoid or substantially lessen the significant environmental effect as identified in the Final EIR.
- Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.
- Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the Final EIR.

Environmental impacts may not always be mitigated to a less than significant level. When this occurs, impacts are considered significant and unavoidable. However, since DTSC has concluded that the Project would not result in significant and unavoidable effects, DTSC does not need to adopt a “Statement of Overriding Considerations” prior to approval of the Project in compliance with PRC Section 21081. The Findings document will be prepared under separate cover from this Final EIR.

## **1.4 SUMMARY OF SIGNIFICANT AND UNAVOIDABLE ENVIRONMENTAL IMPACTS EVALUATED IN THE DRAFT EIR**

Table ES-1, Summary of Project Impacts and Mitigation Measures, in the Executive Summary of the Draft EIR, provides a summary of impacts, PDFs, mitigation measures, and impacts after implementation of the mitigation measures associated with implementation of the RAP. The PDFs, in many cases, would serve to reduce the extent of the Project’s potential for environmental impacts. The PDFs are included in the Mitigation Monitoring and Reporting Program (MMRP), described below, to ensure that such features are implemented during the Project. There are no anticipated significant and unavoidable impacts associated with implementation of the Proposed Project.

## **1.5 CONTENTS AND ORGANIZATION OF THE FINAL EIR**

As previously described, the Final EIR is comprised of the Draft EIR and Technical Appendices, dated September 2015, and the Final EIR, which includes responses to public comments on the Draft EIR.

### **1.5.1 Final EIR**

The Final EIR is organized into the following chapters:

**Chapter 1 – Introduction:** This chapter provides overview information regarding the purpose and structure of the Draft EIR and Final EIR, as well as a summary of the project characteristics and associated impacts and mitigation measures.

**Chapter 2 – Comments and Responses on the Draft EIR:** This chapter includes a list of those providing comments on the Draft EIR; copies of all comment letters (including emails) received by DTSC; and DTSC responses to each of the public comments, including those presented orally during the public meeting held on October 21, 2015.

**Chapter 3 – Corrections and Additions to the Draft EIR:** This chapter presents a list of revisions that have been made to the Draft EIR based on comments received from the public and agencies, and other items requiring updating and/or corrections.

**Chapter 4 – Mitigation Monitoring and Reporting Program (MMRP):** This chapter provides the Project’s MMRP, which is the document used by the enforcement and monitoring agencies responsible for the implementation of the Proposed Project’s mitigation measures. Mitigation measures are listed by environmental topic, and for each mitigation measure, the following is defined: phase of implementation, frequency and/or duration of required monitoring, and the enforcement/reporting agency.

**Chapter 5 – List of Preparers:** This chapter identifies the lead agency personnel and consultants involved with preparation of the Final EIR.

**Chapter 6 – References:** This chapter provides a comprehensive list of all sources of information used in the preparation of the Final EIR.

### 1.5.2 Draft EIR

In addition, the Final EIR incorporates by reference the Draft EIR and associated appendices, the sections of which are summarized below.

**Executive Summary:** This chapter presents a summary of the Proposed Project activities and the potential environmental impacts. It describes mitigation measures that will be implemented and level of significance of these impacts after mitigation (as fully described in Chapter 4). It also provides a summary of alternatives to the Proposed Project, a summary of known controversial issues, and issues to be resolved.

**Chapter 1 – Introduction:** This chapter presents a discussion of the purpose and use of the Draft EIR; the history and activities that have occurred at the Site; the contamination identified at the Site to date; the environmental review and CEQA process; and the organization of the Draft EIR.

**Chapter 2 – Project Description:** This chapter provides a detailed description of the Proposed Project, including the construction, operation, and maintenance phases. It defines the Project need and objectives, and describes all the features of the Proposed Project.

**Chapter 3 – Basis for Cumulative Analysis:** This chapter identifies other past, present, and reasonably foreseeable actions at and in the vicinity of the Site. The evaluation of cumulative impacts associated with these projects and the Proposed Project is provided in the Environmental Analysis for each resource in Chapter 4.

**Chapter 4 – Environmental Analysis:** For each environmental issue, this chapter describes the existing environmental and regulatory setting; evaluates the potential environmental impacts associated with the Proposed Project; identifies mitigation for significant impacts; and discusses the level of significance after implementation of those mitigation measures. It also provides a discussion of cumulative impacts. The chapter is further divided into sections (e.g., Section 4.2, “Air Quality”).

**Chapter 5 – Other Mandatory CEQA Considerations:** This chapter identifies those areas where environmental impacts are considered significant and unavoidable; summarizes those areas where no environmental effects are anticipated and no further analysis is necessary; and identifies growth-inducing effects of the Proposed Project, if any.

**Chapter 6 – Alternatives to the Proposed Project:** This chapter provides additional information regarding project alternatives to be considered by decision makers in compliance with Section 15126.6 of the CEQA Guidelines. This analysis of alternatives evaluates a range of potential alternatives that may reduce environmental impacts associated with implementation of the Proposed Project. In addition, this chapter summarizes the alternatives that were rejected from further consideration because they did not meet project goals and objectives, or were determined to be impractical or infeasible.

**Chapter 7 – List of Preparers:** This chapter identifies the lead agency personnel and consultants involved with preparation of the Draft EIR.

**Chapter 8 – References:** This chapter provides a comprehensive list of all sources of information used in the preparation of the Draft EIR.

**Appendices:** The Draft EIR includes several appendices that provide either background information or additional technical support for the analysis. They are as follows:

- Appendix A – Notice of Preparation/Initial Study/Scoping Summary
- Appendix B – Air Quality and Greenhouse Gas Modeling Results
- Appendix C – Multiple Species Habitat Conservation Plan Consistency Assessment
- Appendix D – Jurisdictional Report
- Appendix E – Cultural and Paleontological Resources Reports
- Appendix F – Traffic Report

## Chapter 2

# COMMENTS AND RESPONSES ON THE DRAFT EIR

### 2.1 INTRODUCTION

CEQA Guidelines Section 15088(a) states that “The lead agency shall evaluate comments on environmental issues received from persons who reviewed the draft EIR and shall prepare a written response. The lead agency shall respond to comments that were received during the noticed comment period ...” In accordance with these requirements, this Chapter of the Final EIR provides responses to written comments received during the Draft EIR public comment period and oral comments provided at the public meeting held on January 20, 2016.

Copies of the original comment letters as submitted and a transcript of the entire public meeting proceedings (DTSC presentations and public comments) are provided in this chapter. Each letter, as well as each individual comment within the letter, has been given an assigned number and unique comment number, respectively. Individual comments from the public meeting have also been identified and assigned unique comment numbers. Table 2-1 provides an overview of all letters received during the public review period.

**Table 2-1 Overview of Comment Letters Received**

Letter Number	Commenter	Date of Comment	Page Number
1	California Governor’s Office of Planning and Research, State Clearinghouse and Planning Unit, Scott Morgan, Director	February 10, 2016	2-3
2	Lockheed Martin Corporation, Brian Thorne, Project Lead	February 9, 2016	2-7
3	Jacqueline Smith	January 20, 2016	2-11
4	Arline Kaplan	January 20, 2016	2-11
5	Public Meeting Transcript	January 20, 2016	2-14

## **2.2 AGENCY LETTER AND RESPONSES**

The following pages include each comment letter, email, or oral comment received, followed by DTSC's response to each.



Edmund G. Brown Jr.  
Governor

STATE OF CALIFORNIA  
Governor's Office of Planning and Research  
State Clearinghouse and Planning Unit



Ken Alex  
Director

February 10, 2016

Daniel Zogaib  
Department of Toxic Substances Control  
5796 Corporate Avenue  
Cypress, CA 90630

Subject: Remedial Action Plan (RAP) for Laborde Canyon (Lockhead Propulsion-Beaumont No. 2)  
SCH#: 2014101060

Dear Daniel Zogaib:

The State Clearinghouse submitted the above named Draft EIR to selected state agencies for review. The review period closed on February 9, 2016, and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act.

Please call the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process. If you have a question about the above-named project, please refer to the ten-digit State Clearinghouse number when contacting this office.

Sincerely,

Scott Morgan  
Director, State Clearinghouse

1-1

**Document Details Report  
State Clearinghouse Data Base**

**SCH#** 2014101060  
**Project Title** Remedial Action Plan (RAP) for Laborde Canyon (Lockheed Propulsion-Beaumont No. 2)  
**Lead Agency** Toxic Substances Control, Department of

**Type** EIR Draft EIR  
**Description** Note: Review Per Lead

The proposed project is to clean up the Laborde Canyon (Site), also known as Lockheed Propulsion - Beaumont No. 2, located in unincorporated Riverside County, California. The proposed cleanup includes remediation of contaminated soil and groundwater in five areas where previous site operations were conducted. The proposed remedy is the subject of a Remedial Action Plan (RAP), currently under preparation by DTSC, and includes; groundwater plume containment at the southern boundary of the Site, limited removal and either on-site or off-site treatment of shallow soil in two locations, pilot test and possible groundwater treatment, and institutional controls that would restrict future land use at the site.

**Lead Agency Contact**

**Name** Daniel Zogaib  
**Agency** Department of Toxic Substances Control  
**Phone** 714-484-5483 **Fax**  
**email**  
**Address** 5796 Corporate Avenue  
**City** Cypress **State** CA **Zip** 90630

**Project Location**

**County** Riverside  
**City** Beaumont  
**Region**  
**Lat / Long**  
**Cross Streets** Jack Rabbit Trail and State Route 60  
**Parcel No.** 421-080-001, 421-190-001  

<b>Township</b>	<b>Range</b>	<b>Section</b>	<b>Base</b>
-----------------	--------------	----------------	-------------

**Proximity to:**

**Highways** State Route 60  
**Airports**  
**Railways**  
**Waterways**  
**Schools**  
**Land Use** Site is currently vacant. Zoning is Manufacturing (Heavy 7 Medium); GP designation is Rural Mountainous & Open Space

**Project Issues** Air Quality; Archaeologic-Historic; Biological Resources; Drainage/Absorption; Flood Plain/Flooding; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Wetland/Riparian; Cumulative Effects

**Reviewing Agencies** Regional Water Quality Control Board, Region 1; Department of Fish and Wildlife, Region 6; Office of Historic Preservation; Department of Parks and Recreation; Department of Water Resources; Office of Emergency Services, California; Resources, Recycling and Recovery; California Highway Patrol; Caltrans, District 8; Air Resources Board; State Water Resources Control Board, Division of Water Quality; Regional Water Quality Control Board, Region 8; Native American Heritage Commission

**Date Received** 12/07/2015 **Start of Review** 12/07/2015 **End of Review** 02/09/2016

Note: Blanks in data fields result from insufficient information provided by lead agency.

**LETTER NO. 1**

State of California  
Governor's Office of Planning and Research  
State Clearinghouse and Planning Unit  
1400 Tenth Street  
P.O. Box 3044  
Sacramento, California 95812-3044  
Scott Morgan  
Director, State Clearinghouse

**RESPONSE TO COMMENT 1-1**

The comment indicates that the State Clearinghouse did not receive any comment letters from state agencies during the review period. This comment does not address the environmental analysis provided in the Draft EIR; therefore, no additional response is necessary.

