

Final Environmental Impact Report

State Clearinghouse #: 2014091006

Remedial Action Plan for Potrero Canyon

Lockheed Martin Beaumont Site 1 Beaumont, California



California Department of Toxic Substances Control

**Brownfields and Environmental Restoration Program
5796 Corporate Avenue
Cypress, California 90630
April 2016**

FINAL ENVIRONMENTAL IMPACT REPORT

State Clearinghouse #: 2014091006

REMEDIAL ACTION PLAN FOR POTRERO CANYON LOCKHEED MARTIN BEAUMONT SITE 1

BEAUMONT, CALIFORNIA

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

April 2016

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ACRONYMS AND ABBREVIATIONS

BACT	Best Available Control Technology
BMP	best management practices
CalEPA	California Environmental Protection Agency
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
1,1-DCA	1,1-dichloroethane
1,1-DCE	1,1-dichloroethene
1,2-DCA	1,2-dichloroethane
1,1-DCE	1,1-dichloroethene
<i>cis</i> -1,2-DCE	<i>cis</i> -1,2-dichloroethene
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
HDT	Hazardous Device Team, Riverside County Sheriff's Department
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
MEC	munitions and explosives of concern
MMRP	Mitigation Monitoring and Reporting Program
MNA	monitored natural attenuation
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
RI/FS	remedial investigation and feasibility study
RWQCB	Regional Water Quality Control Board
SCAQMD	South Coast Air Quality Management District
Site	Potrero Canyon (Lockheed Martin Beaumont Site 1)
SKR	Stephens' kangaroo rat

SWPPP	Storm Water Pollution Prevention Plan
SWRCB	State Water Resources Control Board
Tetra Tech	Tetra Tech, Inc.
Union	International Union of Operating Engineers
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 Potrero Canyon Lockheed Martin Beaumont Site 1 (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 September 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 Potrero Canyon Site. The Final EIR, together with the Draft EIR published in September 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

The Site, located at 17255 Highland Springs Avenue in Beaumont, California, is a collection of parcels totaling 9,117 acres, most of which is within an undeveloped portion of the City of Beaumont in Riverside County. Regional access to the Site is from the Interstate 10 (I-10) freeway and south (about five miles) on Highland Springs Avenue. The land uses of the properties surrounding the Site are predominantly undeveloped mountainous terrain, and dryland farming/ranching. Activities conducted at the Site after 1960 resulted in the contamination of some soil, surface water, and groundwater at the Site. The RAP (Tetra Tech, 2015) describes the proposed remediation plan for the Site.

Early Site Uses

The Site was primarily used for ranching prior to 1960. Ranch houses and other supporting structures were constructed, and most level areas were used for either farming or ranching. The parcels that comprise the Site were owned by private individuals, the Riverside Cement Company/American Cement Company, and the United States government prior to 1960.

Lockheed Martin Operations

Lockheed Aircraft Corporation purchased the property in 1960, and from 1960 to 1974, its Lockheed Propulsion Company (LPC) division used the Site for solid rocket propellant production and testing, rocket motor and weapons testing, and ballistics testing. Rocket motor production activities involved mixing and

curing of solid rocket fuel, testing of solid rocket fuel motors, and destruction of process chemicals and waste rocket propellants in open burn pits. LPC ceased operations at the Site in 1974, after which time the Site was vacant except for occasional use by third-party lessees. All activity ceased at the Site in 1991, except for ongoing environmental investigation activities.

Non-Lockheed Martin Operations

Lockheed Aircraft Corporation leased portions of the Site to several outside parties for various activities. Beginning in 1970, Lockheed Aircraft Corporation began leasing property to Aerojet and allowed General Dynamics to conduct testing on several occasions. The International Union of Operating Engineers (Union) used the Site from 1971 through 1991 for surveying and heavy equipment training. Additionally, the Union used an underground storage tank for fuel storage. A portion of the Site was also leased by a farmer who grazed sheep and raised crops in a number of areas between 1975 and 1986. On several occasions, General Dynamics used part of the Site for testing of the Viper bazooka and Phalanx Gatling guns. Structural Composites used the steep terrain of the Site for vehicle rollover tests on a number of occasions between 1975 and 1983, as well as conducted tests on pressurized fiberglass and plastic-reinforced cylinders by shooting at the cylinders.

Current Site Activities

The Site is owned by the State of California (8,552 acres) and Lockheed Martin (565 acres). Except for the activities of outside parties discussed above, the Site has been vacant since LPC closed down their operations in 1974. Currently, the Site is inactive except for ongoing investigation activities, and some unauthorized recreation activities including off-highway vehicle use.

Prior Site Investigations and Removal Actions

To facilitate investigation of the Site, nine primary historical operational areas (A through I) have been established:

- Historical Operational Area A – Eastern Aerojet Range
- Historical Operational Area B – Rocket Motor Production Area
- Historical Operational Area C – Burn Pit Area
- Historical Operational Area D – Lockheed Propulsion Company Ballistics Test Range
- Historical Operational Area E – Radioactive Waste Disposal Site
- Historical Operational Area F – Lockheed Propulsion Company Test Services Area
- Historical Operational Area G – Helicopter Weapons Test Area
- Historical Operational Area H – Sanitary Landfill
- Historical Operational Area I – Western Aerojet Range

Each historical operational area encompasses one or more features where past activities occurred. Each historical operational area was used for various activities associated with ballistics testing, rocket motor assembly, testing, and/or propellant disposal.

Numerous environmental investigations and remedial actions were implemented at the Site between 1984 and 2010. The primary purpose of these investigations was to understand the Site geology and hydrogeology; characterize contaminants in soil, surface water, and groundwater; and investigate munitions and explosives of concern (MEC). Because a number of removal actions have been completed, risks to human health and ecological receptors have been significantly reduced but not altogether eliminated. In addition, the groundwater contaminant plumes have been stabilized by the natural attenuation processes actively removing/remediating contaminants from the aquifer.

Chemicals of Concern and Munitions and Explosives 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. 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.

Three soil chemicals of concern—perchlorate, polychlorinated biphenyls, and polycyclic aromatic hydrocarbons—were identified in four operational areas (B, C, F, and H) of the Site. The groundwater chemicals of concern include perchlorate, 1,1-dichloroethene, trichloroethene, 1,4-dioxane, 1,1-dichloroethane, 1,2-dichloroethane, cis-1,2-dichloroethene, 1,1,1-trichloroethane, and 1,1,2-trichloroethane. The four primary groundwater chemicals of concern, the ones detected most frequently and at the highest concentrations, are perchlorate, 1,1-dichloroethene, trichloroethene, and 1,4-dioxane.

MEC removal actions have been completed for the Site; however, hazards due to potential residual MEC may remain and are considered a concern.

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), 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 EIR include the following:

Soil Remediation: Excavation and off-site disposal of approximately 10 cubic yards (CY) of shallow impacted soil in Area B (Feature B-10). The target footprint is approximately 100 square feet (ft²). Soil would be transported off-site for disposal at a permitted, state-approved landfill.

Groundwater and Surface Water Remediation: Monitored Natural Attenuation (MNA); regional plume containment (Middle Potrero Creek Area hydraulic containment) through installation and operation of a groundwater pump and treat system; and long-term operations, maintenance, and monitoring (OM&M). The extracted groundwater would be treated above ground and the treated water would be discharged into Potrero Creek downgradient of the extraction location.

Landfill Remediation: Installation of a 27,000 ft² of geosynthetic cap over 27,000 ft² at the Sanitary Landfill in Area H to contain the landfill waste, cells containing polychlorinated biphenyls (PCB), and perchlorate contained in shallow soils. A foundation layer would be prepared prior to the placement of the geosynthetic membrane. A two-foot soil cover would be placed on top of the membrane and would be revegetated. Long-term OM&M would be required for the cap, including inspections, landfill gas monitoring, and reporting.

Munitions and Explosives of Concern: Implementation of Institutional Controls (IC) or other non-assessment/removal measures including land-use covenants (LUC) restricting land use, a MEC awareness program, an established response procedure with the Beaumont Police Department and the Riverside County Sheriff's Department Hazardous Device Team (HDT), and routine site inspections in areas where potential residual MEC is a concern.

Contingency Measures: Installation of an *ex situ* treatment system and an *in situ* biotreatment of perchlorate-impacted soil in the Middle Potrero Creek Area (Large Motor Washout Area, Feature F-33), and expansion of the groundwater monitoring network and groundwater extraction in Area F (Maintenance Shops and Warehouse Area, Feature F-34). These actions will also include long-term OM&M.

Institutional Controls: Implementation of ICs to restrict future land use to passive recreation; to limit subsurface disturbance and prevent future sensitive uses of the Site, such as residential, schools, hospitals, or day care centers; and to restrict the aquifer from being used for residential and industrial purposes.

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 May 2016 and finish by February 2017. Construction would then start around August 2017 with completion in August 2018. Soil remediation, the installation of the groundwater pump and treat system, and installation of the landfill cap would be completed within this timeframe. Operation, maintenance, and monitoring (OM&M) would commence in August 2018. For the groundwater and surface water remediation, it is anticipated that this system would continue to operate for as long as 50 years or more.

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 15375, 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 September 2, 2014, and concluded on October 2, 2014. Concurrent with the issuance of the NOP, one public scoping meeting was held on September 24, 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 September 3rd, 5th, 6th, and 7th, 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 45-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 September 30 through November 16, 2015.

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=33370039

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 October 21, 2015 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 September 30, and October 1 and 2, 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 45-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 October 21, 2015. 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 October 21, 2015.

Copies of the original comment letters as submitted (this includes emails) 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 Letters Received During Public Review Period

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	November 16, 2015	2-3
2	California Department of Transportation, District 8, Mark Roberts, Office Chief	October 14, 2015	2-6
3	San Manuel Band of Mission Indians, Daniel McCarthy, Director	October 1, 2015	2-9
4	Jerome Lieb	October 4, 2015	2-13
5	Friends of the Northern San Jacinto Valley, Tom Paulek, Director, and Susan Nash, President	November 16, 2015	2-16 (NOP Letter) 2-18 (Draft EIR)
6	Dan Thomas	October 21, 2015	2-39
7	Geoffrey Wilson	October 21, 2015	2-41
8	Jack and Jane Manson	October 21, 2015	2-43
9	Public Meeting Transcript	October 21, 2015	2-45

2.2 AGENCY LETTERS 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

November 16, 2015

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



Ken Alex
Director

Letter 1

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

Subject: Remedial Action Plan for Potrero Canyon (Lockhead Martin Beaumont No. 1)
SCH#: 2014091006

Dear Daniel Zogaib:

The State Clearinghouse submitted the above named Draft EIR to selected state agencies for review. The review period closed on November 13, 2015, 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# 2014091006
Project Title Remedial Action Plan for Potrero Canyon (Lockhead Martin Beaumont No. 1)
Lead Agency Toxic Substances Control, Department of

Type EIR Draft EIR
Description The proposed project is to clean up the Potrero Canyon (site), also known as Lockhead Propulsion - Beaumont No. 1, within the City of Beaumont, Riverside County, California. The proposed cleanup includes remediation of contaminated soil and groundwater, landfill containment, and mitigation of residual munitions and explosives of concern. The proposed remedy is the subject of a Regional Action Plan (RAP), currently under preparation by DTSC, and includes: shallow excavation and disposal of impacted soil, hydraulic containment for the regional groundwater plume, landfill capping, 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	Highland Springs Avenue		
Parcel No.	421-240-040, 421-240-039, 12 more		
Township		Range	Section Base

Proximity to:

Highways	Hwy 79
Airports	
Railways	
Waterways	
Schools	
Land Use	Site is currently vacant Z: Recreation/Conservation GPD: Recreation/Conservation

Project Issues Agricultural Land; Air Quality; Archaeologic-Historic; Biological Resources; Drainage/Absorption; Flood Plain/Flooding; Geologic/Seismic; Minerals; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Wetland/Riparian; Landuse

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

Date Received 09/30/2015 **Start of Review** 09/30/2015 **End of Review** 11/13/2015

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.

DEPARTMENT OF TRANSPORTATION

DISTRICT 8

PLANNING (MS 722)

464 WEST 4th STREET, 6th Floor

SAN BERNARDINO, CA 92401-1400

PHONE (909) 383-4557

FAX (909) 383-5936

TTY (909) 383-6300

www.dot.ca.gov/dist8

**Letter 2***Serious drought
Help save water!*

October 14, 2015

California Department of Toxic

Substances Control

Daniel Zogaib

5796 Corporate Avenue

Cypress, CA 90630

Mr. Uchida,

Remedial Action Plan for Potrero Canyon (Lockhead Martin Beaumont No.1) (RIV 79 PM 36.77
– RIV 10 PM 9.31)

We have received the Notice of Completion & Environmental Document Transmittal for the above referenced project, located south of Interstate-10 on Highland Springs Avenue. The collection of parcels totaling 9,117 acres.