## **2.3 INDIVIDUAL/ORGANIZATION LETTERS**



February 9, 2016

Mr. Daniel Zogaib  
Southern California Cleanup Operations  
Department of Toxic Substances Control  
5796 Corporate Avenue  
Cypress, CA 90630

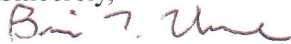
**Subject: Comments on Draft Environmental Impact Report, Lockheed Propulsion Company, Beaumont Site No. 2, Beaumont, California**

Dear Mr. Zogaib:

This letter includes comments from Lockheed Martin Corporation on the Draft Environmental Impact Report (EIR) prepared for Lockheed Propulsion Company, Beaumont Site No. 2 located in Beaumont, California. The comments are summarized below:

- |   |     |
|---|-----|
| 1. The photo on the cover page of the EIR appears to be Beaumont Site No. 1 (Potrero Canyon), not Beaumont Site No. 2.  | 2-1 |
| 2. Page ES-3 – Section is titled “Chemicals of Concern and Munitions and Explosives of Concern” but there is no mention of MEC at all. The title of the section should be changed.  | 2-2 |
| 3. Page ES-4, Test Bay Canyon – Under ex-situ treatment, there is only discussion about left-over soil being disposed within southern Test Bay Canyon. This is inconsistent with page 5-4 of the Remedial Action Plan (RAP) where it states that treated soil may also be used as backfill at the Waste Discharge Area and not consistent with Page 2-9 of the EIR. | 2-3 |
| 4. Page 1-11 – The public review period is 60 days, not 45 days.  | 2-4 |
| 5. Figures 2-4 and 2-6 – The figures show the “Treated Spoils Location” in ravines. Based on feedback from US Fish & Wildlife, the treated spoils should not be place in ravines or other areas where it could end up in drainage.  | 2-5 |
| 6. Page 2-32, Table 2-2 – There is a reference to permit for landfill excavation and capping. Is this an error?   | 2-6 |
| 7. PDF AQ-4 is a measure to control construction dust. It should have referenced SCAQMD Rule 403 for a complete list of dust control measures.  | 2-7 |
| 8. All page headers reference the document as “Draft EIR on RAP for Potrero Canyon Lockheed Martin Beaumont Site 2.” This should be changed to Laborde Canyon.  | 2-8 |
| 9. The document does not summarize the proposed cleanup goals. They are referenced several places when describing the RAOs and remedial activities. There should be a section summarizing them or clearly referencing the RAP as the source for the cleanup goals.  | 2-9 |

If you have any questions regarding this letter, please contact me at 818-847-9901 or [brian.thorne@lmco.com](mailto:brian.thorne@lmco.com).

Sincerely,  
  
Brian T. Thorne  
Project Lead

**LETTER NO. 2**

Brian Thorne, Project Lead  
Lockheed Martin Corporation  
Energy, Environment, Safety & Health  
2550 North Hollywood Way, Suite 406  
Burbank, California 91505

Most of the comments in this letter identify errors in the Draft EIR that do not affect the substance of the analysis in the document. As such, they are noted here and any changes are hereby incorporated by reference. The Draft EIR document will not be reissued with these changes.

**RESPONSE TO COMMENT 2-1**

The commenter is correct. The cover has been changed for this Final EIR.

**RESPONSE TO COMMENT 2-2**

Comment noted. The section title is hereby changed to “Chemicals of Concern.” There are no Munitions and Explosives of Concern (MEC) at the Laborde site.

**RESPONSE TO COMMENT 2-3**

Comment noted. The final disposition of the left-over soils will depend on whether or not they are needed as fill in the Waste Discharge Area (WDA). This will be determined during project design.

**RESPONSE TO COMMENT 2-4**

The commenter is correct. The public review period was 60 days, from December 7, 2015 through February 9, 2016.

**RESPONSE TO COMMENT 2-5**

Comment noted. The information on the location of the treated spoils location came from the RAP and the figures were created before this information was received from the U.S. Fish and Wildlife Service. The final treated spoils location will be determined during project design and will not include placing the spoils in a ravine or other area where it could end up in the drainage.

**RESPONSE TO COMMENT 2-6**

The commenter is correct. The reference to a permit for landfill excavation and capping is an error and is hereby removed from the EIR.

**RESPONSE TO COMMENT 2-7**

Comment noted.

#### **RESPONSE TO COMMENT 2-8**

Comment noted. The correct headers have been corrected for this Final EIR.

#### **RESPONSE TO COMMENT 2-9**

Comment noted. The proposed cleanup goals for the Site are identified and discussed in Section 3.4 of the RAP and are summarized here. Areas exceeding the cleanup goals are identified in Section 3.5 of the RAP and are repeated below.

Cleanup goals are developed to establish target cleanup levels for remedial actions to mitigate unacceptable risks to human health and the environment associated with specific areas of soil or groundwater at the site, as required to meet the RAOs. Cleanup goals for soil were developed by evaluating both applicable or relevant and appropriate requirements (ARARs) and the risk-based screening levels (RBSLs). The applicability of ARARs that designate beneficial uses for groundwater at the site and applicable water quality standards were evaluated in detail in the Feasibility Study (Tetra Tech, 2013b) to aid in the development of cleanup goals for groundwater.

Two areas of soil were identified as having contaminant concentrations which pose an unacceptable risk to human or ecological receptors: the Test Bay 3 area of Southern Test Bay Canyon (STBC) (perchlorate), and a small area within the WDA (cadmium and lead).

Cleanup goals for groundwater are related to the beneficial uses of the groundwater resource although there are several exceptions to that designation. One of the exceptions is for water sources that do not provide sufficient water to supply a single well capable of producing an average sustained yield of 200 gallons per day (gpd). An analysis completed as part of the Feasibility Study for the project found that the average well yield in Laborde Canyon is roughly 110 gpd, and likely lower, which is well under the 200 gpd threshold. On-property groundwater, as well as groundwater in the area immediately south of the property boundary, may therefore be exempt from the municipal and domestic supply beneficial-use designation. Furthermore, existing land-use covenants (LUCs) prevent access to and use of groundwater on the property, so human exposure to on-property groundwater will not occur.

Off-property exposure to groundwater is possible, because there are no LUCs in this area to control potential exposure to human receptors. Chemical-specific ARARs will apply to this area to protect human health and to protect the beneficial uses of groundwater in the downgradient San Jacinto Upper Pressure Groundwater Management Zone.

Areas containing chemicals of concern at concentrations exceeding cleanup goals include the following:

- A localized area of soil in the WDA that exceeds the cleanup goals for cadmium and lead of 2.3 mg/kg and 193 mg/kg, respectively.
- An area of soil in the Test Bay 3 area of STBC that exceeds the perchlorate cleanup goal of 1,700 micrograms per kilogram.
- Groundwater south of the property boundary, where perchlorate concentrations exceed the cleanup goal of 6 micrograms per liter. Groundwater on the property may be exempt from the municipal and domestic supply beneficial-use designation due to low well yields, and existing LUCs that prevent access to and use of groundwater on the property, so human exposure to on-property groundwater will not occur.



Department of Toxic Substances Control  
Laborde Canyon (Lockheed Martin Beaumont Site 2)  
Remedial Action Plan Environmental Impact Report

- Comment Sheet -



Thank you for your interest in the Laborde Canyon Remedial Action Plan project. Please provide your comments and questions below and submit this card before **8:00 p.m.** Alternatively, you can mail your comments to Daniel Zogaib, Project Manager, Department of Toxic Substances Control, 5796 Corporate Avenue, Cypress, CA 90630-4732, or via email at [Daniel.zogaib@dtsc.ca.gov](mailto:Daniel.zogaib@dtsc.ca.gov) Your participation and comments are appreciated.

Letter 3

PLEASE PRINT

Name:

Address:

JACQUELINE SMITH - 562-805-8588

17701 36060 GILMAN SPRINGS Moreno Valley

**Provide your comments and questions below:**  
(Please print legibly and use the other side for extended comments)

concern would remediation change the flow of water to adjacent properties.

3-1

Adjacent properties need ASSURANCE THAT the remediation will not effect their property.

3-2

GENBJACK@AOL.COM

Letter 4



Department of Toxic Substances Control  
Laborde Canyon (Lockheed Martin Beaumont Site 2)  
Remedial Action Plan Environmental Impact Report

- Comment Sheet -



Thank you for your interest in the Laborde Canyon Remedial Action Plan project. Please provide your comments and questions below and submit this card before **8:00 p.m.** Alternatively, you can mail your comments to Daniel Zogaib, Project Manager, Department of Toxic Substances Control, 5796 Corporate Avenue, Cypress, CA 90630-4732, or via email at [Daniel.zogaib@dtsc.ca.gov](mailto:Daniel.zogaib@dtsc.ca.gov) Your participation and comments are appreciated.

PLEASE PRINT

Name:

Address:

ARLINE KAPLAN

10032 Dana Dr. Huntington Beach, CA

92646

**Provide your comments and questions below:**  
(Please print legibly and use the other side for extended comments)

arlinerkaplan@yahoo.com

1. Asked question about effects of perchlorate + dioxin - on humans

4-1

2. Asked about ground water

4-2

**LETTER NO. 3**

Jacqueline Smith, local resident

**RESPONSE TO COMMENTS 3-1 AND 3-2**

The commenter identified flow of water and assurance that the remediation will not affect their property as topics to discuss. The commenter and her husband (Clarence Smith) provided oral comments at the public meeting that covered these topics. The comments and responses are provided in Letter 5 (Public Meeting Transcript).

**LETTER NO. 4**

Arline Kaplan, local property owner

**RESPONSE TO COMMENTS 4-1 AND 4-2**

The commenter had questions about the effects of perchlorate and dioxane on humans and about groundwater as topics to discuss. The commenter provided oral comments at the public meeting that covered these topics. The comments and responses are provided in Letter 5 (Public Meeting Transcript).

## **2.4 PUBLIC MEETING COMMENTS**

PUBLIC MEETING MINUTES

Public Meeting  
Letter 5

LABORDE CANYON

LOCKHEED MARTIN BEAUMONT SITE 2

This public meeting was held at the Beaumont Civic Center at 550 East Sixth Street, Beaumont, California, at 6:18 p.m., on Wednesday, January 20, 2016, before Nancy A. Henderson, CSR No. 4112, RMR, a Certified Shorthand Reporter within and for the State of California.

-oOo-

1           Beaumont, California - Wednesday, January 20, 2016

2                           6:18 p.m. - 6:57 p.m.

3  
4   -oOo-

5  
6                   MR. CHAUVEL: Good evening, everybody. My name  
7 is Tim Chauvel. I'm the Public Participation Specialist  
8 with the Department of Toxic Substances Control which is  
9 a part -- a department within the California  
10 Environmental Protection Agency.

11                   I would like to welcome everyone here this  
12 evening to a public meeting on the Laborde Canyon  
13 Lockheed Martin Beaumont Site 2, Remedial Action Plan,  
14 RAP, and Draft Environmental Report, EIR, prepared in  
15 accordance with the California Environmental Quality  
16 Act, CEQA.

17                   Before we begin I would like to introduce the  
18 DTSC technical team.

19                   MS. HUDSON: I'm Kim Hudson. I'm with the  
20 DTSC, the Office of Planning and Environmental Analysis,  
21 and I oversee the preparation of the environmental  
22 documents.

23                   MR. ZOGAIB: I'm Dan Zogaib. I'm the Project  
24 Manager, Engineering Project Manager for the Beaumont  
25 Site 1 and 2, the Beaumont site.

1 MR. CHAUVEL: Okay. Next slide. Okay.

2 So this is the location of the site. So we've  
3 got the 60 Freeway, the 10, and what's the road that --

4 MR. ZOGAIB: Jack Rabbit Trail.

5 MR. CHAUVEL: Jack Rabbit Trail. Okay.

6 So the purpose of the public meeting is to  
7 provide the public with the opportunity to review and  
8 comment on the proposed Draft RAP and Environmental  
9 Impact Report.

10 The public participation is an integral part of  
11 the site cleanup and the California Environmental  
12 Quality Act.

13 At the end of the presentation we'll open the  
14 public meeting to public comment. So please hold all  
15 your comments until that time so that the court reporter  
16 can officially document your comments on the meeting  
17 transcript.