As the owner and operator of the State Highway System (SHS), it is our responsibility to coordinate and consult with local jurisdictions when proposed development may impact our facilities. Under the California Environmental Quality Act (CEQA), we are required to make recommendations to offset associated impacts with the proposed project. Although the project is under the jurisdiction of the County of Riverside due to the Project's potential impact to State facilities it is also subject to the policies and regulations that govern the SHS.

2-1

We have no comment for this project at this time. If this development proposal is later modified in any way, please forward copies of revised plans as necessary so that we may reevaluate all proposed changes for potential impacts to the SHS.

If you have any questions regarding this letter, please contact Talvin Dennis at (909) 806-3957 or myself at (909) 383-4557 for assistance.

Sincerely,

A handwritten signature in black ink that reads 'Mark Roberts'.

MARK ROBERTS

Office Chief

Intergovernmental Review, Community and Regional Planning

LETTER NO. 2

State of California
Department of Transportation
District 8, Planning
464 West 4th Street, 6th Floor
San Bernardino, California 92401-1400
Mark Roberts
Office Chief, Intergovernmental Review, Community and Regional Planning

RESPONSE TO COMMENT 2-1

If the project is modified in any way, DTSC will forward the revised plans to the State Department of Transportation (Caltrans). This comment does not address the environmental analysis provided in the Draft EIR; therefore, no additional response is necessary.

2.3 TRIBAL LETTER AND RESPONSE

From: Daniel McCarthy [<mailto:DMcCarthy@sanmanuel-nsn.gov>]
Sent: Thursday, October 01, 2015 3:59 PM
To: Zogaib, Daniel@DTSC
Subject: DEIR for Potrero Canyon (Lockheed Martin Beaumont Site 1) NOA

Daniel,

We received your NOA for the Potrero Canyon project in Beaumont, CA. Thank you for the opportunity to review and comment. The proposed project is within the area of interest of the San Manuel Band of Mission Indians. We have attached the Tribe's ancestral territory map for your information. Please keep our office on your mailing list of interested parties for this project.

3-1

Thank you,
Leslie Mouriquand MA, RPA
for

Daniel McCarthy, MS, RPA
Director
Cultural Resources Management Department
San Manuel Band of Mission Indians
26569 Community Center Drive
Highland, CA 92346
Office: 909 864-8933 x 3248
Cell: 909 838-4175
dmccarthy@sanmanuel-nsn.gov

THIS MESSAGE IS INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED AND MAY CONTAIN INFORMATION THAT IS PRIVILEGED, CONFIDENTIAL AND EXEMPT FROM DISCLOSURE UNDER APPLICABLE LAW. If the reader of this message is not the intended recipient or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination or copying of this communication is strictly prohibited. If you have received this electronic transmission in error, please delete it from your system without copying it and notify the sender by reply e-mail so that the email address record can be corrected. Thank You

Serrano Ancestral Territory

Extended Area of Interest

Disclaimer: This map has been prepared in compliance with the requirements of "AB 52" (PRC Sections 21073, 21074, 21080.3.2, 21082.3.1, 21083.09, 21084.2, and 21084.3) as a planning tool for Lead Agencies and the NAHC. Date of Map: January 15, 2015.

Information depicted, is not survey grade and may be open to interpretation.

Service Layer Credits: Sources: Esri, HERE, DeLorme, TomTom, Intermap, increment P Corp, GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, etc.

Serrano Ancestral Territory

Extended Area of Interest

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Serrano Ancestral Territory

Extended Area of Interest

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Service Layer Credits: Sources: Esri, HERE, DeLorme, TomTom, Intermap, increment P Corp, GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, and others.

Information depicted, is not survey grade and may be open to interpretation.

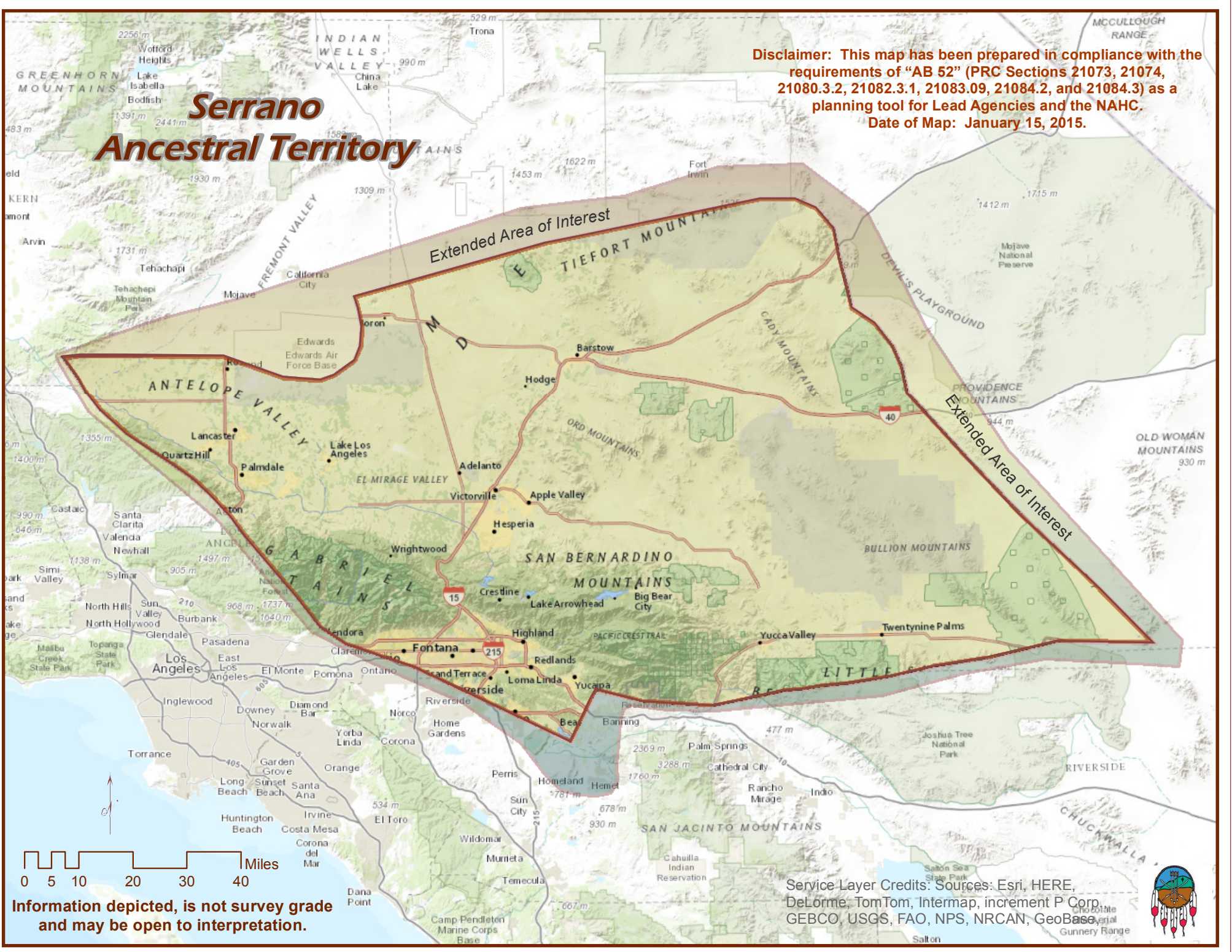
Serrano Ancestral Territory

Extended Area of Interest

Disclaimer: This map has been prepared in compliance with the requirements of "AB 52" (PRC Sections 21073, 21074, 21080.3.2, 21082.3.1, 21083.09, 21084.2, and 21084.3) as a planning tool for Lead Agencies and the NAHC. Date of Map: January 15, 2015.

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Information depicted, is not survey grade and may be open to interpretation.



LETTER NO. 3

San Manuel Band of Mission Indians
26569 Community Center Drive
Highland, California 92346
Daniel McCarthy, MS, RPA
Director, Cultural Resources Management Department

RESPONSE TO COMMENT 3-1

The commenter provided a map showing the area of interest for the San Manuel Band of Mission Indians but had no specific comments on the environmental analysis provided in the Draft EIR; therefore, no additional response is necessary.

2.4 INDIVIDUAL AND ORGANIZATION LETTERS

From: Zogaib, Daniel@DTSC [mailto:Daniel.Zogaib@dtsc.ca.gov]
To: Jerry L <jerrylieb@gmail.com>
Subject: RE: Update on Lockheed Martin Beaumont site

Hi Jerome,

This is the former Lockheed Propulsion rocket motor testing site at the end of Highland Springs Avenue (used to be Highland Springs Road). I have attached a link to our public document site that has the documents available for this public review, naps, and satellite photos of the site so you can scroll out and see where the site is. Just use the following link:

http://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=33370039

Click on the "Community Involvement" tab to access the documents and a PDF figure showing the site and then use the "Map" tab to access the maps and satellite images of the site. You can click on the maps or satellite images and scroll out to see the surroundings so you can see where the site is in relation to you.

Dan

-----Original Message-----

From: Jerry L [mailto:jerrylieb@gmail.com]
Sent: Sunday, October 04, 2015 7:55 AM
To: Zogaib, Daniel@DTSC
Subject: Update on Lockheed Martin Beaumont site

I just read your message regarding the Lockheed Martin test site in Beaumont. I saw the small map outlining the area involved, however the map is so small, I cannot tell what its boundaries are. Can I access a better, more detailed map on line; or can you PDF one to me? I'm not sure I'll be able to attend the meeting on the 21st.

4-1

You only mentioned Beaumont but I know that Lockheed also had turbine engine test sites immediately south of Sun Lakes Country Club (where I live). Those sites were deep holes in the ground. Is there dangerous radioactivity going on there?

4-2

I am shocked and amazed that after almost 30 years, there is still a potential hazard here. That should have been cleaned up right after Lockheed pulled out. Incredible, isn't it?

4-3

Jerome Lieb
Banning, California

LETTER NO. 4

Jerome Lieb
Banning, California

RESPONSE TO COMMENT 4-1

The commenter requested a larger map than the one provided in the public notice. DTSC provided a link to the public website site that has the documents available for the public review, maps, and satellite photographs of the Site.

RESPONSE TO COMMENT 4-2

The Site the commenter is referring to is the project that is the subject of this EIR and the RAP. DTSC is unaware of any deep holes in the ground on the property. There are several deep access shafts to the San Jacinto Tunnel to the east of the property but they are not located on the Site. The tunnel is owned and operated by Metropolitan Water District. A small volume of several types of beta emitting radioactive tracers were disposed of on the Site in the 1970s but they were relocated, removed, and properly disposed of in 1990 (Radian, 1990).

RESPONSE TO COMMENT 4-3

The investigation and cleanup is being conducted in accordance with the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLA is an iterative data collection and evaluation process that defines the nature and extent of the contamination, evaluates the risk, evaluates and selects a preferred remedial alternative, and mitigates the risk. Depending on the nature/complexity of the site and the contaminants released this process can take time.

Numerous environmental investigations and remedial actions were implemented at the Site between 1984 and 2012. Because the remedial actions described below have been completed, risks to human health and ecological receptors have been significantly reduced. In addition, the groundwater contaminant plumes have largely been stabilized by the natural attenuation processes actively removing/remediating contaminants from the aquifer.

Between 1992 and 1993, soil excavation was conducted in the burn pits in the Burn Pit Area (Area C). Approximately 4,100 tons of soil and waste material were excavated from the burn pits, transported off-site, and disposed at an approved facility. Twenty-one burn pits were located and excavated. Analytical data from composite samples of material found within the burn zone of four burn pits indicated that approximately 10,000 pounds of chemicals of concern had been removed. By 1994 the necessary removal actions and remedial actions were in place and operating. A dual-phase groundwater/soil vapor extraction

remedial system was operated at the Burn Pit Area from August 1994 through July 1998 to treat soils and very shallow groundwater in the low-permeability sandstone in this area. These actions reduced soil vapor concentrations and resulted in mass removal of 1,013 pounds of chemicals of concern. In the Rocket Motor Production Area (Area B), a groundwater extraction and injection system operated from August 1994 through December 2002 and treated 124 million gallons of groundwater at an average rate of 30 to 55 gallons per minute. The system removed approximately 200 pounds of volatile organic compounds.