18 Please know that DTSC may provide clarification  
19 to some questions, but will not verbally respond to your  
20 comments during the presentation, but we will respond in  
21 a response-to-comments document before a final decision  
22 is made.

23 If you're going to wish to give any comment  
24 tonight, we have a comment card. So if you could fill  
25 that out and put your name on it and then we will call

1     you at the end of the presentation. Next slide.

2             Oh, well. Okay. Originally we had a scoping  
3     meeting held on November the 12th, 2014, and then we had  
4     a Fact Sheet/Public Notice for the RAP and EIR mailed  
5     December the 7th, 2015. The public comment period ends  
6     February the 9th, next month, and tonight is our  
7     meeting. Okay. Next slide. I'm done.

8             MR. ZOGAIB: So I'm Dan Zogaib. I am the  
9     Project Manager and I'm also the engineer for the site.  
10    Okay.

11            DTSC is responsible for the investigation and  
12    cleanup of hazardous waste sites. Our mandate is to  
13    protect human health environment.

14            We have extensive experience evaluating  
15    environmental and health risks and we've been on scene  
16    overseeing the work at Lockheed Beaumont site at least  
17    since the late 1980s and I have personally been involved  
18    since about 2004.

19            The property was owned by Lockheed Martin and  
20    used for rocket motor testing from 1958 to 1974.

21            Department of Health Services, which was a  
22    predecessor to DTSC, issued a consent order in 1989.  
23    That's an order that would be negotiated with Lockheed  
24    as opposed to an imminent and substantial endangerment  
25    order which is unilateral from our site.

1 MR. CHAUVEL: There was some removal actions?

2 MR. ZOGAIB: There was some removal actions  
3 done in 1984 for PCBs and for debris. The site was  
4 closed in 1993, but was reopened in 2003 for  
5 perchlorate, and there have been numerous environmental  
6 investigations since '84 and 2012.

7 When was the landfill?

8 MR. VILLANEUVE: '93.

9 MR. ZOGAIB: '93. There was also a landfill  
10 that was dug up and relocated in 1993. Okay.

11 In 2012, based on the human health and  
12 ecological risk assessment, a feasibility study was  
13 prepared to develop and analyze remedial alternatives  
14 for contaminated soil and groundwater.

15 Based on the results of the risk assessment,  
16 two areas require soil remediation.

17 One is the Southern Test Bay Canyon, which is,  
18 like, all the way to the north of the site pretty much;  
19 right? And the other one is a waste discharge area  
20 which is about midway down the site.

21 Two primary chemicals of concern are  
22 perchlorate and 1,4-dioxane. The sources are the  
23 Southern Test Bay Canyon, which is mostly perchlorate  
24 and waste discharge area which is where 1,4-dioxane is.  
25 And that is the site.

1           This is from -- this is from the north side,  
2           the Test Bay Canyon. This is the southern boundary down  
3           here, and right there is the waste discharge area.

4           The square to the bottom that -- on the side  
5           there, and that's where the rocket motor -- Test Bay  
6           Canyon where one of the motors were.

7           Okay. The Draft RAP, Remedial Action Plan,  
8           identifies the treatment and control measures that were  
9           selected for the site on Southern Test Bay Canyon,  
10          excavation of the site, and ex situ treatment, which  
11          means taking it out, of 1500 cubic yards of shallow soil  
12          contaminated with perchlorate.

13          Waste discharge area, and off-site disposal of  
14          approximately 60 cubic yards of shallow soil  
15          contaminated with heavy metals.

16          Okay. Groundwater Remediation. Southern  
17          Property Boundary. We're going to put a -- where the  
18          perchlorate is, or will reach at some point,  
19          groundwater, we're going to put a biobarrier.

20          Basically what's going to happen is as the  
21          groundwater passes through that barrier, the bacteria  
22          are going to reduce the perchlorate and basically  
23          remediate it for us.

24          Then we have a contingency for treatment of  
25          1,4-dioxane in the groundwater for Southern Boundary

1 later if it ever gets all the way down there and exceeds  
2 the drinking water standards.

3 We also have a contingency to do an in situ  
4 chemical oxidation that we're going to try to apply to  
5 the study and we may be able to treat it before it gets  
6 down to the bottom of the site through the groundwater.

7 And, these are the areas. That right there is  
8 the prism that everybody likes to ride their motorcycles  
9 on. This is the waste discharge area, and --

10 MR. VILLANEUVE: That is the test area where  
11 the excavation is.

12 MR. ZOGAIB: Exactly.

13 MR. VILLANEUVE: Okay. Go ahead.

14 MR. ZOGAIB: And this is the waste discharge  
15 area which is basically a place where they were able --  
16 back in the '60s they were allowed to discharge their  
17 liquid waste into a -- they had a little diked off area  
18 and in the end the stuff ended up getting into the  
19 groundwater.

20 And this is the biobarrier layout. Basically  
21 as the groundwater passes through there, it is going  
22 to -- basically the bacteria is going to remediate the  
23 perchlorate, but it does not work for the 1,4-dioxane.  
24 That's why we're either going to treat it up at the  
25 source or we're going to add an extraction and treatment

1 system, groundwater treatment, where we're actually  
2 going to pull water out and treat it for the 1,4-dioxane  
3 and then probably put it back in.

4 MR. VILLANEUVE: Put back, a small amount, half  
5 a gallon or less.

6 MR. ZOGAIB: Yeah. And this is the cross  
7 section of what it's going to look like.

8 MS. HUDSON: Hi, I'm Kim Hudson. I'm the  
9 Senior Environmental Planner with DTSC, and I am going  
10 to just speak briefly about part of why we're here  
11 tonight is to accept any comments that you might have on  
12 the Draft Environmental Impact Report.

13 So when we approve the Remedial Action Plan  
14 that becomes a discretionary action that triggers the  
15 California Environmental Quality Act, and the activities  
16 associated with that plan have the potential to result  
17 in impacts. And so that's what we study in the EIR  
18 process.

19 The project would impact about three primary  
20 areas across the site, as Dan just kind of showed where  
21 those were.

22 The combined study areas add up to about 80  
23 acres; however, it's really important to note that the  
24 disturbance, the potential actual disturbance, within  
25 that 80 acre study area is just about 13 acres.

1           And so these are the three areas that, you  
2 know, Dan was talking about here, and we have much  
3 larger beautiful poster boards you can look at after --  
4 later, that you will be able to see a lot better, but  
5 those are basically the three areas that were our study  
6 areas.

7           And then when we wrote the EIR we wanted to  
8 look at the project related disturbance and, as you can  
9 see, we have the total acres of all the study areas  
10 about 80, and about 13 acres of total disturbance. And  
11 I am going to mention in a minute what comprises that 13  
12 acres just in a couple of slides.

13           So the EIR analyzed a number of impacts, the  
14 air quality, biological, and cultural resources,  
15 greenhouse gas emissions, hazards and hazardous  
16 materials, hydrology and water quality, and  
17 transportation and traffic.

18           There are also a number of project design  
19 features which are actually just incorporated into the  
20 project itself that serve to keep any potential impacts  
21 to a minimum.

22           We also have identified some additional  
23 mitigation measures to further reduce any potential  
24 impacts. Again, as I've mentioned, approximately 13  
25 acres in the study area would be affected. All impacts

1 will be reduced to a less than significant level.

2 The specific biological resources that could be  
3 impacted were direct and indirect impact to the  
4 Stephen's kangaroo rat and the Mojave tarplant. There  
5 were some negligible direct impacts to riverine habitats  
6 and waters of the U.S. with a maximum of .06 acres  
7 temporarily removed in that southern property boundary  
8 area where the biobarrier was being placed.

9 There were no significant impacts identified  
10 for wildlife corridors in large part because of the very  
11 large area that's involved, and the relatively small  
12 area that's impacted by the -- by the activities. We  
13 found no conflicts with local policies or ordinances  
14 protecting biological resources.

15 So of those 13 acres, we have a table here that  
16 depicts the habitat types that are actually going to be  
17 disturbed, and the great majority of the habitat types  
18 that will disturbed are going to be areas that have been  
19 previously disturbed and grassland areas and that's  
20 the -- let's see, the previously disturbed was  
21 approximately three acres, and impacts the grasslands  
22 are almost nine and a half acres. So a very small area  
23 are impacts to chaparral .23, and then, as I mentioned  
24 earlier, riverine .06 acres.

25 So this -- again, there is some really nice

1 poster boards over here that show this a little better.  
2 It is hard to see that on the slide, I realize. So if  
3 you want to look at this a little more closely you can.

4 The -- these are the areas that could be  
5 disturbed. It is really hard for me to even make out  
6 the colors here. This is like, I believe, some willow  
7 area, if I'm not mistaken, and if you want to see the  
8 more detail on that, I would suggest that we look at the  
9 poster -- this poster board in particular right here.

10 And this is just a little more detail of that  
11 map that shows the potential disturbance areas and  
12 that's the second one and then the final one there.

13 So we did have to incorporate some mitigation  
14 measures for bio. They include biological training and  
15 monitoring throughout the activities; weed control, and  
16 some permitting in accordance with the MSHCP which is  
17 the Multiple Species Habitat Conservation Plan and then  
18 seasonal avoidance of nesting.

19 So our next steps, we are going to complete the  
20 60-day review period for the Draft EIR, we will then  
21 prepare a formal response to comments for anyone that  
22 provides us comments on the draft document. We then  
23 prepare a final Remedial Action Plan, and a final EIR.

24 The final EIR will consist of those response to  
25 comments and then any changes that we need to make to

1 the Draft EIR in response to those comments will also be  
2 included in the final EIR.

3 The final steps are to certify the EIR and  
4 approve the Remedial Action Plan.

5 Future activities include continued monitoring  
6 of environmental conditions, selecting the final remedy  
7 for identified contamination, and implementation of the  
8 final remedy including all of our environmental  
9 mitigation measures.

10 And with that I am going to turn this back over  
11 to Tim.

12 MR. CHAUVEL: Okay. Okay. Before I open the  
13 public meeting for public comment, I would like to point  
14 out that the public notice for the public meeting and  
15 60-day comment period was posted in the Press Enterprise  
16 newspaper for three days from December the 7th, through  
17 December the 9th, 2015.

18 December 7 was the start date of the 60-day  
19 public comment period which will end Tuesday, February  
20 the 9th, 2016. Also a fact sheet was mailed out to the  
21 project mailing list of 65 nearby property owners, and  
22 DTSC's mandatory mailing and email list which includes  
23 agencies, native American tribes, and other  
24 organizations.

25 Please note that all written comments must be

1 postmarked or emailed by Tuesday, February the 9th,  
2 2016, and sent to Dan Zogaib at the address, the Cypress  
3 DTSC office, which is 5796 Corporate Avenue, Cypress,  
4 California, 90630. And also you can send comments to  
5 Dan's email.

6 (Simultaneous colloquy.)

7 MR. CHAUVEL: Project documents are available  
8 for review at the following information repositories,  
9 which is the Beaumont Public Library, which I think  
10 is --

11 MS. MC KINNON: Very close to here.

12 MR. CHAUVEL: Very close to here.

13 And the other locations are the DTSC office in  
14 Cypress, and also there is what we had called an  
15 environmental store website. So you can go online.  
16 That's also in the fact sheet and public notice and all  
17 the project documents are available on line.