In 2002, the emerging contaminants perchlorate and 1,4-dioxane were detected in the groundwater at the Site. The remedial systems put in place in the early 1990s were not designed to treat the groundwater for these two emerging contaminants. As a result, the remaining remedial systems that were operating were shut down. This required the CERCLA process to be reinitiated to characterize the nature and extent, assess the risk, evaluate and select a preferred remedial alternative, and mitigate the risk of the emerging contaminants.

Munitions and explosives of concern were discovered and investigations began in 2005. All investigations and removal actions were completed by 2010. Munitions and explosives of concern investigations or removal actions have been performed in Operational Areas A, B, C, D, F, G, H, and I. Removal actions were performed in Areas A (Eastern Aerojet Range) and D (Lockheed Propulsion Company Ballistics Test Range). All munitions and explosives of concern-related items found during the investigations were treated on-site with donor explosives if necessary, certified safe, removed, and disposed of properly.

FRIENDS OF THE NORTHERN SAN JACINTO VALLEY
P. O. Box 4266
IDYLLWILD, CALIFORNIA 92549
www.northfriends.org

October 2, 2014

Daniel Zogaib, Project Manager
Department of Toxic Substance Control
5796 Corporate Avenue
Cypress, CA 90630-4732

Via: U.S. Mail
Fax: (714) 484-5438

RE: NOTICE OF PREPARATION (NOP) FOR A DRAFT ENVIRONMENTAL IMPACT REPORT - REMEDIAL ACTION PLAN FOR POTRERO CANYON (LOCKHEED PROPULSION – BEAUMONT NO. 1) RIVERSIDE COUNTY, CALIFORNIA.

The Friends of the Northern San Jacinto Valley (FNSJV) appreciate receiving the September, 2014 Community Notice of the Department of Toxic Substances Control (DTSC) Notice of Preparation (NOP) of a Draft Environmental Impact Report (CEQA-15082) Remedial Action Plan for Potrero Canyon Lockheed Propulsion site. Tom Paulek and Susan Nash attended the September 24, 2014 public Scoping Meeting (CEQA-15083) in Beaumont, California and reviewed the DTSC document Initial Study – Remedial Action Plan for Potrero Canyon. We have identified the following specific issues/concerns as well as significant project effects for consideration in the Draft EIR.

A] At this point in the CEQA review [Notice of Preparation of the Draft EIR] DTSC and Lockheed Martin Corps are not providing adequate public disclosure and transparency as to the state Wildlife Conservation Board [WCB] 2003 fee acquisition [8552 acres] and Conservation Easement [565 acres] on the 9,117 acre Potrero Canyon site. DTSC project baseline description characterization “ Portions” of the site owned by California Department of Fish and Wildlife (CDFW) is not accurate. All of the cleanup site 9,117 acres are owned or will be owned in fee by CDFW: 8552 acres in fee and the 565 acre Conservation easement lands must be transferred to CDFW in fee for \$1.00 when the remediation plan is approved. After the 2003 WCB acquisition all 9,117 acres were included in the new Potrero Unit of DFW San Jacinto Wildlife Area and the western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) reserve system (SJWA).

5-1A

B] The Draft EIR needs to specifically analyze the extent to which the DTSC Remedial Action Plan (RAP) Will conflict / curtail / disrupt DFW wildlife management actions and MSHCP conservation efforts in both the short and long term. The Draft EIR also needs to specifically analyze the full extent to which the RAP will restrict / hinder / preclude future public use and enjoyment of the entirety of the 9,117 Potrero Unit of the SJWA.

5-1B

C] Fifty (50) plus years to clean up the water and soil on the Potrero site is not acceptable. The Draft EIR must examine alternative clean up methodologies and demonstrate why there is no Best Available Technology (BAT), regardless of cost, to clean up all contamination in the shortest possible time. The Friends, also question the need for LUC's [Land Use Conditions] restricting activities [public use, wildlife

5-1C

management] that can be conducted in areas where potential residual Munitions and Explosives of concern (MEC) may be present. Especially because the CEQA Initial Study indicates MEC removal actions at the site are complete. From a public safety perspective, the Friends question the proposed use of a geosynthetic cap to "adequately" contain landfill waste at the Sanitary Landfill. The proposed remediation of the landfill waste cells warrants specific analysis in the Draft EIR. We also request the Draft EIR examine the demolition and removal of all the Lockheed Martin abandoned buildings and structures on the entire 9,117 acre public land site in order to minimize public nuisance and to maximize habitat restoration at this important wildlife conservation location.

5-1C

Please advise the Friends of the availability of the Draft EIR for public review and any public hearings for this important project. Thank you for the opportunity to participate in this CEQA review.

Sincerely,



Tom Paulek
FNSJV Conservation Chair
(951) 368-4525
atpaul44@earthlink.net



Susan Nash
FNSJV, President
(909) 228-6710
snash22@earthlink.net

**FRIENDS OF THE NORTHERN SAN JACINTO VALLEY
POST OFFICE BOX 4036
IDYLLWILD, CALIFORNIA 92549
www.northfriends.org**

November 16, 2015

Daniel Zogaib, Project Manager
Department of Toxic Substances Control
5796 Corporate Avenue
Cypress, California 90603

Via: U.S. Mail
Fax: (714) 484-5438

RE: Draft Environmental Impact Report (Draft EIR) and Proposed Remedial Action Plan (RAP) for Potrero Canyon (Lockheed Martin Beaumont Site 1), Riverside County, California (SCH No. 2014091006).

Dear Mr. Zogaib:

We are providing the following objections to the Draft Environmental Impact Report (Draft EIR) for the Proposed Remedial Action Plan (RAP) for Potrero Canyon (Lockheed Martin Beaumont Site 1) as individual citizens and on behalf of our conservation group the Friends of the Northern San Jacinto Valley (Friends).

We attended the September 24, 2014 public Scoping Meeting (CEQA Guidelines-15083), reviewed the Department of Toxic Substances Control (DTSC) Notice of Preparation (NOP) and the Project Initial Study. The Friends submitted a written comment letter dated October 2, 2014 in response to the NOP indicating our issues/concerns and significant project effects requiring consideration in the Draft EIR. The Friends NOP response letter of October 2, 2014 is included in the Draft EIR Appendix A – Notice of Preparation/Initial Study/Scoping Summary. The Friends October 2, 2014 letter was disregarded by DTSC and is now being incorporated by reference into this Draft EIR comment letter. We are requesting DTSC respond to the specific issues/concerns raised in the October 2, 2014 Friends NOP response letter [A – C] in the Final EIR.

5-1

DTSC continues to misrepresent the 2003 purchase and ownership of the Potrero site (Draft EIR – Page 1-3 Site Ownership). For inclusion in the CEQA Administrative Record, (Attachment No. 1) is a copy of the State Wildlife Conservation Board Minutes of November 18, 2003 [Agenda Item No. 12] documenting the terms and

5-2

conditions for the public agencies purchase of the Potrero Canyon site from Lockheed Martin Corporation. A coalition [CDFW, USFWS, RCA] acquired the entire 9117- acre property for 25 million dollars. In order to avoid the State becoming liable or responsible for hazardous substances in the soils and groundwater of the property, Lockheed Martin agreed to transfer fee title to 8,552 acres, and encumber the 565-acre property with a conservation easement. The conservation easement will include a transfer to the state of Lockheed's development rights to this portion of the Potrero property. Lockheed Martin also granted to the State an option to acquire the fee interest in the 565-acre property at the conclusion of successful remediation without the payment of additional consideration [CDFW can exercise the option with a token payment of one dollar].

5-2
Con't

IMPACT BIO-5: The Remedial Action Plan (RAP) as currently proposed will conflict with local policies protecting biological resources [MSHCP] and will conflict with provisions of the adopted western Riverside County Habitat Conservation Plan, Natural Community Conservation Plan (Fish and Game Code 2800 – 2835). Issues of conflict include public use and safety on the San Jacinto Wildlife Area, wildlife management disruption, endangered species take, remediation/restoration of public lands, Institutional Controls, MEC risks, 50 year project completion, etc. DTSC needs to initiate additional consultation/coordination with CDFW leadership to resolve the readily apparent conflicts/issues and cannot merely rely on a claimed absence of a management plan and a past interview with local CDFW personnel [Tetra Tech, 2010 – Draft EIR Page 4.3.5].

5-3

The project will result in the “take” of federal and State endangered plants and animals [IMPACT BIO-1] the most evident species being the Stephens’ Kangaroo Rat (SKR). Going forward as a “Participating Special Entity”, in coordination with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), and payment of fees to the Regional Conservation Authority (RCA) [MM BIO-1] will not give the RCA the authority to issue incidental take permits for state or federal endangered species. The subject CEQA document fails to properly quantify “take” and provide the necessary mitigation.

5-4

In addition, the Western Riverside County MSHCP was established pursuant to the State Natural Community Conservation Planning Act (NCCP Act – Fish and Game Code: 2800 – 2835). The State NCCP Act does not exempt a project in a Natural Community Conservation Planning area from the California Environmental Quality Act (CEQA) or alters or affects the applicability of CEQA (Fish and Game Code: 2826) The project acceptance as a “Participating Special Entity” under the MSHCP [MM BIO-1] is not CEQA compliance.

5-5

The Draft EIR cumulative impact analysis for the Potrero Canyon RAP is not correct. DTSC is also advocating a RAP at Laborde Canyon – Lockheed Propulsion Beamont NO. 2. It is not clear why these projects are going forward in separate environmental documents given their close proximity and same responsible party [Lockheed Propulsion]. Cumulative impact under CEQA refers to two or more

5-6

individual effects which when considered together are considerable or which compound or increase other environmental impacts (CEQA Guidelines: 15355). The Draft EIR needs to evaluate the cumulative impacts of the two Lockheed projects and other toxic remediation sites in the vicinity.

5-6
Con't

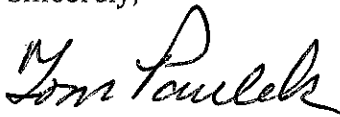
The Draft EIR consideration of significant impacts to Biological Resources is just plain wrong. The Biological Resource impact analysis must be redone and circulated again for public review and comment.

5-7

Please advise the Friends of the availability of any subsequent CEQA documents and any public hearings for this important project. We appreciate the opportunity to participate in the CEQA review.

5-8

Sincerely,



Tom Paulek
FNSJV, Conservation Chair
(951) 368-4525
atpaul44@earthlink.net



Susan Nash
FNSJV, President
(909) 228-6710
snash22@earthlink.net

Attachment No. 1: State Wildlife Conservation Board Minutes November 18, 2003
[Agenda Item No. 12 - Potrero Canyon Acquisition]

WILDLIFE CONSERVATION BOARD

1807 13TH STREET, SUITE 103
 SACRAMENTO, CALIFORNIA 95814
 (916) 445-8448
 FAX (916) 323-0280
www.dfg.ca.gov/wcb

*Potrero Acquisition
 Agenda Item # 12*

State of California
 The Resources Agency
 Department of Fish and Game
WILDLIFE CONSERVATION BOARD
 Minutes
 November 18, 2003

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*Proposed Consent Calendar

DEPARTMENT OF FISH AND GAME

WILDLIFE CONSERVATION BOARD

1807 13TH STREET, SUITE 103
SACRAMENTO, CALIFORNIA 95814
(916) 445-8448
FAX (916) 323-0280
www.dfg.ca.gov/wcb

WILDLIFE CONSERVATION BOARD

November 18, 2003

The Wildlife Conservation Board met at the State Capitol, Room 112, Sacramento, California on November 18, 2003. The meeting was called to order at 10:00 A.M. by Mr. Michael Flores, Chairman. He introduced Mr. Sonke Mastrup, Acting Director of the Department of Fish and Game; Mr. Fred Klass, representing the Department of Finance; Ms. Ann Baker, representing Assembly member Fran Pavley; Mr. Syrus Devers, representing Senator Sheila Kuehl; and Mr. Al Wright, Executive Director of the Board. He then turned over the meeting to Mr. Wright.