18 MR. ZOGAIB: Send me an email and I will send  
19 you a direct link for whatever document you want.

20 MR. CHAUVEL: And also Dan can send you that.  
21 Next slide. Okay.

22 So we will now take verbal public comment. Do  
23 you have any comment cards anybody?

24 MR. ZOGAIB: Do you have any questions or  
25 anything?

1 MR. CHAUVEL: Okay. So you before you start  
2 your question, can you spell out your name for the court  
3 reporter?

4 MS. KAPLAN: Sure. It is Arline, A-r-l-i-n-e,  
5 Kaplan, K-a-p-l-a-n.

6 MR. CHAUVEL: Can you provide on the comment  
7 form your mailing address so we can send you --

8 MS. KAPLAN: Yes, absolutely.

9 A basic question. You mentioned two primary  
10 chemicals of concern to the groundwater, the  
11 perchlorate, I guess it is, and the dioxane.

12 Can you tell me a little bit about these  
13 chemicals, why they are of concern?

14 MR. ZOGAIB: Well, the 1,4-dioxane is a  
15 carcinogen. It is actually a stabilizing agent for  
16 degreasing compounds for taking grease off metals.

17 MS. KAPLAN: So it is a possible carcinogen?

18 MR. ZOGAIB: Yeah. And then the perchlorate, I  
19 believe, the same thing?

20 MR. VILLANUEVE: It is a thyroid.

21 MR. ZOGAIB: Thyroid, that is right, yeah,  
22 thyroid. And the perchlorate is actually solid rocket  
23 motor fuel, the ammonium perchlorate. So the one is for  
24 cleaning metal and the other one is for basically  
25 rockets.

5-1

5-1  
(cont)

1 MR. CHAUVEL: Dan, where is it located on the  
2 site? Is it in the groundwater?

3 MR. ZOGAIB: It's in the groundwater, it's in  
4 the test bay canyon and a couple other places.

5 MS. KAPLAN: So it is already in the  
6 groundwater?

7 MR. ZOGAIB: Oh, yeah.

8 This stuff was done back from the '50s to the  
9 '70s and, so, even though they stopped, this stuff,  
10 especially perchlorate, is really water soluble. So  
11 every time it rains we have --

12 MS. KAPLAN: So are you talking about putting a  
13 barrier to keep the groundwater from --

14 MR. ZOGAIB: No, the groundwater goes through  
15 the barrier, but what happens is the bacteria in the  
16 water actually degrades the perchlorate all by itself.

17 So we have already done pilot studies. We've  
18 done studies in -- at UC Riverside that show how long it  
19 takes, and how -- as a matter of fact the first time we  
20 were doing the study they waited too long to take  
21 samples and it was already all gone.

22 MS. KAPLAN: So you have some, what, test wells  
23 or something that you --

24 MR. ZOGAIB: No, no. We did -- what we  
25 actually did is we actually took core samples from the

5-1  
(cont)

5-2

5-2  
(cont)

1 site with the soil and we could call up studies just  
2 like for like real life, how it would be going through  
3 the soil column.

4 MS. KAPLAN: What about the dioxane?

5 MR. ZOGAIB: The dioxane is something that they  
6 can only treat either through chemical oxidation in the  
7 groundwater, which may or may not work, that's why we're  
8 going to do a pilot study, or you to have actually  
9 extract the groundwater, and treat it, and then put the  
10 clean groundwater back into the ground.

11 So that one right there doesn't -- doesn't --  
12 doesn't bioremediate by itself. So that one we actually  
13 have to do.

14 MS. KAPLAN: So what would you do? Put wells  
15 or --

16 MR. ZOGAIB: Yeah. Exactly.

17 We would actually put wells in, extract the  
18 water, and run it through a treatment system and then  
19 pump it back in the ground.

20 MS. KAPLAN: Kind of like a heart bypass.

21 MR. ZOGAIB: Yeah, kind of.

22 MR. CHAUVEL: How deep is the groundwater?

23 MR. ZOGAIB: What is it, 70 feet?

24 MR. VILLANEUVE: It depends on where you are on  
25 the site. On the northern end of the site it is about

5-2  
(cont)

5-2  
(cont)

1 70 feet. Down at the southern end of the property it is  
2 currently at about 20 feet.

3 MR. ZOGAIB: We also test all the drinking  
4 water, the wells and the springs that people actually  
5 use that are beyond the site boundary and there is  
6 nothing from the site in any of the wells, nothing above  
7 drinking water standards, and we do those once a year,  
8 we do Scott Brothers' Dairy, we do the Golden Era  
9 Productions, Kennedy Hills Rock Quarry, and the Victory  
10 Ranch or whatever.

11 MS. KAPLAN: So nothing has been found.

12 MR. ZOGAIB: Nothing from the site.

13 MR. FELDMAN: There is about 60 wells on the  
14 site. That's how we know where the contamination is.

15 So there is a lot of wells on the site and  
16 those are monitored every -- either twice a year or once  
17 a year, so we know where everything is and we can keep  
18 track of the concentrations of it.

19 MR. ZOGAIB: He's the geologist for Tetra Tech  
20 and that's my geologist right there.

21 THE REPORTER: What are their names?

22 MR. ZOGAIB: That's Dina Kourda and that's Mark  
23 Feldman.

24 THE REPORTER: Thank you.

25 MR. CHAUVEL: Do we have monitoring reports

5-2  
(cont)

1 available on line?

2 MR. ZOGAIB: Yeah. We have all the monitoring  
3 reports. We all have the investigations online. That  
4 link that he had on there is the link for the site, but,  
5 you know, if you had to type that in it would be pretty  
6 cumbersome, that's why I say send me an email, I will  
7 just copy it and paste it into the email and you can  
8 just click on it and it will open up the web page. It  
9 is a lot easier than going to the library or having to  
10 type all that in.

11 MR. CHAUVEL: Any other comment?

12 Not right now? Anyone else have any comment?  
13 No comment?

14 MS. KAPLAN: So who -- well, who gets the final  
15 report and who makes the decision that everything is  
16 okay? I mean, you have the public comment period;  
17 right? Obviously it doesn't look like you are going to  
18 get a huge amount of public comment, but suppose you  
19 did. Who makes the --

20 MR. CHAUVEL: So we have a -- we take your  
21 comments and we have a response-to-comments document.

22 MS. KAPLAN: Right.

23 MR. CHAUVEL: So -- and they might be comments  
24 from different agencies or other people might send them  
25 in without being here at the meeting.

5-3

1           And so then we have your response -- your  
2   comment verbatim, and then we'll have a response to your  
3   comment, and we do all that, and then there is a final  
4   decision that's made.

5           MR. ZOGAIB: If it ends up being a revision.

6           If there is something that we may have possibly  
7   missed -- which is pretty doubtful, we've been working  
8   on this for a long time -- but if there is, then we will  
9   make a revision, otherwise we'll respond to your  
10   comment, and -- because, like, a lot of the comments we  
11   got here with the question is why is it going to take on  
12   the other side of 50 years to clean the groundwater,  
13   because 50 years takes a long time, because it is not  
14   surface water where you can just treat it right there.  
15   Basically we're putting wells into the ground and, like  
16   I say, on the 1,4-dioxane we actually have to extract  
17   the water, we have to try and make sure we extract the  
18   whole plume, the whole cross section across the plume,  
19   and then remediate it and then put it back in the  
20   aquifer.

21           MR. CHAUVEL: So we'll send you the  
22   response-to-comments document.

23           MR. ZOGAIB: That's why the addresses are good.

24           MS. KAPLAN: I will do that.

25           MR. CHAUVEL: And the other guests here at the

1 meeting, if you want to give us your address, and then  
2 we can send it to you also.

3 MS. KAPLAN: Okay. Great.

4 MR. ZOGAIB: I think I see a lot of your cards  
5 from the time I went out there a long time ago.

6 MS. DUFRESNE: Oh, you still have my card?

7 MR. ZOGAIB: The first time we went into the  
8 groundwater monitoring, I mean, your well monitoring.

9 MS. DUFRESNE: Oh, okay.

10 MR. ZOGAIB: You said you are only using two of  
11 them now instead of all three?

12 MS. DUFRESNE: Yeah. Yeah, we have. Then we  
13 have a golf course well too, but I don't know if it goes  
14 that far down or not.

15 MR. ZOGAIB: Yeah, basically we want to make  
16 sure we test the drinking water before you actually use  
17 the water, Scott Brothers' Dairy uses, Victory Ranch  
18 uses, and -- what's that one guys's property? He has a  
19 spring too. I forget his name. Lamont, I believe.  
20 Okay. Whatever. But yeah, and we do somebody else's  
21 spring as well.

22 In the hills that are on the other -- I guess  
23 to the north of Gilman Hot Spring Road, but it's like  
24 the water flows out of the cracks into the bedrock, but  
25 then when we get down into where you guys are at in the

1 valley, then those are wells down in the soil.

2 MS. DUFRESNE: So are there actually springs in  
3 the foothills?

4 MR. ZOGAIB: Yeah, that's because of the  
5 earthquake faults the geologists tell you that causes  
6 the water to surface. Even on the Beaumont Site 1, the  
7 creek. So water that's in the creek all the time that's  
8 actually groundwater that daylights and runs into the  
9 creek. Most of the reaches of the creek are only wet  
10 when it rains except for the areas where the groundwater  
11 is.

12 In Site 2 we don't have any groundwater  
13 surfacing on the site. It is not until we get, what?  
14 Probably -- how far across the site where we had that  
15 first creek that goes by that's fed by the groundwater?

16 MR. VILLANUEVE: There is just down on the --  
17 the RCA's property there is a small spring down there  
18 that's --

19 MR. ZOGAIB: By where that guy has his bee  
20 hives; right?

21 MS. DUFRESNE: Because we wanted to do a well  
22 on the -- you know, the foothill side, you know, to tap  
23 into a natural spring, but I don't know. It never  
24 seemed to work out. Like is there -- do you think  
25 that's still possible?

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5-5  
(cont)

1 MR. ZOGAIB: Well, I mean basically the  
2 geologist will go out there and log it.

3 If we basically -- if maybe the groundwater is  
4 deeper there or whatever. I mean, like I say on the  
5 site, there majority of the groundwater is 70 feet down.

6 MR. CHAUVEL: Your name is?

7 MS. DUFRESNE: Muriel.

8 MR. CHAUVEL: And your surname?

9 MS. DUFRESNE: Dufresne.

10 THE REPORTER: How do you spell it?

11 MS. DUFRESNE: Oh, Muriel is M-u-r-i-e-l, and  
12 Dufresne is D-u-f-r-e-s-n-e.

13 MR. CHAUVEL: Do you have any other comments?

14 MS. DUFRESNE: I don't think so.

15 MR. SMITH: I've got a question.

16 MR. CHAUVEL: Would you like to state your  
17 name, please?

18 MR. SMITH: My name is Clarence Smith.

19 THE REPORTER: Last name.

20 MR. SMITH: Smith.

21 THE REPORTER: Smith?

22 MR. SMITH: Yes.

23 MR. CHAUVEL: Got it?

24 THE REPORTER: Yes.

25 MR. SMITH: I have a question regarding the

5-6

1 flow of the aquifer.

2 Do we have anything in record that sort of  
3 superimposes on top of it that actually shows where it's  
4 coming from and where it is going?

5 MR. ZOGAIB: That's pretty much due south down  
6 the canyon; right?

7 MR. VILLANUEVE: Yeah.

8 MR. ZOGAIB: It flows down the canyon.

9 MR. FELDMAN: It's not shown here, but the  
10 groundwater is -- basically starts out as rain, rains  
11 down on a catchment.

12 MR. SMITH: I see.

13 MR. FELDMAN: And so the outline of the  
14 catchment is something like this.

15 So it is actually a fairly small area, because  
16 you have all these more or less parallel ridges in the  
17 badlands. The catchment is fairly small, but it's sort  
18 of that area. It's something like this and then extends  
19 down to the --

20 MR. ZOGAIB: Basically there is a dry creek bed  
21 that runs down the middle of the canyon and the  
22 groundwater pretty much follows that same drainage path.

23 Basically it would be the historical drainage,  
24 before all the weather and everything brought all of the  
25 dirt down onto the bedrock over the millions of years.

5-6  
(cont)

1 MR. CHAUVEL: Any further comment?

2 MR. SMITH: No, that's all I had at this time.

3 MRS. SMITH: My name is Jacqueline Smith.

4 I am just curious. Will the work you are doing  
5 change the flow of any of this water or is it going to  
6 be an existing application to what's there?

7 MR. VILLANEUVE: No.

8 As I indicated earlier, what were the flows  
9 that we are anticipating in the event -- the biobarrier  
10 of the water is just going to flow through a capture  
11 zone, that is a retention zone, where the water flows  
12 through a certain amount of time, and then will be  
13 treated. So no water has been moved or --

14 MR. ZOGAIB: Yeah. It is basically the -- it  
15 is a barrier that's going to cause the water to --  
16 basically we're going to put it in a reduced state where  
17 there is no oxygen in it and those are the bugs  
18 basically remove the perchlorate and --

19 MR. FELDMAN: We call it a barrier, biobarrier,  
20 but it not really a barrier. What it is, it is actually  
21 gravel and --

22 MS. DUFRESNE: It is actually gravel?

23 MR. FELDMAN: It's actually gravel.

24 The water actually flows through it and what  
25 we're doing is we're stopping the perchlorate by -- with

1 bacteria basically stopping the perchlorate, but the  
2 water itself flows through it and it's unimpeded.

3 MRS. SMITH: You're not going to stop the flow.

4 MR. FELDMAN: Exactly.

5 MRS. SMITH: That's important.

6 MR. ZOGAIB: That is if we do the extraction,  
7 but we're going to be extracting so little, it is  
8 not going to affect --

9 MR. FELDMAN: Well, any ground --

10 MR. ZOGAIB: And we're putting it back in after  
11 we get done.

12 MR. FELDMAN: The water that was taken out is  
13 returned to the aquifer. So there is no net loss of  
14 water.

15 MR. ZOGAIB: We don't even know if this  
16 conducts on the other side of the fault. That's the one  
17 thing we don't know.

18 All of the San Jacinto Valley over there is on  
19 the other side of a fault, the earthquake fault.

20 So we don't know if that fault is actually  
21 acting as a barrier so that the groundwater from the  
22 site actually flows into the peaks and valleys. But  
23 that's why you see out there in the hills how they're --  
24 the way they are and they look all broken up and  
25 everything is because that's an active earthquake fault

5-8  
(cont)

1 right there on the other side of Gilman Hot Springs over  
2 on the --

3 MR. CHAUVEL: So Dan what is the rate of  
4 extraction going to be?

5 MR. ZOGAIB: A couple gallons a minute?

6 MR. FELDMAN: It's on the order of a couple of  
7 gallons a minute.

8 MRS. SMITH: For how long?

9 MR. ZOGAIB: We will be doing it for -- in the  
10 event we have to do it, which is in the future, it could  
11 be for a very long time, 30, 40 years, but the key there  
12 is that the water will be extracted, treated, and put  
13 back. There will be no net loss of water.

14 And your kitchen faucet, that's about four  
15 gallons per minute. So we're going to be pulling out  
16 only about half that.

17 MRS. SMITH: So property owners adjacent to  
18 this will get a letter saying that you are not going to  
19 affect their property at all.

20 MR. ZOGAIB: Oh, yeah. We already -- we  
21 already don't affect their property. That's why we  
22 mailed all this stuff out. Because actually this site  
23 is 2600 acres. We're only doing the canyon down the  
24 center of the site. See the big square that makes up  
25 the site -- where is it at?

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5-10

1 MS. MC KINNON: The first map up there.

2 MR. ZOGAIB: Yeah. Do you see that square that  
3 makes up the site? The actual line down the middle  
4 where the canyon is at, is the only part they operated  
5 in out of that whole site.

6 So we're a long ways from other peoples'  
7 property except on the southern boundary where we're  
8 going to put that barrier, we do have some properties  
9 adjacent there. But everything else -- as a matter of  
10 fact, the County has a landfill that is over to the west  
11 of that, the northwest; right? South and east?

12 MS. MC KINNON: The County owns all this.

13 MR. ZOGAIB: Yeah. The County owns the whole  
14 site now. They actually bought the site, but Lockheed  
15 is still responsible for the cleanup. Riverside County  
16 actually purchased the site. The whole wildlife  
17 corridor cannot be used for anything else.

18 So we're cleaning up for that level. We're not  
19 cleaning it up for residences, or we would do a lot more  
20 cleanup if people were actually going to live on it, but  
21 it's only going to stay wildlife corridor.

22 MR. SMITH: Would the work that's being done  
23 affect any future development that someone might have to  
24 put houses in there?

25 MR. ZOGAIB: There will never be -- it's going

5-11

1 to be restricted.

2 MR. SMITH: I'm sorry.

3 MR. ZOGAIB: It is going to be restricted. It  
4 is never going to be used for anything beside wildlife  
5 corridor. That was the whole point.

6 The Beaumont Site 1 originally they were going  
7 to develop it, but then the State of California bought  
8 it and it's only going to be used for recreation,  
9 daytime, daylight recreation. They might do some small  
10 game hunting. They have already went out and done that  
11 and tested the animals to see if there are any  
12 restrictions. They did quail, they did dove, they did  
13 the squirrels, little critters, things like that, and  
14 they were all safe, but right now until we get mediation  
15 in, and until the State Fish and Wildlife puts together  
16 their management plan for the site, then there's not  
17 going to be anybody in there.

18 I know people still walk their dogs and jog  
19 down the road and that's what it is supposed to be used  
20 for anyway, but that's safe use, but I don't think Fish  
21 and Wildlife wants people in there right now.

22 MR. SMITH: What we need is someone like you  
23 people to talk to the County taxing agency. They think  
24 all that land costs a fortune in the taxes.

25 I mean, the value they place on it is

5-12

1 ridiculous and some of us, like, we have some that runs  
2 right over the fault, and we have some now that it is a  
3 possibility you can't use it in the future anyway. So  
4 why do they think it's worth so much money?

5 MR. ZOGAIB: I have no idea. I don't even know  
6 what the property values are out here.

7 I mean, some of that property, I guess, in the  
8 hills that would be new homes if they actually developed  
9 it, but we're pretty far away from -- as you come out  
10 here, you don't see a lot of developments. I think a  
11 lot of that happened before the bubble; right? When  
12 everybody was developing everything. All of a sudden  
13 all of the property was worth something and --

14 MRS. SMITH: Is this property zoned, the one  
15 that we're --

16 MR. ZOGAIB: This one here. Like I said there  
17 is the going to be a land use covenant that says it can  
18 never be developed. It can't be used for any kind of  
19 sensitive needs, no residential, no hospitals, no  
20 maternity wards, no --

21 MR. SMITH: Would that affect all the property  
22 going south including ours?

23 MR. ZOGAIB: No, no, only that piece of  
24 property.

25 MR. SMITH: Just that piece of property.

5-12  
(cont)

5-13

5-13  
(cont)

1           MR. ZOGAIB: Only the metes and bounds of that  
2 property. So everything beyond that you guys use it for  
3 whatever you want. The only place all the impacts are  
4 within their -- their property boundary. There might be  
5 a little bit of perchlorate a little bit south of there,  
6 but we're taking care of that too.

7           Who owns that property is the -- who owns the  
8 property just to the south?

9           MR. VILLANEUVE: Gene owns a piece of it.

10          MR. SMITH: A thousand eighty-seven is just  
11 south of it.

12          MR. VILLANEUVE: Then the RCA. I can't  
13 remember the name. They have a name.

14          MR. ZOGAIB: Wasn't that privately owned  
15 before? So the one part that is impacted from the site  
16 is owned by the County now too, then; right?

17          MR. VILLANEUVE: No, it is -- well, the  
18 Conservation Authority, Riverside Conservation  
19 Authority.

20          MR. ZOGAIB: So nothing is impacted that  
21 belongs to anyone else.

22          MR. CHAUVEL: Okay. Any further comment?  
23 That's it. Do you still mine that? Somebody told me --

24          MR. SMITH: 12 years. 12 years.

25          MR. ZOGAIB: What is it? Just gravel or --

1           MR. SMITH: No, we have construction rock, all  
2           the boulders everything. We have decorative rock, and  
3           we really just got into the decorative rock and the  
4           value of that -- the product now has tripled.

5           So I would hate so see something come along and  
6           we finally reached a point where we might be able to get  
7           our money back and now --

8           MR. ZOGAIB: We just bought -- I have a  
9           landfill in Carson, that is right next to the one that  
10          they were looking at for the stadium, that's landfill,  
11          but the other one Porsche bought and they are doing the  
12          Porsche Experience in and they have an off-road course  
13          and they have a little bridge and that's what they  
14          bought was, like, the smooth granite river rock for the  
15          bridge support.

16          So is that the kind of stuff like you mine,  
17          that kind of thing, like the small granite like you see  
18          in the riverbeds and the creek beds?

19          MR. SMITH: Well, what we do is we'll  
20          manufacture the size. We have boulders. We have --

21          MR. ZOGAIB: We had all the once this size and  
22          then they brought them, they were like in wire  
23          enclosures and then they set them all out there and then  
24          people put grout in there and built them up into bridge  
25          piles.

5-14

5-14  
(cont)

1 MR. CHAUVEL: Okay.

2 MR. SMITH: And a lot of product we use for  
3 drainage too, so --

4 MR. CHAUVEL: We don't -- we don't want to  
5 transgress from the public hearing. But --

6 MR. ZOGAIB: I'm a chemical engineer. That's  
7 why I know the mining.

8 MR. CHAUVEL: I believe I talked to you on the  
9 phone the other day.

10 MR. SMITH: Oh, did you?

11 MR. CHAUVEL: You wanted to see the documents;  
12 right? So we'll discuss that after.

13 So if there is no final official comments for  
14 the court reporter, are you all good?

15 MR. CHAUVEL: Okay. Well, I will thank you. I  
16 will close the meeting.

17 I will officially close this public meeting for  
18 this project, the Beaumont Site 2 Remedial Action Plan,  
19 RAP, and Draft Environmental Impact Report, EIR, this  
20 Wednesday evening, January 20, 2016. Do you have the  
21 time?

22 THE REPORTER: 6:57.

23 MR. CHAUVEL: 6:57. So thank you for coming.  
24 We appreciate your attendance.

25 (Proceedings concluded at 6:57 p.m.)

5-14  
(cont)

**LETTER NO. 5**

Public Meeting Transcript from Meeting on January 20, 2016

**RESPONSE TO COMMENT 5-1**

Both the perchlorate and the 1,4-dioxane have been found in the groundwater at the Site. The perchlorate (in the form of ammonium perchlorate) was used as solid rocket fuel and the 1,4-dioxane was used as a stabilizing agent for degreasing compounds that are used to remove grease from metals. In terms of health effects to humans, the perchlorate can affect the thyroid and the 1,4-dioxane is a carcinogen.

**RESPONSE TO COMMENT 5-2**

The biobarrier is not actually a barrier to the groundwater moving through the canyon. Rather, it is trench across the drainage that is filled with gravel, mulch, and an organic compound (a carbon substrate). These materials will create a reactive zone in the aquifer that will breakdown the perchlorate in the groundwater as it passes through the trench.

The 1,4-dioxane is not be treated this way. Instead, the contaminated groundwater would need to be extracted from the ground, treated, and then injected back into the ground.