1. Roll Call

WILDLIFE CONSERVATION BOARD MEMBERS

Michael Flores, Chairperson

President, Fish and Game Commission

Fred Klass, Program Budget Manager

Vice, Donna Arduin, Member

Director, Department of Finance

Sonke Mastrup, Member

Acting Director, Department of Fish and Game

JOINT LEGISLATIVE INTERIM ADVISORY COMMITTEE

Assembly Member Patty Berg

Syrus Devers,

Vice, Senator Sheila Kuehl

Kristie Stauffacher,

Vice, Senator Michael J. Machado

Deborah Gravert,

Vice, Assembly Member Hannah-Beth Jackson

Ann Baker,

Vice, Assembly Member Fran Pavley

EXECUTIVE DIRECTOR

Al Wright

Staff recommended that the Board approve this grant as proposed; allocate \$220,000.00 to cover the grant and related costs from the Safe Neighborhood Parks, Clean Water, Clean Air and Coastal Protection Bond Fund (Prop. 12), Section 5096.350 (a)(4)(3); authorize staff to enter into appropriate agreements necessary to accomplish this project; and authorize staff and the Department of Fish and Game to proceed substantially as planned.

As one of the consent items heard at the beginning of the meeting, it was moved by Mr. Fred Klass that the Board approve this grant as proposed; allocate \$220,000.00 to cover the grant and related costs from the Safe Neighborhood Parks, Clean Water, Clean Air and Coastal Protection Bond Fund (Prop. 12), Section 5096.350 (a)(4)(3); authorize staff to enter into appropriate agreements necessary to accomplish this project; and authorize staff and the Department of Fish and Game to proceed substantially as planned. Motion carried.

12. San Jacinto Wildlife Area, Expansion 26 \$12,157,000.00
(Potrero Canyon Unit), Riverside County

Mr. Wright reported that this proposal was to consider the acquisition of fee title to 8,552± acres, together with a conservation easement over 565± acres of land, as an expansion to the Department of Fish and Game's (DFG) San Jacinto Wildlife Area, located in western Riverside County, to protect critical wildlife habitat and key open space, and to establish a permanent wildlife corridor between already preserved areas in the San Bernardino National Forest to the east, San Timoteo Canyon to the northwest and San Jacinto Wildlife Area and Lake Perris State Park to the west. This proposal is also to consider the acceptance of a Habitat Conservation Assistance Grant from the U. S. Fish and Wildlife Service (USFWS) providing \$8,000,000.00 in Section 6 funds and \$5,500,000.00 from the Riverside County Habitat Conservation Agency, to be applied toward the proposed acquisition of the property.

Mr. Wright gave a brief background about the project which began several years ago when Riverside County, together with the DFG and the USFWS started on a process to prepare a plan for the County to create future corridors for transportation, wildlife movement and habitat conservation, and at the same time, update its general plan. The development of this overarching plan encompassed hundreds of public meetings and workshops to discuss with the public how this plan would create these core reserves to protect the important habitats of western Riverside County, as well as provide linkages between those core habitats.

Mr. Wright explained that the property to be discussed today, located in the southern portion of the City of Beaumont, was identified by the DFG, the USFWS and the County as containing critical habitat for threatened and endangered species and important in establishing an unfragmented wildlife movement corridor linking existing preserved properties. The property is unique, however, in that it was used for a number of years to develop rocket motor technology. As a result, the property experienced contamination, primarily from rocket fuels. To date, Lockheed has completed a significant amount of remediation on the property, but has also recently identified perchlorate in the soil and groundwater.

The State's timing, to proceed with the purchase of the property at this time, is important as Lockheed has offered a discount from fair market value. Mr. Wright stated we have been able to pull a sufficient amount of money from both the USFWS and the County to be applied toward the purchase, resulting in more than half the cost of the property contributed by someone else other than the State. We have spent a significant amount of time with Lockheed Martin, through the work of many consultants, in understanding the contamination issues involved with the property. We have also discussed the contamination issues with the Department of Toxic Substances Control and Lockheed's record in their remediation efforts to date. We feel we have a full understanding of the risks related to the purchase of the property as we go forward.

Mr. Wright reported that the Board received a letter from the Riverside County Board of Supervisors strongly supporting this proposal, along with letters of support from The Nature Conservancy, the Center for Biological Diversity, Pomona Valley Audubon Society, Elsinore Murrieta Anza Resource Conservation District, San Bernardino Audubon Society, Endangered Habitats League, Friends of Northern San Jacinto Valley, Palos Verdes/South Bay Audubon Society and an individual named C.D. Stout. Mr. Wright shared portions of a letter received from the San Geronio Chapter of the Sierra Club, which he felt exemplifies all of the letters of support.

At this time Mr. Flores welcomed Assembly member Patty Berg, Assembly member Hannah-Beth Jackson and Ms. Kristie Stauffacher, representing Senator Mike Machado.

Ms. Debbie Townsend briefly described the project and its location. The project area is located in the southern portion of the City of Beaumont, southwest of the City of Banning and directly east of the City of Moreno Valley. It is generally to the east of Lamb Canyon Road, and northwest of Gilman Springs Road at the southerly end of Highland Springs Road. The property will be acquired as an expansion to the DFG's San Jacinto Wildlife Area nearly doubling its current area of 10,000 acres. Combined with the Lake Perris State Recreational Area to the west, a total of approximately 27,000 acres would be under public ownership and protection.

The property is currently owned by Lockheed Martin Corporation, a Maryland corporation. Between 1961 and 1974, portions of the site were used for rocket

motor manufacturing and the testing of rocket propulsion systems. In 1989, Lockheed and the California Department of Health Services, Toxic Services Control Division, signed a Consent Order requiring Lockheed to implement a plan to remediate any soil, surface water or groundwater contamination which occurred on the property as a result of the rocket testing activities. Lockheed initiated remediation efforts under the Consent Order in 1993, and it will continue to be the responsibility of Lockheed until all of the remediation efforts under the Order are satisfied and the property is certified clean.

As a result of recent investigations, perchlorate contamination has been identified in some of the soil and groundwater within a 565-acre area of the property. In order to avoid the State becoming liable or responsible for hazardous substances in the soils and groundwater of the property, Lockheed will transfer fee title to 8,552± acres, and encumber the 565-acre area with a conservation easement. The conservation easement will include a transfer to the State of Lockheed's development rights to this portion of the property. Lockheed will also grant to the State an option to acquire the fee interest in the 565-acre property at the conclusion of successful remediation without the payment of additional consideration.

The expected time frame for performing the soil work within the easement area is 18-36 months, subject to review and approval by the Department of Toxic Substances Control. Lockheed expects to begin the treatment of groundwater containing perchlorates within 36-48 months, but does not expect that the treatment of groundwater would prevent the development and use of this portion of the property. Groundwater underlying the property is not a source of drinking water and is not expected to be used. Based on currently available information, the groundwater containing perchlorates does not extend beyond the 565 acres proposed to be retained by Lockheed.

The property comprises a flat, alluvial valley dominated by chaparral, annual grasslands and riparian shrub communities. The property is also dominated by large blocks of unfragmented Riversidean sage scrub, an inland form of coastal sage scrub, which is an important habitat for the California gnatcatcher. Potrero Creek runs through the center of the property providing high quality riparian woodlands, alkali marsh and oak woodlands.

Mammal species are well-represented in the project area and range from the desert shrew to the southern mule deer. The property contains some of the densest populations of the federally-listed endangered and State-listed threatened Stephen's kangaroo rat (SKR). The property is estimated to have approximately 2,380± acres of occupied SKR habitat including high quality annual grasslands, critical to SKR survival. Additionally, one component of the SKR Habitat Conservation Plan of Western Riverside County was to acquire occupied and suitable SKR habitat in a core reserve system and eventually expand that system. The property represents an ideal location for core reserve expansion.

The proposed acquisition would conserve habitat for thirty-one (31) threatened and endangered species, and species of special concern, including the least Bell's vireo and the California gnatcatcher. The property contains suitable and occupied habitats for both species. In addition, the property contains animal movement corridors, raptor nesting areas, wetlands and waterways. Because the property is largely undeveloped, habitats are generally unfragmented and ideally suited for reserve establishment.

The Potrero Canyon property is located in the heart of Riverside County's regional Multiple Species Habitat Conservation Plan (MSHCP) and Natural Communities Conservation Plan (NCCP) which identifies up to 500,000 acres to make a viable system of linked conserved lands. Conservation of the property is important in a broader ecological context as its location ensures connectivity between national forests to the north and the south as well as provides linkages between other conserved areas identified in the plan. Riverside County has already spent substantial funds acquiring lands within the larger MSHCP/NCCP planning area and supports the proposed acquisition of the property to further ensure that the overall preserve design is effective. This proposal would further implement the joint federal, State and local NCCP efforts in the Riverside County area.

The DFG has identified the property as being within a Significant Natural Area and has recommended the property as a high priority for acquisition. The DFG proposes to manage the property as the Potrero Canyon Unit of its existing San Jacinto Wildlife Area. Subject to the preparation of a specific management plan, the DFG proposes to offer recreational uses as the habitat is restored, maintained and developed in conjunction with the wildlife area. It is anticipated that the remediation work on the easement area will not interfere with the DFG's use of the property for the protection of habitat.

There are no claims of sovereign State land ownership within the property's boundaries. The proposed acquisition is exempt from the California Environmental Quality Act under Section 15313, Class 13 as the acquisition of land for wildlife conservation purposes and under Section 15325, Class 25 as the transfer of ownership in land to preserve open space, habitat or historical resources. Subject to approval of the Board, the appropriate Notice of Exemption will be filed with the State Clearinghouse.

The Department of General Services (DGS) has reviewed and approved the appraisal of the property at \$34,500,000.00. The owner has agreed to sell the property for \$25,500,000.00; consequently any value over the approved appraised value will be considered a donation to the State. The USFWS has awarded an HCP Assistance Grant for this project, in the amount of \$8,000,000.00, which will be applied toward the purchase price of the property. In addition, the Riverside County Habitat Conservation Agency will be

contributing \$5,500,000.00 toward the acquisition. Staff proposes that the Board approve an allocation of \$12,000,000.00 for the remainder of the purchase price. It is anticipated that an additional \$157,000.00 will be needed to cover administrative expenses including appraisal, escrow, title insurance and DGS' review costs, bringing the total proposed allocation for this project to \$12,157,000.00.

Ms. Townsend reported that Dee Sudduth, Assistant Regional Manager of the Inland Empire Region, Department of Fish and Game and Mr. Jim DeNapoli, Vice President and General Counsel of LMC Properties, Inc, were in the audience should there be any questions.

Mr. Jim DeNapoli addressed the Board in support of this proposal. (See Attachment A)

Ms. Robin Lowe and Ms. Carolyn Syms Luna addressed the Board in support of this project. Ms. Lowe, representing the Riverside County Habitat Conservation Agency, stated that this proposal is the culmination of 10 years of hard work by their agency. She reported that they are in the process of approving the multi species habitat plan for the entire western portion of the county. She commented that Riverside County is experiencing tremendous growth and without the addition of this portion of land to their entire program, they would not be able to proceed with the transportation planning that is necessary. She commented that along with the growth the community is experiencing, it is now necessary to make sure that these critical habitats are set aside so that the planned growth can proceed on an even basis. She stated they are willing partners in this proposal and encouraged the support of the Board.

Mr. Flores asked if there were any comments or questions.

Mr. Fred Klass requested clarification regarding the indemnification features of this purchase agreement. He stated it was his understanding that perchlorate has only recently been identified in many locations and it is his sense that we have not had time to fully develop a knowledge of what is on the site and how we might remediate it. He requested clarification on who would supervise the work and how would we know when it is finished.

Mr. Wright asked Ms. Nancy Templeton, Staff Counsel, Department of Fish and Game and Mr. Paul Mosley, private attorney who has been representing the State in negotiations, to please address the issues.

Mr. Mosley stated that in connection with the purchase agreement, the Board has negotiated a very broad, direct covenant and indemnity from Lockheed where they have committed to clean up anything and everything that is known on the property, and in addition, anything that is discovered in connection with its investigation. He stated that presently there is in place a contract with Lockheed and the Department of Toxic Substances Control (DTSC) under which

Lockheed has committed to not only fulfill that obligation, but they will continue to abide by those obligations with that agency and in connection with contamination that may be discovered in the future. He stated that supervision of the cleanup presently is being overseen by the DTSC and that Department will continue to have oversight during the cleanup process. Ms. Templeton stated that in addition to cleanup covenants that Mr. Mosley described and the oversight by the DTSC, within the proposed purchase contract we have a full indemnification from Lockheed covering all of its responsibilities.