In terms of contaminants leaving the Site, there is an extensive network of about 60 monitoring wells on the Site, as well as several off-site monitoring wells on the downgradient RCA property. Production wells and springs on downgradient properties are tested as well. To date, no contaminants from the Site have been found in off-site production wells.

**RESPONSE TO COMMENT 5-3**

Responses to comments made at the meeting as well as written comments on the Draft EIR and Draft RAP are addressed in this Final EIR. All commenters will receive a copy of the Final EIR.

**RESPONSE TO COMMENT 5-4**

The commenter indicates that Golden Era Productions has two production wells that they are using, with another one at the golf course. These wells have been sampled as part of the ongoing effort to monitor the groundwater at off-site locations.

**RESPONSE TO COMMENT 5-5**

The commenter asked about springs in the foothills near the Golden Era Productions property near Hemet. There are springs in the foothills, largely the result of earthquake faults in the area.

**RESPONSE TO COMMENT 5-6**

The groundwater on the Site generally flows in the same direction as the surface water. In this case, it flows south down the Laborde canyon.

**RESPONSE TO COMMENT 5-7**

The remediation work proposed at the Site, including the biobarrier, will not change the flow of the groundwater or surface water on or leaving the Site.

**RESPONSE TO COMMENT 5-8**

Refer to Response to Comment 5-2 for a summary of how the biobarrier works.

**RESPONSE TO COMMENT 5-9**

If groundwater extraction becomes necessary for the remediation, the rate of extraction is a couple of gallons per minute. Whatever is extracted will be treated that then pumped back into the groundwater.

**RESPONSE TO COMMENT 5-10**

The adjacent property owners will not get a letter specifically saying that their property would not be affected. However, this EIR and the RAP serve to provide the information to substantiate the conclusion that adjacent properties will not be affected by the remedial activities proposed for the Site.

**RESPONSE TO COMMENT 5-11**

The property will not be subject to future residential development. It is owned by Riverside County with the purpose of serving as a buffer for the Lamb Canyon Landfill. The purchase and sales agreement between the County and Lockheed Martin requires that the property be maintained as open space.

**RESPONSE TO COMMENT 5-12**

Comment noted. It is not the DTSC's responsibility to determine property values.

**RESPONSE TO COMMENT 5-13**

As discussed in Response to Comment 5-11, the Laborde Canyon Site will not be developed.

**RESPONSE TO COMMENT 5-14**

Comment noted. The remedial activities proposed at the Site will not adversely affect adjacent properties, including the use of the commenter's property as a quarry.

## Chapter 3

# CORRECTIONS AND ADDITIONS TO THE DRAFT EIR

This chapter of the Final EIR provides changes and additions to the Draft EIR that have been made to clarify, correct, or add to the information provided in that document. Such changes and additions are a result of public and agency comments received in response to the Draft EIR and/or new information that has become available since publication of the Draft EIR. While no comments or new information were received that required substantial changes to the Draft EIR published in December 2015, some minor changes are needed based on public comments. These changes, which are hereby incorporated by reference, are as follows (and are addressed in Chapter 2 of this Final EIR as responses to comments):

1. The page headers in the Draft EIR reference “Draft EIR on RAP for Potrero Canyon Lockheed Martin Beaumont Site 2.” The “Potrero” reference is hereby changed to “Laborde.”
2. On page ES-3, the header titles “Chemicals of Concern and Munitions and Explosives of Concern” is hereby changed to “Chemicals of Concern.” There are no Munitions and Explosives of Concern (MEC) at the Laborde site.
3. The location for the treated soil in Southern Test Bay Canyon has not yet been determined. On pages ES-4 and 2-9 of the Draft EIR, two different possible locations were identified. The final disposition of the left-over soils will depend on whether or not they are needed as fill in the Waste Discharge Area (WDA). This will be determined during project design.
4. Figures 2-4 and 2-6 of the Draft EIR show treated spoils locations in ravines. Based on feedback from the U.S. Fish and Wildlife Service (USFWS), the treated spoils should not be placed in ravines or other areas where it could end up in the drainages. The information on the location of the treated spoils location came from the RAP and the figures were created before this information was received from the USFWS. The final treated spoils location will be determined during project design and will not include placing the spoils in a ravine or other area where it could end up in the drainage.
5. Table 2-2 on page 2-32 of the Draft EIR indicates that a permit for landfill excavation and capping would be needed. This is an error and is hereby removed from the EIR.
6. PDF AQ-4 on pages ES-7/8 and 4.2-10 of the Draft EIR is a measure to control dust. It does not specifically reference SCAQMD Rule 403. This reference has been included in the MMRP provided in Chapter 4 of this Final EIR.

7. The Draft EIR does not identify proposed cleanup goals for the Site. These goals are identified and discussed in Section 3.4 of the RAP and are summarized here. Areas exceeding the cleanup goals are identified in Section 3.5 of the RAP and are repeated below.

- Cleanup goals are developed to establish target cleanup levels for remedial actions to mitigate unacceptable risks to human health and the environment associated with specific areas of soil or groundwater at the site, as required to meet the RAOs. Cleanup goals for soil were developed by evaluating both applicable or relevant and appropriate requirements (ARARs) and the risk-based screening levels (RBSLs). The applicability of ARARs that designate beneficial uses for groundwater at the site and applicable water quality standards were evaluated in detail in the Feasibility Study (Tetra Tech, 2013b) to aid in the development of cleanup goals for groundwater.
- Two areas of soil were identified as having contaminant concentrations which pose an unacceptable risk to human or ecological receptors: the Test Bay 3 area of Southern Test Bay Canyon (STBC) (perchlorate), and a small area within the WDA (cadmium and lead).
- Cleanup goals for groundwater are related to the beneficial uses of the groundwater resource although there are several exceptions to that designation. One of the exceptions is for water sources that do not provide sufficient water to supply a single well capable of producing an average sustained yield of 200 gallons per day (gpd). An analysis completed as part of the Feasibility Study for the project found that the average well yield in Laborde Canyon is roughly 110 gpd, and likely lower, which is well under the 200 gpd threshold. On-property groundwater, as well as groundwater in the area immediately south of the property boundary, may therefore be exempt from the municipal and domestic supply beneficial-use designation. Furthermore, existing land-use covenants (LUCs) prevent access to and use of groundwater on the property, so human exposure to on-property groundwater will not occur.
- Off-property exposure to groundwater is possible, because there are no LUCs in this area to control potential exposure to human receptors. Chemical-specific ARARs will apply to this area to protect human health and to protect the beneficial uses of groundwater in the downgradient San Jacinto Upper Pressure Groundwater Management Zone.
- Areas containing chemicals of concern at concentrations exceeding cleanup goals include the following:
  - A localized area of soil in the WDA that exceeds the cleanup goals for cadmium and lead of 2.3 mg/kg and 193 mg/kg, respectively.
  - An area of soil in the Test Bay 3 area of STBC that exceeds the perchlorate cleanup goal of 1,700 micrograms per kilogram.
  - Groundwater south of the property boundary, where perchlorate concentrations exceed the cleanup goal of 6 micrograms per liter. Groundwater on the property may be

exempt from the municipal and domestic supply beneficial-use designation due to low well yields, and existing LUCs that prevent access to and use of groundwater on the property, so human exposure to on-property groundwater will not occur.

## Chapter 4

# MITIGATION MONITORING AND REPORTING PROGRAM

Pursuant to Section 21081.6 of the Public Resources Code and the *California Environmental Quality Act (CEQA) Guidelines* Section 15097, public agencies are required to adopt a monitoring or reporting program (referred to as a Mitigation Monitoring and Reporting Program [MMRP]) to ensure that the mitigation measures DTSC identified in the Environmental Impact Report (EIR) are implemented. As stated in Section 21081.6 of the Public Resources Code:

*“...the public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment.”*

As defined in the *CEQA Guidelines*, Section 15097, reporting is suited to projects that have readily measurable or quantitative measures or which already involve regular review. Monitoring is suited to projects with complex mitigation measures, such as sensitive plant and habitat protection, which may exceed the expertise of the local agency to oversee, are expected to be implemented over a period of time, or require careful implementation to assure compliance.

The Draft EIR prepared for the Draft Remedial Action Plan (RAP) for the Laborde Canyon Lockheed Martin Beaumont Site 2 provided an analysis of the environmental effects resulting from implementation of the RAP. A thorough evaluation of the Project was undertaken in compliance with CEQA, including the identification of mitigation measures designed to avoid or substantially reduce the potential adverse environmental impacts of the Project.

In addition, project design features, also referred to as PDFs, were identified in the Draft EIR which are specific design elements proposed by Lockheed Martin that would be incorporated into the Project to prevent the occurrence of or to minimize the significance of potential environmental effects. Because PDFs have been incorporated into the Project, they do not constitute mitigation measures, as defined by Section 15126.4 of the State CEQA Guidelines (Title 14 of the California Code of Regulations). However, the PDFs are being included in the MMRP to ensure their implementation as a part of the Project.

To adequately track and document the status of the PDFs and mitigation measures, the following components are included in this MMRP (Table 4-1):

PDF/Mitigation Measure Number and Text  
Monitoring/Reporting Actions  
Responsible Monitoring Party  
Monitoring Phase  
Verification/Approval Party  
PDF/Mitigation Measure Implemented? (Yes/No, and date)  
Remarks

**Table 4-1**  
**Mitigation Monitoring and Reporting Program**

Project Design Feature (PDF)/ Mitigation Measure	Monitoring/Reporting Actions	Responsible Monitoring Party	Monitoring Phase	Verification/Approval Party	Mitigation Measure Implemented? (Y/N) Name & Date	Remarks
<b>Air Quality</b>						
No mitigation measures are necessary. The following Project Design Features (PDFs) have been incorporated into the Project.						
<u>PDF AQ-1</u> : All off-road diesel-powered construction equipment greater than 50 horse-power shall meet the Tier 4 emission standards, where available. In addition, all construction equipment shall be outfitted with Best Available Control Technology (BACT) devices certified by the California Air Resources Board (CARB). Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations.	<ul style="list-style-type: none"> <li>Prior to commencement of remediation construction activities, the remediation contractor will verify that all diesel powered offroad construction equipment to be used on-site meet USEPA Tier 4 emissions standards. Tier 4 verification will be supported with documentation from the equipment manufacturer or retrofit contractor/installer. Lockheed Martin will keep copies of verification from the contractor(s) and maintain logs demonstrating compliance with Tier 4 emission standards. The logs will be available for inspection upon request by DTSC. Logs will be inspected at least once every three calendar months by DTSC as long as off-road diesel construction equipment remain on-site.</li> <li>Model, serial number, date of equipment arriving on-site, equipment engine hours (if</li> </ul>	Lockheed Martin and DTSC	Compliance will be monitored continuously by Lockheed Martin (or their remedial contractor or designee). Inspections will be conducted no less than once every three calendar months by DTSC as long as off-road diesel construction equipment remains on-site.	DTSC, Lockheed Martin Project Manager		

Project Design Feature (PDF)/ Mitigation Measure	Monitoring/Reporting Actions	Responsible Monitoring Party	Monitoring Phase	Verification/Approval Party	Mitigation Measure Implemented? (Y/N) Name & Date	Remarks
	available), equipment owner/operator, and any unique visible identifier of all equipment used on-site will be recorded in the log. Logs will be inspected at least once per quarter by DTSC during active implementation of the remedy.					
<u>PDF AQ-2:</u> The Project will require the use of 2007 model year and newer light trucks (i.e., 14,001 to 26,000 pounds such as cement mixers and large flatbed equipment delivery trucks) and diesel haul trucks (e.g., material delivery trucks and soil import/export). All trucks must be fitted with particulate matter filter to meet 2010 model year engine emission standards. A copy of each unit's certified tier specification, BACT documentation, and CARB or South Coast Air Quality Management District (SCAQMD) operating permit shall be provided at the time of mobilization of each applicable unit of equipment.	<ul style="list-style-type: none"> <li>Prior to commencement of activities, the export hauling contractor will provide verification that all on-road vehicles used for hauling export materials be equipped with engine model year 2007 or newer. Engines manufactured prior to 2007 will be allowed if retrofitted to 2007 emission standards or better. Prior to the start of hauling activities, the hauling contractor(s) will provide written record demonstrating availability or absence of 2007 or newer model year trucks in its fleet. Lockheed Martin will make documentation of compliance with this requirement available for inspection upon request at least once every month by DTSC during the excavation phases.</li> <li>The log of export haul trucks that meet emissions specifications (2007 or</li> </ul>	Lockheed Martin and DTSC	Compliance will be monitored continuously by Lockheed Martin (or their remedial contractor or designee) whenever exporting of materials occurs. Inspections will be conducted no less than once every calendar month by DTSC	DTSC, Lockheed Martin Project Manager		

Project Design Feature (PDF)/ Mitigation Measure	Monitoring/Reporting Actions	Responsible Monitoring Party	Monitoring Phase	Verification/Approval Party	Mitigation Measure Implemented? (Y/N) Name & Date	Remarks
	newer) will be used by the remediation contractor to verify that each truck meets specifications prior to loading of materials for export to the appropriate receiver facility.					
<u>PDF AQ-3:</u> Require all heavy trucks and diesel haul trucks (i.e., heavier than 20,000 pounds in gross vehicle weight), such as material delivery and soil import/export trucks, to be fitted with particulate matter filters. Any vehicle with engine year 1994 through 1995 must meet 2010 model year engine emission standards. A copy of each unit's certified tier specification, BACT documentation, and CARB or SCAQMD operating permit shall be provided at the time of mobilization of each applicable unit of equipment.	<ul style="list-style-type: none"> <li>Prior to commencement of activities, the import/export hauling contractor will provide verification that all vehicles used for hauling materials be equipped with particulate matter filters and that all vehicles meet emission standards. Lockheed Martin will make documentation of compliance with this requirement available for inspection upon request at least once every month by DTSC during the excavation phases.</li> </ul>	Lockheed Martin and DTSC	Compliance will be monitored continuously by Lockheed Martin (or their remedial contractor or designee) whenever importing or exporting of materials occurs. Inspections will be conducted no less than once every calendar month by DTSC	DTSC, Lockheed Martin Project Manager		
<u>PDF AQ-4:</u> The Project will implement fugitive dust control measures consistent with SCAQMD rules and regulations. The dust control measures will consist of various elements including: proper maintenance and watering of internal haul roads; water spraying of soil excavated and placed for cover or soil reconsolidation; applying water on intermediate soil cover areas.	<ul style="list-style-type: none"> <li>Lockheed Martin will comply with SCAQMD Rule 403 which requires fugitive dust control measures including track-out prevention, street sweeping and watering of exposed surfaces.</li> <li>A dust control supervisor will be appointed and be available on-site within 30 minutes during working hours.</li> </ul>	Lockheed Martin and DTSC	During construction and remediation activities.	DTSC, Lockheed Martin Project Manager		

Project Design Feature (PDF)/ Mitigation Measure	Monitoring/Reporting Actions	Responsible Monitoring Party	Monitoring Phase	Verification/Approval Party	Mitigation Measure Implemented? (Y/N) Name & Date	Remarks
<b>Biological Resources</b>						
For biological resources, two PDFs and four mitigation measures have been included in the Project.						
<u>PDF BIO-1:</u> The Proposed Project has been designed to avoid locations of large populations of Stephens' kangaroo rats (SKR) and to achieve the desired results of population health for species as described under the Human Health and Ecological Risk Assessment (HHERA) (Tetra Tech, 2010b).	None	None	None	None	NA	
<u>PDF BIO-2:</u> The Proposed Project was also designed to avoid impacts to and riparian habitats to the extent possible while achieving the clean-up goals of the Project. By avoiding riparian habitats during planning and siting, there will not be any direct impacts to these resources related to the Project.	None	None	None	None	NA	
<u>MM BIO-1: Biological Training and Monitoring.</u> The Proposed Project shall implement a formal training program and keep records of all personnel who have completed on-site training for biological resources. All personnel working at the Site will be required to complete this training and subsequent annual refresher training to update all on-site workers on requirements of permits related to these resources, on limiting weed spread and colonization, on the consequences for non-compliance and contact information for on-site personnel who can provide assistance with biological resources.  Biological monitors shall be employed as part of the Proposed Project during installation activities to ensure that these activities are contained within the Project boundaries. The biological monitor(s)	Develop and implement training program.	Lockheed Martin and DTSC	Prior to commencement of and during construction and remediation activities. Throughout initial ground disturbing activities, and whenever potential for take of species or disruption of nesting activities is possible.	DTSC, Lockheed Martin Project Manager. To be included in annual reporting for MSHCP.		

Project Design Feature (PDF)/ Mitigation Measure	Monitoring/Reporting Actions	Responsible Monitoring Party	Monitoring Phase	Verification/Approval Party	Mitigation Measure Implemented? (Y/N) Name & Date	Remarks
shall also be present during all vegetation removal or initial ground disturbing activities to identify and either actively or passively relocate special status wildlife species whenever permitted and possible. Monitors shall also inspect equipment, materials and vehicles for wildlife entrapment or mortalities incidental to Project activities. Biological monitors shall also be responsible for identifying sensitive species within work areas and assisting on-site personnel to avoid these species whenever possible.						
<u>MM BIO-2: Weed Control.</u> Increases of existing weeds and introduction of new weeds shall be minimized by implementing the following measures: <ul style="list-style-type: none"> <li>Limiting disturbance areas during installation to the minimum areas needed to perform work;</li> <li>Limiting entrance and exit to defined routes;</li> <li>Ensuring all vehicles and equipment that enter the Site are free of mud or debris that could transport weed seeds onto the Site from other areas and result in the colonization of new weed species;</li> </ul> Using only weed free materials during project implementation whenever possible.	Biological Monitor(s) to document adherence to measure and explanations or corrective actions taken if deviation from measure occurred.	Lockheed Martin and DTSC	Throughout construction phase of the project.	DTSC, Lockheed Martin Project Manager		
<u>MM BIO-3: Permit in Accordance with the MSHCP.</u> The Proposed Project shall be permitted in coordination with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) to ensure that adverse effects to listed species and their habitats are fully avoided, minimized and mitigated. All provisions of the MSHCP shall be included in this process and the following tasks shall be completed: <ul style="list-style-type: none"> <li>Lockheed Martin will prepare and submit</li> </ul>	Lockheed Martin shall obtain permits in coordination with the MSHCP. This includes preparing and submitting the application and paying appropriate fees.	Lockheed Martin and DTSC	Prior to commencement of construction and remediation activities.	DTSC, Lockheed Martin Project Manager, permitting agencies (USFWS, CDFW, RCA)		

Project Design Feature (PDF)/ Mitigation Measure	Monitoring/Reporting Actions	Responsible Monitoring Party	Monitoring Phase	Verification/Approval Party	Mitigation Measure Implemented? (Y/N) Name & Date	Remarks
<p>the application and is accepted as a Participating Special Entity allowing them to go forward as a formal partner in the MSHCP.</p> <ul style="list-style-type: none"> <li>• Completion of the Consistency Assessment to assess the biological resources and project specifics for consistency with the MSHCP.</li> <li>• Fees will be paid to the Regional Conservation Authority (RCA) as agreed upon between Lockheed Martin and the RCA related to the use of the MSHCP. Fees will be used by the RCA to further their mission of habitat protection and species preservation. The Site is in an area identified by the RCA as proposed new core area for land preservation.</li> </ul>						
<p><u>MM BIO-4: Seasonal Avoidance of Nesting.</u> Activities that produce excessive noise, dust, and/or nighttime illumination levels shall be restricted from use during nesting season (approximately February 1 through June 30).</p>	<p>Biologist familiar with nest avoidance measures and species present at the site (can be same individual as Biological Monitor is they have these qualifications). Avoidance measure will be documented in writing.</p>	<p>Lockheed Martin and DTSC</p>	<p>Prior to commencement of and during construction and remediation activities.</p>	<p>DTSC, Lockheed Martin Project Manager, reporting to be included in annual MSHCP reporting (USFWS, CDFW, RCA)</p>		
<p><u>(MSHCP requirement) Burrowing Owl Pre-Construction Surveys.</u> In order to avoid direct mortality of any owls that may be using habitat within the impact areas, pre-construction surveys shall be conducted. These surveys would be conducted no more than 30 days in advance of initial site disturbance. If the project impacts are to occur during the breeding season and owls are found occupying habitat within the disturbance area, disturbance of nests will not occur until the end of the breeding season. If the project impacts are to occur outside of the breeding season and owls are found occupying habitat within the</p>	<p>Biologist familiar with burrowing owl and avoidance measures (can be same individual as Biological Monitor is they have these qualifications). Avoidance measure will be documented in writing.</p>	<p>Lockheed Martin and DTSC</p>	<p>Prior to commencement of construction and remediation activities.</p>	<p>DTSC, Lockheed Martin Project Manager, reporting to be included in annual MSHCP reporting (USFWS, CDFW, RCA)</p>		

Project Design Feature (PDF)/ Mitigation Measure	Monitoring/Reporting Actions	Responsible Monitoring Party	Monitoring Phase	Verification/Approval Party	Mitigation Measure Implemented? (Y/N) Name & Date	Remarks
disturbance area, passive relocation (via one-way doors and collapse of burrows) will occur. If owls are not occupying habitat within the disturbance area during the pre-construction surveys, the proposed disturbance activities may proceed.						
(MSHCP action from DBESP) Riverine Habitat Enhancement. One acre of tamarisk will be removed from the Site as riverine habitat enhancement for all downstream areas of Laborde Canyon.	Removal of tamarisk from approximately one acre within the Study Area to enhance habitat values throughout the downstream areas of Laborde Canyon. Will be documented in MSHCP annual reporting.	Lockheed Martin and DTSC	Prior to commencement of construction and remediation activities.	DTSC, Lockheed Martin Project Manager		
<b>Cultural and Paleontological Resources</b>						
For cultural resources, three mitigation measures have been included in the Project.						
<u>MM CUL-1: Stop Work in the Event of a Discovery of Archaeological Artifacts or Features (Prehistoric or Historic).</u> Archaeological materials encountered during remediation activities shall be documented and evaluated for CRHR eligibility. If found eligible, measures shall be taken to avoid or mitigate impacts to the resource.  In the event any archaeological artifacts or features are discovered through Project implementation, remediation, maintenance, or monitoring, the remediation contractor shall immediately cease work within the vicinity of the discovery. A qualified professional archaeologist shall document and evaluate the find for eligibility to the CRHR. If determined to be CRHR eligible, the archaeologist shall coordinate with Lockheed Martin and the remediation contractor to develop appropriate measures to avoid or mitigate impacts to the resource under CEQA.	Should archaeological resources be encountered, a qualified archaeologist shall implement a treatment and recovery plan consistent with this migration measure. DTSC will be provided with a copy of the plan.	Lockheed Martin, Qualified Archaeologist, DTSC	During ground disturbing activities throughout the remediation process to the extent that archaeological materials are, or may be, discovered.	DTSC, Lockheed Martin Project Manager		