Mr. Klass requested clarification regarding the State's obligations if there are additional problems identified on the site after the property is acquired, Mr. Mosley explained that levels of protection have been put together in the contract with Lockheed, wherein we have commitment from Lockheed to handle this issue. He stated the DTSC has regulations which have required Lockheed to put up financial assurances to cover its obligation. He reported that presently there is a financial assurance amount of approximately \$2 million to cover those obligations. Under their existing regulations, the DTSC revisits that amount periodically and will be revisiting that amount as the site is further characterized. In addition, one of the reasons for the 565-acre carve out was to take the major issue of concern with respect to the site, which is an area of perchlorate contamination that has impacted groundwater, and to leave that in fee ownership with Lockheed until such time as the State is satisfied that the remediation is complete or that it is far enough along with the DTSC oversight that the State is in a position to then elect to take fee interest in that property. Mr. Klass asked if there were any problems with migration of the perchlorates off site and down into the groundwater and potentially contaminating neighboring community wells or water supplies. Mr. Mosley explained that several data points have been put in place and these will be monitored to make sure contamination has not left the site. Mr. Mosley reported that the Board required Lockheed to put another data point further downstream to further verify perchlorate contamination has not left the site. He stated that data point has come up clean and will continue to be monitored.

Mr. Klass asked if the Department of Fish and Game is involved in the monitoring of the site as it is cleaned up. Mr. Mosley stated the Department of Fish and Game would be managing the site and in the contract there are various provisions that will allow them to be involved. In some instances, with regard to those actions that are taken by Lockheed, the Department must be notified of those actions and have input with respect to the actions as the process moves forward. Mr. Klass requested clarification regarding manpower requirements of the Department's involvement. Mr. Mosley stated that with respect to the cleanup, it is not a full time operation for Departmental personnel, but it is for Lockheed and the consultants that they have hired.

Mr. Klass requested clarification regarding the State's risk if, for example, Lockheed walked away from this project or if there is a time limit on Lockheed's liability in terms of the indemnification. Mr. Mosley stated that Lockheed has agreed to an unlimited and uncapped indemnity.

Mr. Flores asked if there were any other comments or questions.

Assembly member Jackson stated she shares Mr. Klass' concerns. She asked if a bond is to be posted by Lockheed for protection in future cleanup. Mr. Wright explained that the DTSC has a \$2 million letter of credit based on the current consent order and that as they develop the plan for the cleanup of the perchlorate, that amount would be changed based on whatever plan they develop in the next 18 months to two years, which would be adjusted as they proceed through the process.

Mr. Flores asked if there were further questions or comments. There were none.

Staff recommended that the Board approve this acquisition as proposed; authorize acceptance of \$8,000,000.00 from an HCP Assistance Grant from the USFWS and \$5,500,000.00 from the Riverside County Habitat Conservation Agency, to cover a portion of the purchase price; allocate \$12,157,000.00 from the California Clean Water, Clean Air, Safe Neighborhood Parks, and Coastal Protection Fund (Prop. 40), Section 5096.650, for the acquisition and related expenses; authorize staff to enter into agreements as necessary to carry out this acquisition as described; and authorize staff and the Department of Fish and Game to proceed substantially as planned.

It was moved by Mr. Sonke Mastrup that the Board approve this acquisition as proposed; authorize acceptance of \$8,000,000.00 from an HCP Assistance Grant from the USFWS and \$5,500,000.00 from the Riverside County Habitat Conservation Agency, to cover a portion of the purchase price; allocate \$12,157,000.00 from the California Clean Water, Clean Air, Safe Neighborhood Parks, and Coastal Protection Fund (Prop. 40), Section 5096.650, for the acquisition and related expenses; authorize staff to enter into agreements as necessary to carry out this acquisition as described; and authorize staff and the Department of Fish and Game to proceed substantially as planned. Motion carried.

Mr. Wright expressed his appreciation to the staff, Debra Townsend, Nancy Templeton, Paul Mosley, Jim DeNapoli, Dee Sudduth and others for their work on this proposal.

LETTER NO. 5

Friends of the Northern San Jacinto Valley
Post Office Box 4036
Idyllwild, California 92549
Tom Paulek, Conservation Chair
Susan Nash, President

RESPONSE TO COMMENT 5-1

DTSC evaluated the issues raised in the commenter's letter and those that were relevant to the analysis in the EIR were considered. The NOP comments are addressed specifically here and the NOP letter from the Friends of the Northern San Jacinto dated October 2, 2014 (which the commenter incorporated by reference) is included here before the November 16, 2015 Draft EIR response letter.

5-1A: The ownership as stated in the EIR is correct and is addressed in detail in Response to Comment 5-2.

5-1B: DTSC has been coordinating with CDFW throughout the preparation of the EIR and no conflicts were identified. Overall, it is anticipated that construction activities associated with the Proposed Project (removing contaminated soil, capping and stabilizing the landfill, and installing the groundwater pump and treat system) would take about one year to complete. As discussed in the Draft EIR (specifically on page 2-2), the remedial project activities are anticipated to disturb an area of approximately 37 acres for temporary and permanent impacts (36.6 and 0.4 acres, respectively). This is a very small portion of the larger 9,117-acre Site and most impacts are temporary. Both the cleanup activities and the mitigation provided in the Draft EIR are expected to be beneficial because they would result in conserved habitat areas with contamination reduced or eliminated.

In the short term, approximately 10 acres of the property will be restricted from access during construction. This represents less than 0.10% of the total property. The construction is anticipated to last about 1 year. In the long term, two areas will be off limits to the public after construction is complete: the landfill and the groundwater treatment compound. They both will have fences around them to exclude the public. The total area to be fenced will be less than 4 acres, which represents less than 0.05% of the total property. Long term, there will also be a land use restriction prohibiting digging in the areas where residual munitions may be present. The munitions have been cleaned up to the degree practicable but there is a chance that some residual munitions may still be present. Approximately 200 acres of the property will have restricted land use due to potential residual munitions. However, the land owners and the public will still be able to access and traverse these areas. They can visit these areas and walk across them but they will not be allowed to dig without notifying the DTSC and making special provisions. Also, the CDFW will not be allowed to

construct certain facilities or use the groundwater in areas that are known or reasonably expected to be impacted by contaminants.

Additional information is provided in Response to Comment 5-3.

5-1C: The commenter is correct that it will take time to clean up the Site. More aggressive remedial alternatives with shorter time frames were considered in the Feasibility Study (Tetra Tech, 2012a) and in the Draft EIR (Chapter 6) but would result in greater environmental impacts and would not be any more effective at remediation.

In particular, the EIR looked at removing the contents of the landfill which may result in additional risk from excavating the waste and would require an additional estimated 500 round trips to central California to transport the waste to an approved disposal site. The use of a geosynthetic layer as part of a landfill cap is a very common practice and is considered the standard of care when capping landfills. In addition, the landfill is located in a semi-arid region that receives little precipitation; infiltration is limited due to the slope of the land surface and evapotranspiration from native vegetation. The capping of the landfill with a geosynthetic cap in this environment is a very effective way of containing the waste.

An alternative groundwater and surface water system was also considered but would result in much greater impacts to biological resources, particularly to upland habitats where the threatened Stephens' kangaroo rat lives. In addition, it would not be as effective for capturing the contaminants.

Removal of all buildings and remaining infrastructure at the Site would also disturb more habitat, resulting in greater impacts (primarily to biological resources) and is not needed for the actual cleanup of contaminants at the Site because they contain no contamination and, therefore, present no risk. The Draft EIR addresses impacts associated with cleanup of the site, not with removal of everything on the site that remains from past uses. Refer to Response to Comments 5-1B and 5-3 for a more detailed explanation of the time needed for the cleanup, the small area that would be disturbed for the proposed remedial activities, and land use restrictions. It should be noted that DTSC will be conducting periodic reviews (about every 5 years) of the remedies and their effectiveness. The remedies may be altered or changed, depending on the conclusion of the reviews.

RESPONSE TO COMMENT 5-2

The ownership as stated in the Draft EIR is correct and is consistent with the 2003 Purchase and Sales Agreement between Lockheed Martin and the State and the meeting minutes from the November 18, 2003 State Wildlife Conservation Board meeting provided with the comments. The 2003 Purchase and Sales agreement includes three elements relevant to this discussion:

- Exhibit B - Purchase and Sales Agreement and Escrow Instructions
- Exhibit E - Conservation Easement Deed
- Exhibit F - Option Agreement

The Purchase and Sales Agreement defines the **Property** as the 8,552 defined in Exhibit A and the **Conservation Easement Parcel** as the 565 acres defined in Exhibit B. Recital C of the Purchase and Sales Agreement refers to them as follows:

“For the Purchase Price set forth herein, Buyer has agreed to purchase from Seller and Seller has agreed to sell and convey to Buyer, or one or more designees of Buyer, (i) fee title to the Property, (ii) a conservation easement over and across the Conservation Easement Parcel (as defined in Section 3.4(b), the “Conservation Easement”), and (iii) an option to take fee title to the Conservation Easement Parcel (as defined in Section 3.4(b), the “Option”).”

The entire property in question is 9,117 acres (the Site). The State purchased 8,552 acres of the property from Lockheed Martin and Lockheed Martin retained the ownership of the remaining 565 acres. The 565 acres retained by Lockheed Martin represented the area of known perchlorate impacts to groundwater at the time of the sale. At the same time as the sale of the 8,552 acres to the State, Lockheed Martin recorded a Conservation Easement Deed over the portion (565 acres) retained by them. The Conservation Easement Deed allows Lockheed Martin to continue with the necessary environmental obligations (monitoring, investigation, cleanup or remediation activities) but otherwise restricts the use of the property for habitat conservation. Further, the Conservation Easement Deed states, “this conservation easement does not convey a general right of access to the public.” Also, at the time of the sale, Lockheed Martin granted the State an Option to buy the remaining 565 acres for \$1.00 after the remedy is in place or restoration activities are completed. The Option has not been executed and the 565-acre Conservation Easement Parcel is still owned by Lockheed Martin. The Purchase and Sales agreement also granted the State access to the 565 acres retained by Lockheed Martin to ensure that the areas is properly managed by Lockheed Martin and to allow the State to conduct scientific studies, if necessary.

RESPONSE TO COMMENT 5-3

DTSC is not aware of any conflicts between the Proposed Project and the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The Proposed Project and proposed mitigation have been coordinated with both the Riverside Conservation Authority (RCA), the managing body of the MSHCP, and the California Department of Fish and Wildlife. No conflicts have been identified. As discussed in the Draft EIR, the cleanup of hazardous waste within a Core habitat area (of the MSHCP) is consistent with the MSHCP and the use of the area as a wildlife management area because it provides for long-term beneficial impacts to local species by providing improved food and water resource opportunities at the Site.

The following paragraphs provide responses to each of the commenter's specific identified issues of conflict.

Concerning public use of the property owned/retained by Lockheed Martin, the portion retained by Lockheed Martin is private property and the public has no right to access private property.

Regarding public use of the property owned by the State, the 2003 Purchase and Sales Agreement has provisions that allow Lockheed Martin to continue with the necessary environmental obligations (monitoring, investigation, cleanup or remediation activities) on the property but otherwise restricts the use of the property for habitat conservation. The State is required to coordinate with Lockheed Martin for public use of the portions of the State's property that are involved in remedial activities or where hazardous substance contamination may reasonably be expected to exist. Public use of the balance of their property (areas not involved in remedial activities) for its intended use as a wildlife conservation area is at the State's discretion.

Regarding public safety with respect to munitions and explosives of concern (MEC) on the combined properties (all 9,117 acres), all restoration activities have been and continue to be overseen by DTSC. All reasonable MEC-related investigations and removals are complete and have been approved by DTSC. Following the completion of the MEC investigations and removals, a Site Specific Explosives Safety Hazard Assessment (Tetra Tech 2011) was performed. The assessment found that there was some potential for residual MEC to be present in four of the 28 areas where investigations were conducted and removals were completed. The assessment recommended several follow-on actions including: a MEC awareness program, a standard response procedure, periodic inspections in specified areas, maintenance and erosion control measures, and administrative controls. The recommended actions are consistent with those proposed in the RAP and evaluated in the EIR.

Regarding public safety with respect to releases of industrial chemical on the combined properties (all 9,117 acres), all restoration activities have been and continue to be overseen by DTSC. The investigation and characterization of the releases (described in the *Summary Remedial Investigation Report*, Tetra Tech 2010a) and an associated human and ecological risk assessment (described in the *Human Health and Predictive Ecological Risk Assessment*, Tetra Tech 2012b) have been completed. Based on the findings of the investigations and the risk assessments, a feasibility study (described in the *Feasibility Study*, Tetra Tech 2012a) was prepared and a preferred remedial alternative was selected. The RAP documents the preferred remedial alternative which addresses the risks identified in the human and ecological risk assessments.

Concerning disruption of wildlife management on the combined properties (all 9,117 acres), the footprint of the Proposed Project is very small, with permanent impacts covering less than 0.01% of the Site and

temporary impacts less than 0.4%. The Proposed Project would permanently disturb a maximum of 0.4 acres and temporarily disturb a maximum of 34.4 acres. Construction activities associated with the Proposed Project (removing contaminated soil, capping and stabilizing the landfill, and installing the groundwater pump and treat system) is not anticipated to extend beyond a year, and operation and maintenance of the systems is anticipated to last up to 50 years, during which time wildlife management activities can continue as they have been and are proposed by the State. In addition, DTSC will be conducting periodic reviews (about every 5 years) of the remedies and their effectiveness. The remedies may be altered or changed, depending on the conclusions of the reviews. The Proposed Project is not anticipated to impact wildlife management on the property in a significant way. The resultant condition of the project will also be improved habitat for several endangered species, including the newly listed tricolored blackbird, and for all species through the removal of contaminants and nonnative species from their environment. Further, as indicated above, the property was purchased, at a discount price, for wildlife conservation by the State with full knowledge that continuation of ongoing environmental obligations would be required both within the property retained by Lockheed Martin and the portion purchased by the State.

Concerning endangered species take on the combined properties (all 9,117 acres), biological analyses identifying the habitats and the species present in and around the areas to be disturbed were prepared and are presented in Appendix C of the Draft EIR. The potential impacts/take to the habitat and the identified species related to the proposed construction were evaluated/quantified and are presented in the document. Agencies that regulate the take of endangered and threatened species have been involved in the process of evaluating this project and its proposed mitigation strategy throughout the EIR process.

Concerning remediation/restoration of public lands, the restoration of the Site will benefit the overall habitat and help ensure its value long-term as wildlife habitat. The resultant condition of the project will also be improved habitat for several endangered species, including the newly listed tricolored blackbird, and all species through the removal of contaminants and nonnative species from their environment.

Concerning the implementation of Institutional Controls, as stated above, the 2003 Purchase and Sales agreement has provisions for and allows for the implementation of land use restrictions related to ongoing environmental obligations at the Site. All land use restrictions are required to be coordinated with the State. Land use restrictions are not anticipated to interfere with the State's management of the property in any significant way.

MEC risks are addressed above in the discussion of public safety.

Concerning the estimated 50-year project duration, the Feasibility Study considered more aggressive remedial alternatives but they resulted in additional environmental impacts, particularly to areas of high

densities of Stephens' kangaroo rat, a state- and federally-listed species, and did not shorten the project duration significantly. These alternatives also did not provide for full remediation of the contaminants to the same level as the Proposed Project. The nature of the contaminants and where they were released makes the acceleration of the project problematic.

As indicated above, the Proposed Project has been coordinated with both the managing body of the MSHCP and the California Department of Fish and Wildlife throughout the process. No conflicts have been identified at this time.

RESPONSE TO COMMENT 5-4

As stated above, biological analyses identifying the habitat and the species present in and around the areas to be disturbed were prepared and presented in Appendix C of the Draft EIR. The potential impacts/take to the habitat and the identified species related to the proposed construction were evaluated/quantified and are presented in the Draft EIR. Information has been updated to the extent possible to include further quantification of numbers of species. However, as in all natural systems, it is not possible to absolutely quantify these numbers. In addition, the resultant condition of the project areas will also be improved habitat for several endangered species, including the newly listed tricolored blackbird, and all species through the removal of contaminants and nonnative species from their environment.

The Western Riverside County MSHCP (or Plan) is a comprehensive, multi-jurisdictional Habitat Conservation Plan (HCP) focusing on conservation of species and their associated habitats in Western Riverside County. Volume 1 of the June 2003 Western Riverside County MSHCP states the following:

“The MSHCP serves as an HCP pursuant to Section 10(a)(1)(B) of the federal Endangered Species Act of 1973 (FESA), as well as a Natural Communities Conservation Plan (NCCP) under the NCCP Act of 2001. The MSHCP will be used to allow the participating jurisdictions to authorize "Take" of plant and wildlife species identified within the Plan Area. The United States Fish and Wildlife Service (USFWS) and California Department of Fish and Game (CDFG) (hereafter "Wildlife Agencies") have authority to regulate the Take of Threatened, Endangered, and rare Species. Under the MSHCP, the Wildlife Agencies will grant "Take Authorization" for otherwise lawful actions -- such as public and private Development that may incidentally Take or harm individual species or their Habitat outside of the MSHCP Conservation Area -- in exchange for the assembly and management of a coordinated MSHCP Conservation Area.”

Mitigation in the form of fees will be paid to the Western Riverside County Regional Conservation Authority (RCA). Mitigation for the impacts will be implemented at the program level at the discretion of RCA.

RESPONSE TO COMMENT 5-5

The MSHCP, as stated above, is an authorized HCP and participation in the HCP by payment of fees constitutes mitigation and is CEQA compliant. Lockheed Martin becoming a Participating Special Entity to this process does not preclude compliance with CEQA. In particular, the Proposed Project that is the subject of this EIR is following CEQA requirements.

RESPONSE TO COMMENT 5-6

The two Lockheed Martin Beaumont sites are being investigated and cleaned up separately from one another, even though Lockheed Martin is the responsible party for both. The work at each project is proceeding independently because the proposed remediation at each site is not dependent on or related to the other.

In terms of cumulative impacts, the projects were not considered together because the region of influence for each do not overlap as each site is relatively isolated geographically from the other. The closest boundaries of the two properties are approximately two miles apart but the areas where the remediation activities would take place are internal to each of these large sites and are over four miles apart. In addition, most activities at each site would take place within each site. Where contaminated soil needs to be taken offsite or clean soil brought onto the site, different access roads would be used (Highland Springs Road for the Laborde Site and Jack Rabbit Trail for Laborde Canyon) and it would be highly unlikely that they would be occurring at the same time. Further, the environmental impacts associated with remediation at each site are not significant, with incorporation of the mitigation identified in the Draft EIR.

For biological resources in particular, specific mitigations are provided for the portions of the project that are not subject to the fees allowed by the MSHCP (for the project activities in the Potrero Creek area). Where such fees are proposed as mitigation (for upland impacts), this is allowed under CEQA Section 15130(3): "...A project's contribution is less than cumulatively considerable if the project is required to implement or fund its fair share of a mitigation measure or measures designed to alleviate the cumulative impact." Finally, even if the impacts for both projects were added together, the impacts would not be significant and, therefore, would not be cumulatively considerable.

RESPONSE TO COMMENT 5-7

This statement does not indicate which biological resources are in question or specify what is wrong with the consideration of significant impacts. We revisited our consideration of significant impacts and did not see any reason to change the findings. The Draft EIR will not be recirculated for review and comment.

All biological concerns stated in both the letter provided at NOP and this letter have been considered and addressed either within the text of the EIR, or in the responses to comments if they were not encompassed in the EIR text.

RESPONSE TO COMMENT 5-8

The Friends have been and will continue to be included in all CEQA mailings associated with the evaluation of this project.

2.5 PUBLIC MEETING COMMENTS

Letter 6

Commenter # 1
(DTSC Use Only)



Department of Toxic Substances Control
Potrero Canyon (Lockheed Martin Beaumont Site 1)
Remedial Action Plan Environmental Impact Report
- Comment Sheet -



Thank you for your interest in the Potrero 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 Your participation and comments are appreciated.

PLEASE PRINT

Name:

DAN THOMAS

Address:

15961 Roadrunner TR BANNING

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

water
clean up

LETTER NO. 6

Dan Thomas, local resident

RESPONSE TO COMMENT 6-1

The commenter identified water and cleanup 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 9 (Public Meeting Transcript) below.

Commenter # 2
(DTSC Use Only)

Department of Toxic Substances Control
Potrero Canyon (Lockheed Martin Beaumont Site 1)
Remedial Action Plan Environmental Impact Report

- Comment Sheet -



Thank you for your interest in the Potrero 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 Your participation and comments are appreciated.

PLEASE PRINT

Name:

GEOFFREY WILSON

Address:

343 CALVERT PARK, BEAUMONT, 92223

Provide your comments and questions below:

(Please print legibly and use the other side for extended comments)

Why has it taken so long to decide to clean up this contamination? When will it start?
From Four Seasons we hear frequent gunfire coming from this general area. Beaumont police tell us it is an area where people are "hunting" and it is a "conservation area", which is it?
Who is paying for cleanup?

LETTER NO. 7

Geoffrey Wilson, local resident

RESPONSE TO COMMENT 7-1

The commenter identified cleanup duration, project starting timeframe, gunfire, and responsibility for paying for the cleanup 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 9 (Public Meeting Transcript) below.

Letter 8

Commenter # 3 ✓
(DTSC Use Only)



Department of Toxic Substances Control
Potrero Canyon (Lockheed Martin Beaumont Site 1)
Remedial Action Plan Environmental Impact Report

- Comment Sheet -



Thank you for your interest in the Potrero 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 Your participation and comments are appreciated.

PLEASE PRINT

Name:

JACK, JANE MANSON

Address:

1175 BEL AIR CT, BANNING, CA. 92220-6402

Provide your comments and questions below:

(Please print legibly and use the other side for extended comments)

1. TIME FRAME FOR PROJECT?
2. SOURCE OF FUNDING - FEDERAL, STATE ?
COUNTY

10-21-15

8-1

LETTER NO. 8

Jack and Jane Manson, local residents

RESPONSE TO COMMENT 8-1

The commenter identified timeframe for the project and source of funding for the cleanup 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 9 (Public Meeting Transcript) below.

Public Meeting
Letter 9

PUBLIC MEETING MINUTES

POTRERO CANYON
LOCKHEED MARTIN BEAUMONT SITE 1

This public meeting was held at the Beaumont Civic Center at 550 East Sixth Street, Beaumont, California, at 6:13 p.m., on Wednesday, October 21, 2015, before Suzanne Scheller, CSR No. 12652, a Certified Shorthand Reporter within and for the State of California.

-oOo-

1 Beaumont, California - Wednesday, October 21, 2015

2 6:13 p.m. - 6:46 p.m.

3
4 -oOo-

5
6 TIM CHAUVEL: Okay. Everybody, so we're going
7 to start the meeting.

8 Okay. So good evening. My name is
9 Tim Chauvel. I'm the public participation specialist
10 with the Department of Toxic Substances Control, DTSC,
11 which is a department within the California
12 Environmental Protection Agency.

13 I would like to welcome everyone here this
14 evening for a public meeting on the Potrero Canyon
15 Lockheed Martin Beaumont Site 1 Remediation Action Plan
16 RAP and the draft Environmental Impact Report, EIR,
17 prepared in accordance with the California Environmental
18 Quality Act.

19 Before we begin, I would like to introduce the
20 DTSC technical team who is present here tonight. Want
21 to say who you are?

22 KIM HUDSON: Kim Hudson. And I'm with the
23 office of Planning and Environmental Analysis, so I
24 oversee the preparation of the Environmental Impact
25 Report.

1 DAN ZOGAIB: And I'm Dan Zogaib. I'm the
2 project manager for DTSC and the engineer.

3 TIM CHAUVEL: And Tom?

4 TOM SECKINGTON: My name is Tom Seckington,
5 and I'm geological support for the project.

6 TIM CHAUVEL: Okay. So the purpose of the
7 public meeting tonight is to provide you with an
8 opportunity to review and comment on the proposed draft
9 Remedial Action Plan and draft Environmental Impact
10 Report for the Potrero Canyon project located
11 17255 Highland Springs Road in Beaumont, California.

12 We will follow the format of the meeting
13 agenda. Dan will discuss how DTSC is involved with the
14 project and will discuss the technical aspects of the
15 proposed project presented in the RAP, and Kim will
16 discuss the contents of the EIR, including the summary
17 of environmental impacts associated with the project as
18 well as mitigation measures proposed to reduce impacts.

19 At the end of the presentation, we will open
20 the public meeting to public comment. Please hold all
21 comments until that time so that the court reporter can
22 officially document your comments on the meeting
23 transcript. Please note that DTSC will not verbally
24 respond to your comments during the preparation, but
25 will respond in a "Response to Comments" document before

1 final decision is made on the proposed draft RAP and
2 draft EIR.