Project Design Feature (PDF)/ Mitigation Measure	Monitoring/Reporting Actions	Responsible Monitoring Party	Monitoring Phase	Verification/Approval Party	Mitigation Measure Implemented? (Y/N) Name & Date	Remarks
<p><u>MM CUL-2: Monitoring of Excavation in Areas Identified as Likely to Contain Paleontological Resources by a Qualified Paleontological Monitor.</u> Based on the results of the paleontological literature and records review “at the SBCM demonstrate that excavation in conjunction with development has high potential to adversely impact significant nonrenewable paleontologic resources present at the surface and at depth within the boundaries of the Study Area. For this reason, a qualified vertebrate paleontologist must develop a program to mitigate these impacts. The mitigation program will need to be consistent with the provisions of [CEQA], as well as with regulations implemented by the County of Riverside” (San Bernardino County Museum, 2014). Areas of concern within the proposed Study Area include any and all previously undisturbed sediments of the San Timoteo Formation. Paleontologic monitors should be equipped to salvage fossils as they are unearthed, to avoid construction delays, and to remove samples of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. Monitors must be empowered to temporarily halt or divert equipment to allow removal of abundant or large specimens. Monitoring may be reduced if the potentially-fossiliferous units described herein are not present in the subsurface, or if present are determined upon exposure and examination by qualified paleontologic personnel to have low potential to contain fossil resources. The mitigation program could include the following:</p> <ul style="list-style-type: none"> <li>Preparation of recovered specimens to a point of identification and permanent preservation, including washing of</li> </ul>	Should paleontological resources be encountered, a qualified paleontologist shall develop a program to mitigate the impacts. DTSC will be provided with a copy of the plan.	Lockheed Martin, Qualified Paleontologist, DTSC	During ground-disturbing activities throughout the remediation process to the extent that paleontological resources are, or may be, discovered.	DTSC, Lockheed Martin Project Manager		

Project Design Feature (PDF)/ Mitigation Measure	Monitoring/Reporting Actions	Responsible Monitoring Party	Monitoring Phase	Verification/Approval Party	Mitigation Measure Implemented? (Y/N) Name & Date	Remarks
<p>sediments to recover small invertebrates and vertebrates. Preparation and stabilization of all recovered fossils are essential to order to fully mitigate adverse impacts to the resources.</p> <ul style="list-style-type: none"> <li>• Identification and curation of specimens into an established, accredited museum repository with permanent retrievable paleontological storage. These procedures are also essential steps in effective paleontologic mitigation and CEQA compliance. The paleontologist must have a written repository agreement in hand prior to the initiation of mitigation activities. Mitigation of adverse impacts to significant paleontologic resources is not complete until such curation into an established, accredited museum repository has been fully completed and documented.</li> <li>• Preparation of a report of findings with an appended itemized inventory of specimens. The report and inventory, when submitted to the appropriate Lead Agency (DTSC) along with confirmation of the curation of recovered specimens into an established, accredited museum repository, will signify completion of the program to mitigate impacts to paleontologic resources.</li> </ul>						
<u>MM CUL-3: Stop Work in the Event of a Discovery of Human Remains, Comply with State Law Regarding Discoveries.</u> Archaeological sites or historical resources known to contain human remains shall be treated in accordance with Section 7050.5, Health and Safety Code.	Should human remains be encountered, the County Coroner's office will be notified and all work will cease in the vicinity of the discovery until the remains are removed.	Lockheed Martin, County Coroner, appropriate Native	During ground disturbing activities throughout the remediation process to the extent that human remains and	DTSC, Lockheed Martin Project Manager		

Project Design Feature (PDF)/ Mitigation Measure	Monitoring/Reporting Actions	Responsible Monitoring Party	Monitoring Phase	Verification/Approval Party	Mitigation Measure Implemented? (Y/N) Name & Date	Remarks
<p>Ground disturbing activities may disturb unrecorded, or unidentified, human remains; these may include Native American burials and associated grave goods.</p> <p>In the event human remains are discovered through project implementation, remediation, maintenance, or monitoring, the remediation contractor shall immediately cease work within the vicinity of the discovery and the Riverside County Coroner's office must be notified. If the coroner determines the remains must be of Native American origin, he or she will notify the NAHC. The NAHC will then identify the most likely descendants to be consulted regarding treatment and/or repatriation of the remains.</p>		American Tribe (if necessary), DTSC	associated grave goods are, or may be, discovered.			
<b>Greenhouse Gas Emissions</b>						
No mitigation measures are necessary. The following PDFs have been incorporated into the Project.						
<u>PDF GHG-1:</u> All off-road diesel construction equipment remaining on-site for more than 15 work days shall meet USEPA Tier 3 off-road emission standards, if commercially available locally. Use of Tier 3 engines has been shown to increase fuel economy over similar Tier 2 engines.	See PDF AQ-1	Lockheed Martin and DTSC	Before and during construction activities.	DTSC, Lockheed Martin Project Manager		
<u>PDF GHG-2:</u> All on-road export haul trucks shall at minimum comply with USEPA, 2007 on-road emissions standards.	See PDF-AQ-2	Lockheed Martin and DTSC	Before and during construction activities.	DTSC, Lockheed Martin Project Manager		
<u>PDF GHG-3:</u> The Project will comply with the use of low carbon vehicle fuels as required under State law.	Lockheed Martin (or designated contractor) will purchase fuel for equipment and trucks meeting California fuel standards.	Lockheed Martin and DTSC	Before and during construction activities.	DTSC, Lockheed Martin Project Manager		
<u>PDF GHG-4:</u> To the maximum practical extent, recyclable materials, including non-hazardous	Lockheed Martin shall submit quarterly compliance reports to	Lockheed Martin and	Before and during construction	DTSC, Lockheed Martin Project		

Project Design Feature (PDF)/ Mitigation Measure	Monitoring/Reporting Actions	Responsible Monitoring Party	Monitoring Phase	Verification/Approval Party	Mitigation Measure Implemented? (Y/N) Name & Date	Remarks
construction and demolition materials, will be reused or recycled.	DTSC to verify the percentage of the unearthed recyclable materials on-site that were recycled on-site or through off-site recycling.	DTSC	activities.	Manager		
<b>Hazards and Hazardous Materials</b>						
No mitigation measures are necessary. Four PDFs have been incorporated into the Project.						
<u>PDF HAZ-1:</u> All on-road waste haul trucks exporting excavated soil to the appropriate receiver facility shall be model year 2007 or newer or retrofitted to comply with USEPA Year 2007 on-road emissions standards. Documentation of all on-road trucks exporting soil shall be maintained and made available to DTSC for inspection upon request. Trucks transporting contaminated soils to licensed state-approved landfill will be properly covered to prevent air-borne contaminants.	See PDF-AQ-2	Lockheed Martin and DTSC	Before and during construction activities.	DTSC, Lockheed Martin Project Manager		
<u>PDF HAZ-2:</u> Exposed surfaces and active excavation sites would be controlled with water and/or suppressants certified by CARB, the SCAQMD, or other air pollution control agency, to control fugitive dust. Such suppressants include foams, nontoxic binders, or other suppressants to reduce fugitive dust emissions. Logs of water purchase or usage and suppressant application (including brand/manufacturer, date of application, area treated and amount applied) will be maintained on-site and made available to DTSC and SCAQMD for inspection upon request.	See PDF-AQ-4	Lockheed Martin and DTSC	During construction and remediation activities.	DTSC, Lockheed Martin Project Manager		
<u>PDF HAZ-3:</u> During implementation of the RAP, to reduce risks from on-site hazards, all workers at the Site will have current OSHA Hazardous Waste Operations and Emergency	Lockheed Martin shall ensure that all Site personnel have current HAZWOPR training. Records will be available to	Lockheed Martin and DTSC	Before start of construction activities.	DTSC, Lockheed Martin Project Manager		

Project Design Feature (PDF)/ Mitigation Measure	Monitoring/Reporting Actions	Responsible Monitoring Party	Monitoring Phase	Verification/Approval Party	Mitigation Measure Implemented? (Y/N) Name & Date	Remarks
Response (HAZWOPER) training as per Code of Federal Regulation 1910.120(a)(1)(i-v) and 1926.65(a)(1)(i-v). A site-specific Health and Safety Plan will be prepared. All workers at the Site will attend daily tail gate meetings and a job hazard analysis will be completed daily or on an as-needed basis.	DTSC upon request.					
<u>PDF HAZ-4</u> : Prior to the start of the RAP, a Notice of Intent will be submitted to the State Water Resources Control Board (SWRCB) to comply with the General Construction NPDES Permit. To comply with NPDES Permit conditions, a Water Quality Management Plan (WQMP) and Construction Storm Water Pollution Prevention Plan (SWPPP) will include descriptions of best management practices (BMP) that will reduce the potential for discharge of pollutants in runoff during any needed grading and construction. BMPs will minimize erosion from, and stabilization of, disturbed surfaces. The SWPPP will require that all structural and non-structural BMPs described in the WQMP be installed and implemented in accordance with approved plans and specifications prior to the beginning of construction activities.	<ul style="list-style-type: none"> <li>Prior to commencement of Site remediation activities, DTSC, the RWQCB, and/or City of Beaumont Department of Public Works to confirm appropriate short- and long term BMPs will be implemented as part of the Project.</li> <li>Lockheed Martin shall submit annual reports to DTSC and the RWQCB, as required, to verify that the BMPs in the SWPPP have been implemented during the construction Site remediation activities.</li> <li>Following completion of the remedy and after establishing sufficient vegetation coverage, the RPs shall submit annual reports to DTSC, the RWQCB and/or the City of Beaumont, as required, to verify that the BMPs in the SWPPP have been implemented following completion of the Site</li> </ul>	Lockheed Martin and DTSC	Prior to remediation activities, during remediation activities, and upon completion of the remedy.	DTSC, Lockheed Martin Project Manager		

Project Design Feature (PDF)/ Mitigation Measure	Monitoring/Reporting Actions	Responsible Monitoring Party	Monitoring Phase	Verification/Approval Party	Mitigation Measure Implemented? (Y/N) Name & Date	Remarks
	construction remediation activities.					
<b>Hydrology and Water Quality</b>						
For hydrology and water quality, one mitigation measure and three PDFs have been included in the Project.						
<u>MM-HYD-1: Construction Outside Rainy Season:</u> Construction of the biobarrier will be completed outside the rainy season to prevent flooding hazards associated with the unnamed drainage at the site.	Lockheed Martin shall ensure that all construction avoids the rainy season.	Lockheed Martin and DTSC	Prior to remediation activities and during remediation activities.	DTSC, Lockheed Martin Project Manager		
<u>PDF WQ-1:</u> Biobarrier appurtenances will be constructed such that they are above the existing water course to prevent hazards associated with water flow during a storm event.	Lockheed Martin shall submit a SAP to DTSC for approval.	Lockheed Martin and DTSC	Prior to remediation activities.	DTSC, Lockheed Martin Project Manager		
<u>PDF WQ-2:</u> All hazardous materials that are required to be stored on site during construction and/or operation and maintenance of the Proposed Project would be stored in facilities outside the existing water course to prevent hazards from water flow during a storm event.	Lockheed Martin shall submit monthly monitoring reports to DTSC.	Lockheed Martin and DTSC	Prior to remediation activities, during remediation activities, and upon completion of the remedy.	DTSC, Lockheed Martin Project Manager		
<u>PDF WQ-3:</u> Prior to implementation of the RAP, a General Industrial NPDES Permit with the California SWRCB and a site-specific SWPPP will be required. These documents will detail Best Management Practices (BMP) that will be implemented to manage storm water flow at the Site to prevent local soil erosion and manage risks associated with storm water flows.	See PDF HAZ-4.	Lockheed Martin and DTSC	Prior to remediation activities, during remediation activities, and upon completion of the remedy.	DTSC, Lockheed Martin Project Manager		
<b>Transportation and Traffic</b>						
No mitigation measures or PDFs are necessary.						

## Chapter 5

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