3 If you think you are going to comment at
4 tonight's meeting, please fill out the comment card and
5 hand it back to me before we open tonight's meeting to
6 public comment. Commenters will be placed in order of
7 receiving the card.

8 Okay. The next slide. Have we gone through
9 that? Next one. Okay.

10 There's currently a 30-day public comment
11 period. There's actually 45 on the proposed plan which
12 opens September the 4th, 2015, and will close --

13 KIM HUDSON: November 16th.

14 TIM CHAUVEL: -- November 16th, 2015.

15 Once all comments have been received at the
16 close of the public comment period, Response to Comments
17 document will be prepared to address any concerns
18 relating to the proposed interim -- to the plan that
19 will be mailed to all who sent in their comments.

20 So if you have comments or questions, we can
21 have -- after the actual official part of the meeting,
22 we can have an unofficial Q-and-A session with the
23 boards here, so you can ask a lot more questions.

24 Okay. Next slide. So that -- now we go to --
25 who's going first? Oh, that's the next slide. We've

1 gone through that one. No, we haven't. Who goes?

2 TOM VILLENEUVE: This is you.

3 TIM CHAUVEL: I don't have that.

4 Okay. So the initial study, notice of
5 preparation was released for public comment from
6 September the 2nd, 2014, through October the 2nd, 2014.
7 The scoping meeting we had here September the 24th,
8 2014. Public scoping comments were compiled. And the
9 fact sheet and public notice for the Remedial Action
10 Plan, RAP, and Environmental Impact Report went out
11 September 30th, and today we're having a public meeting.
12 Okay. Next slide. Hand it over to Dan.

13 DAN ZOGAIB: Okay. I'm Dan Zogaib. I'm the
14 project manager and engineer for the site. I've been
15 involved with this site and its sister site, Site 2,
16 since about 2004.

17 Okay. We're the lead agency responsible for
18 the investigation and cleanup of the hazardous waste at
19 the site. Our mandate is to protect human health and
20 the environment. We have extensive experience
21 evaluating the area extent of contamination and the risk
22 posed for both human and ecological health, and overall,
23 long before I was there, we have been overseeing the
24 site since the 1980s.

25 It was originally owned by Lockheed Martin --

1 actually, Lockheed Propulsion, and they used it for
2 rocket motor and some weapons testing from 1960 to 1974.
3 And then our predecessor, Department of Health Services,
4 issued a consent order in 1989.

5 A consent order is basically where we had an
6 agreement with Lockheed to do the work voluntarily, and
7 there have been numerous, numerous -- probably, like,
8 50 environmental investigations and remedial actions all
9 together between 1984 and 2012.

10 In 2012 we did a human health and ecological
11 risk assessment, a feasibility study, and that was used
12 to determine what was going to go into the Remedial
13 Action Plan or RAP. Okay.

14 Based on the results, we have a small area
15 with polycyclic aromatic hydrocarbons. That's basically
16 what you find in asphalt, the tars in asphalt, and
17 that's what that is.

18 In Area H is the landfill, and we have PCBs,
19 which come from transformers. We have perchlorate,
20 which is solid rocket fuel, and we found some unexploded
21 ordinance, most of them was innard. There were no
22 explosives.

23 This is basically the area where the burn pits
24 were, Area B, and this is basically where the
25 groundwater was. The primary chemicals of concern are

1 perchlorate which is solid rocket motor fuel. 1,
2 1-dichloroethene, trichloroethene, and 1, 4-dioxane.
3 Those are basically chlorinated solvents for degreasing,
4 and then the primary sources are the burn pit area and
5 the rocket motor production area.

6 The burn pit is where they actually burn the
7 rocket motors and things that were out of spec, and this
8 is -- this shows the groundwater and all the various
9 areas that we have taken samples and have monitoring
10 wells to determine the extent of the contamination in
11 both the soil and the groundwater.

12 Okay. And then the munitions and explosives
13 of concern. Basically, what brought that on was after a
14 rain, one day in a creek bed we found a belt of old
15 rusted ammunition, and we decided to go back to the
16 areas where they had tested some of the weapon systems
17 and went out there with the metal detectors and the
18 whole bit and cleared up as much as we could.

19 And we still every year, we do an
20 investigation, go out there and rub the site, take the
21 weeds down and look to see if there's anything else
22 surfaced, and we have signs telling people that if they
23 see anything, tell them who to call and not to touch it.

24 Then perchlorate contamination, we have the
25 large motor -- large rocket motor washout area, and we

1 have the maintenance shops and warehouse area. The
2 draft Remedial Action Plan identifies the treatment and
3 control measures selected to clean up the site.

4 So for Area B, we have an excavation off-site
5 disposal of 10 -- between 10 and 15 cubic yards of soil
6 that we remove from the site. It actually drove a risk
7 for the ecological for the animals more than it did for
8 humans, and then we have a surface water and groundwater
9 remediation where we're going to be extracting the
10 groundwater, treating it, and then either pumping it
11 back into the ground or pumping it into the surface
12 water, into the creek. And the reason it says "surface
13 water" is because the groundwater actually surfaces into
14 the creek.

15 Okay. Landfill remediation. Okay. Right now
16 the landfill just has a soil cover. It's like a lot of
17 landfills that were closed back in those days. They
18 poured a couple feet of dirt on top, and it was done.
19 So what we're going to do now is we're going to recap it
20 with 27,000 square feet of 60,000ths of an inch --
21 basically plastic, linear, low-density polyethylene.
22 And under that will go a foundation layer of 2 feet of
23 soil, and on top of that will go a protective layer of
24 1 foot of soil.

25 And then the MEC Management, that's annual

1 inspections. And also they train the -- what the fire
2 department and the sheriff's department, they have them
3 go out there, and we train them on what to look for and
4 how to mitigate it. And then the contingency measures,
5 installation of treatment systems at F-33 and F-34.

6 Show -- these are small anyway. That's
7 where -- that's where the actual extraction and
8 treatment system will be.

9 Go ahead.

10 TOM VILLENEUVE: Landfill.

11 DAN ZOGAIB: Yeah. That's -- yeah. Here's
12 the landfill right here (indicating).

13 KIM HUDSON: That's me. If you want to do it
14 for me?

15 TOM VILLENEUVE: Sure.

16 KIM HUDSON: Thank you.

17 So I'm Kim Hudson. I'm the senior
18 environmental planner with the Department of Toxic
19 Substances Control, and the Department's approval of the
20 RAP is a -- is a discretionary action, and so it's
21 subject to the California Environmental Quality Act, and
22 so we have prepared an EIR. So we're going to be out
23 there. We're cleaning up the site, but those activities
24 of cleaning up the site, they can have their own
25 environmental impact, so that's what we look at in this

1 environmental document.

2 The project would potentially impact four
3 noncontiguous areas across the site, which you can see
4 in some of these diagrams that we've put up for you.

5 The combined study areas add up to about
6 249 acres of the, you know, 9,000-acre site. And the
7 study areas are much larger than the area that's
8 actually going to be disturbed by the activities because
9 we want to make sure that we capture everything.

10 The actual disturbance is approximately
11 37 acres for temporary and permanent disturbance, and as
12 you'll see, only about .4 acres is going to be of
13 permanent disturbance. Everything else is going to be
14 temporary. We'll go in there. We'll do the work and do
15 the remediation, and then that will be revegetated, and
16 that disturbance is considered temporary.

17 This chart just gives a breakdown of the
18 different areas that Dan was just talking about with
19 regards to how much area is going to be disturbed and
20 how much of that area is going to be permanently
21 disturbed and temporary, and, again, you can see we
22 anticipate approximately .4 acres of permanent
23 disturbance and approximately 37 acres of the entire
24 site as a temporary disturbance area.

25 So the EIR analyzed impacts to air quality,

1 biological, and cultural resources, greenhouse gas
2 emissions, air quality hazards and hazardous materials,
3 hydrology, water quality, and also transportation and
4 traffic, meaning, you know, how many trucks are we going
5 to need to come in and out and where are they going to
6 be routed, that kind of thing.

7 We also have a number of project design
8 features that are actually incorporated into the project
9 that help to reduce any potential impacts. We have
10 additional mitigation measures that are outlined in the
11 EIR, which I'll talk a little bit about, to further
12 reduce impacts. Again, I've already mentioned how much
13 would be affected, and we do feel like all the impacts
14 will be reduced to a less than significant impact.

15 I'm going to focus on the biological impacts
16 because those are really the -- the key on this
17 particular site. This is where we see the most
18 potential for impacts. We have direct and indirect
19 impacts to the Stephens' kangaroo rat and the Mojave
20 tarplant. We have some potential indirect impacts to
21 the tricolored blackbird, which is recently listed.
22 Southwest willow flycatcher and the least Bell's vireo.
23 There would be about .1 acres of riverine habitat and .1
24 acres of riverine habitat temporarily removed and then
25 restored in the landfill area. And a maximum of .5

1 acres direct impact due to trenching associated with the
2 installation of pipe and conduit associated with the
3 Potrero Creek.

4 Let's see. In the Potrero Creek area, we're
5 looking at indirect impacts to approximately 17.4 acres,
6 primarily affecting the cottonwood and willow trees.
7 Surface waters would not be affected, so no impacts to
8 riparian vegetation are anticipated. There are no
9 significant direct impacts to federally protected
10 wetlands or waters of the U.S., and there are no
11 significant impacts to wildlife movement corridors.

12 So we have a few maps. They're actually a
13 little bit easier to read if you come up here after we
14 close the -- the hearing. You might want to come up
15 here and take a look, but these are some of the areas
16 that are outlined for the vegetation impacts.

17 This is the landfill (indicating) area.
18 It's -- it's pretty hard to read on this map, so I'm not
19 sure I want to go into all the details. But later on,
20 if you have questions and we're looking at the
21 little-easier-to-read maps, feel free to ask me.

22 So we just have a couple of these maps up
23 here. This map depicts some more of the vegetation
24 impacts -- and I would just keep going because I can't
25 really read those -- and, again, this is our third map.

1 This is the -- those last two were really of the
2 Potrero Creek area.

3 So I mentioned we're going to have some
4 mitigation measures, biological mitigation measures.
5 One is that they will be -- there will be a permit in
6 accordance with the MSHCP, which is the Multi-Species
7 Habitat Conservation Plan, so we've been working closely
8 on that with the agencies, making sure that that will be
9 all consistent.

10 We have biological training and monitoring,
11 weed control. You think, why weed control? Well, we do
12 weed control because that will help the native
13 vegetation come back into the area and reestablish
14 itself. We will avoid the nesting season. We will do
15 burrowing owl preconstruction surveys. We will do some
16 enhancement to the riverine and riparian habitats, and
17 there will be long-term monitoring of riparian
18 vegetation, and we will also be supplementing some pond
19 surface water in order, again, to enhance the riparian
20 areas.

21 So our next steps are to complete the 45-day
22 review period for the RAP and the EIR, and that comment
23 period ends on November 16th. We, then, prepare a
24 "Response to Comments." We formally respond to each and
25 every comment that we receive during the comment period,

1 and we will then prepare a final RAP and a final EIR,
2 and we certify the EIR, and we would approve the -- the
3 RAP. So those are our next steps.

4 Future activities are going to include
5 continual monitoring of environmental conditions on the
6 site, selecting the final remedy for identified
7 contamination, and implementing the final remedy,
8 including all the environmental mitigation measures.

9 And I'm going to turn this back over to Tim.

10 TIM CHAUVEL: Okay. Okay. Before I open the
11 public meeting for public comment, I would like to point
12 out that the public notice for this public meeting and
13 the 45-day public comment period was posted in the
14 Press Enterprise newspaper for three days from
15 September the 30th through October the 2nd, 2015.
16 September the 30th was the start date of the 45-day
17 public comment period, which will end on Monday,
18 November the 16th, 2015.

19 Also, a fact sheet was mailed out to the
20 project mailing list of over 5,500 and the DTSC
21 mandatory mailing list and the e-mail list that goes
22 statewide. Please note that all written comments must
23 be postmarked or e-mailed by Monday, November the 16th
24 and sent to Dan at this address. All that information
25 you can find in the fact sheet. Also, you can e-mail it

1 to him.

2 Next slide. Budget documents are available
3 for review at the following information repositories,
4 which is the Beaumont Library and also at DTSC Cypress
5 office, which is 90 miles away, so it's a bit far. But
6 we also have the EnviroStor website, so you can get
7 information there. You can sign up for update e-mails
8 when Dan posts information to the site. You'll get a
9 notification that new information is being posted about
10 the project.

11 Next slide. Okay. So we will now take verbal
12 public comment. I -- so you can either come up to the
13 mic -- we haven't got a microphone. You can come up and
14 spell out your name for the court reporter or I can read
15 off the comment card. So at the moment I've got a
16 Dan Thomas. Would you like to give your comment? Give
17 your name.

18 DAN THOMAS: It's Dan Thomas. I have -- own
19 the property north adjacent to this project. It's
20 30 acres, and I've lived in this area since 1967, so I'm
21 familiar with the -- the Lockheed Propulsion when they
22 were operating and also when they closed.

23 I also worked for the fire department locally
24 and responded into that area numerous times. But my
25 question was, what about the roads and the access to? I

9-1

1 forgot to write that on my question there. But there's
2 going to be quite a bit of equipment going back and
3 forth, and the road is in terrible array at this time.
4 And the use of the road in the future is going to
5 continually deteriorate the road getting down there, and
6 that is my access to my property as well.

7 I'm at the left gate. Your gate is the green
8 gates that goes straight into the project. Mine is to
9 the left, the red gates, and there's three ranches in
10 behind that -- that gate, and the road is totally
11 destroyed from just general use. And the City of
12 Beaumont has not been maintaining it since they took
13 over that road, so I would like to know what's going to
14 happen with the road.

15 TIM CHAUVEL: Okay. We'll respond to your
16 comment officially in the Response to Comments document.

17 DAN THOMAS: Okay. And then --

18 TIM CHAUVEL: Sorry.

19 DAN THOMAS: Can I? Then, another question
20 that I have, too, is with the water situation. Have all
21 the wells in the adjacent areas been tested for
22 contamination? I've had quite a few animals die of
23 tumors and cancer and everything else, and I don't know
24 if it has to do with the groundwater that -- my well
25 comes from the City of Banning's water system, which is

9-1
Con't

9-2

1 a well just on the end of Roadrunner Trail.

2 My address dictates that it's on Roadrunner
3 Trail, but that's my physical address to the property.
4 My normal access is off of Highland Springs Avenue, so
5 it -- it adjacents to -- to the project itself. So
6 there's a well right on the end of Roadrunner Trail, and
7 I was just wondering if there's test materials that have
8 come from that -- that well as well.

9 DAN ZOGAIB: Okay. I'm going to answer that.
10 Basically -- we test -- basically, the groundwater
11 actually flows the same direction as the creek and flows
12 out south down into towards the San Jacinto Valley by
13 Gilman Hot Springs and everything --

14 DAN THOMAS: All the water --

15 DAN ZOGAIB: I'm talking the way the water
16 flows. It flows like the surface water, and we do test
17 those wells downgrade. We test the drinking water wells
18 at the -- what's it called -- Golden Arrow Production,
19 the Scientology compound, at Scott Brothers' Dairy, and
20 Victory Ranch. I think that's what it's called.

21 DAN THOMAS: So you've done all the wells to
22 the south.

23 DAN ZOGAIB: We've done them all, and there's
24 no impact. You're -- you're upgrade of the site, so --

25 DAN THOMAS: I understand that.

9-2
Con't

1 DAN ZOGAIB: -- you're above that.

2 DAN THOMAS: I understand that. But
3 everything -- all water percolates into the ground into
4 the aquifer that's down under the surface, and all water
5 is pumped back up from that --

6 DAN ZOGAIB: I understand that.

7 DAN THOMAS: -- no matter where you're at.

8 DAN ZOGAIB: What I'm trying to explain is the
9 water flows just like the surface water flows downhill,
10 flows opposite where your property is. The water from
11 this site flows out into where, like I say, the Gilman
12 Hot Springs Road. That's the direction the water flows.

13 DAN THOMAS: Yeah. You're talking about
14 surface water.

15 DAN ZOGAIB: No. I'm talking about the
16 groundwater. The groundwater flows -- the groundwater
17 flows downhill just like the surface water.

18 Basically, we put three wells in a minimum to
19 triangulate and figure out which way the water flows, so
20 we know the water flows down into that direction, and so
21 we actually do off-site testing every quarter, right, or
22 annually. Actually --

23 DAN THOMAS: But isn't there a large lake
24 under this whole area, which is the aquifer?

25 DAN ZOGAIB: There's groundwater everywhere

9-2
Con't

1 you go. That's what I'm trying to explain. It still
2 flows just like surface water. It has an actual flow
3 grade and direction, and that's what we do. We figure
4 it out. You're -- so you're -- you're there when we
5 go -- first go in the gate, the big house right there --

6 DAN THOMAS: No.

7 DAN ZOGAIB: -- left to the gate?

8 DAN THOMAS: I'm the third property over. I
9 have cows and animals over there.

10 DAN ZOGAIB: Okay. But all that is -- is
11 upstream of any impacts from the site, and we do test
12 all the water downstream. We test it all the way
13 through the site and all the way and then off-site, and
14 there's -- we have found nothing off-site from any
15 contaminants from this site, and, in fact, those people
16 actually drink the water -- the well water, their own
17 private wells.

18 DAN THOMAS: The first house does, yes.

19 DAN ZOGAIB: So we go out there and test them
20 annually. As a matter of fact, I have the latest
21 results.

22 TIM CHAUVEL: So we can respond in writing to
23 you.

24 DAN ZOGAIB: Yeah. But this one was
25 important, though, because it was drinking water. And

1 we test the drinking water. And once we get the remedy
2 in place, we start pumping and treating the water.
3 We'll be testing it on-site every quarter, every three
4 months, and we're still going to do the off-site
5 testing.

6 DAN THOMAS: And then my -- my other question
7 was about the cleanup. How did you determine the areas
8 that needed to be cleaned up? Because I can remember
9 when the facility was running all the time. They were
10 doing things all over that property, so I was just
11 wondering how you were able to determine the actual
12 sites that you needed to clean up.

13 TIM CHAUVEL: Okay. We'll respond to that in
14 writing.

15 DAN ZOGAIB: I can do that now. Basically, we
16 went through and looked at the areas where they were --
17 where they operated, where they did the work. That's
18 why we have them -- the large motor washout area. We
19 have the test stands. The small test stand, the large
20 test stand, the burn pits, the landfill. Basically,
21 they're all features where they operated, and then we
22 start there, and then we expand out as we find things.

23 So, basically, that's how we did it. We went
24 through the history and the way the site was set up,
25 and -- and we start out in those areas, and then, like I

9-2
Con't

9-3

1 say, we step out as we find things, and we go deeper as
2 we find things, and we go out as we find things. And
3 so -- and we've looked at all the aerial photographs,
4 everything we could find. And as far as we know, we
5 found everything. All the different areas of operation
6 we investigated. That's why it's taken 20-some-odd
7 years to get to where we're at.

8 DAN THOMAS: There was one more facility that
9 was out on -- on -- towards Jack Rabbit Trail.

10 DAN ZOGAIB: We have that one too. We'll have
11 another meeting in about a month or two for that one --
12 that site too. That's in Laborde Canyon.

13 TIM CHAUVEL: Any other questions?

14 DAN THOMAS: No. That's it. That's it.
15 Thank you.

16 TIM CHAUVEL: Okay. So next commenter is
17 Geoffrey Wilson.

18 GEOFFREY WILSON: That's me.

19 TIM CHAUVEL: Do you want me to read it?

20 GEOFFREY WILSON: Go ahead and read it.

21 TIM CHAUVEL: Okay. "Why has it taken so long
22 to decide to clean up the contamination? When will it
23 start? From Four Seasons, we" --

24 GEOFFREY WILSON: "Frequently hear gunfire."

25 TIM CHAUVEL: Oh.

9-3
Con't

9-4

9-5

9-6

9-7

1 -- "we frequently hear gunfire coming from the
2 general area. Beaumont Police tell us it is an area
3 where people are hunting. Is it a conservation area?"

4 GEOFFREY WILSON: Well, they say it's also a
5 conservation area. I mean, it's either got to be one or
6 the other. Which is it? You're going to have a real
7 hard time clearing it up if people are down there
8 shooting all over the place.

9 TIM CHAUVEL: Okay. So we'll respond to that
10 in writing.

11 DAN THOMAS: I -- I can answer that. There's
12 a canyon off of the old 243, the old Banning/Idyllwild
13 Road, and that's where they're shooting all the time
14 because I have the same issue there too, but they're --
15 they're shooting all the time up in that canyon off the
16 old Banning/Idyllwild Road.

17 The County allows them to shoot in that area,
18 and it echoes through the whole canyon. It's not really
19 on their facility. I mean, if they were down there --
20 I -- I talked to the -- the wardens that go in there all
21 of the time, and they are really good about patrolling
22 and getting motorcycles and things in there. They get
23 them all the time down there because we have issues with
24 that similar situation, but -- but the shooting area is
25 coming from over there in the next canyon over.

9-7
Con't

1 TIM CHAUVEL: Okay.

2 DAN THOMAS: It just echoes across. Just
3 sounds like it.

4 GEOFFREY WILSON: People in Four Seasons say,
5 "What on earth is going on over there?" Now, they're
6 building further towards that. Either -- I didn't think
7 those people realized they were buying so close to a gun
8 range.

9 DAN THOMAS: They're a long ways away.

10 THE REPORTER: I'm sorry. I can't hear them.

11 TIM CHAUVEL: The court reporter can't hear
12 you.

13 THE REPORTER: When everyone starts talking,
14 if I don't have your name --

15 DAN THOMAS: Sorry.

16 THE REPORTER: It's okay.

17 TIM CHAUVEL: We'll finish the comments.
18 Sorry. Your last comment was, "Who is paying for the
19 cleanup?" was the question.

20 Okay. And then Jack and Jane Mason.

21 JANE MANSON: Manson.

22 TIM CHAUVEL: Manson. Sorry. Do you want me
23 to read it out for you?

24 JACK MANSON: Can I just ask something? Who
25 is paying for it?

9-7
Con't

9-8

1 DAN ZOGAIB: Lockheed Martin. They're paying
2 the State. They're paying our -- they're paying for
3 everything.

4 JANE MANSON: Hundred percent?

5 DAN ZOGAIB: Our time.

6 JACK MANSON: So it's taken them an awful long
7 time to cough up the money?

8 DAN ZOGAIB: No, no. It's taken this long --
9 in my answer to him, it takes that long to do all these
10 investigations and determine the extent of the
11 contamination. We take soil samples. We take
12 groundwater samples. We take them to the laboratory,
13 and we step out based on what we find and go deeper. It
14 takes a long time.

15 We're finally getting to the point where we
16 have a decision document which is a Remedial Action
17 Plan, and that outlines what we're going to do. And
18 then once this is all done and those are final, then
19 we'll come out with the detailed engineering design for
20 all the things we're going to do.

21 All these sites take a long time, and when it
22 comes to groundwater, we're going to be treating that
23 for -- we have it estimated at least 50 years that we'll
24 be extracting and cleaning groundwater.

25 JACK MANSON: Do you have a starting date for

9-8
Con't

9-7
Again

1 it?

2 DAN ZOGAIB: What's that?

3 JACK MANSON: Do you have a starting date for
4 the cleanup?

5 DAN ZOGAIB: Probably going to be -- what?
6 About two years from now? About two years from now.

7 JACK MANSON: Really?

8 DAN ZOGAIB: Because we still have to design
9 everything and -- and the groundwater system, the
10 landfill tap, and all the drainage and everything is
11 with that, so there's a lot of very sensitive
12 engineering drawings.

13 JACK MANSON: So regardless of who gets in the
14 next election, you're not going to be abolishing --

15 DAN ZOGAIB: The -- there's no politics
16 involved.

17 TIM CHAUVEL: So we'll -- we'll have a Q and A
18 afterwards.

19 So we got Jack and Jane Manson. Number --
20 first question, the time frame for project, which we
21 just heard, and, two, source of funding? Federal,
22 state, county, which is --

23 DAN ZOGAIB: Lockheed Martin.

24 TIM CHAUVEL: Are there any other comments you
25 want to officially put on the record? Anyone here from

9-6
Again

9-9

1 the community?

2 Okay. So -- well, I'll officially close this
3 public hearing for the Potrero Canyon, Lockheed Martin,
4 Beaumont Site 1 Remedial Action Plan, RAP, and
5 Environmental Impact Report, EIR, this Wednesday
6 evening, October the 21st, 2015, and the time is, Dan?
7 Don't have it. I got 7:46.

8 THE REPORTER: Actually, 6:46.

9 TIM CHAUVEL: Sorry. 6:46. Okay. So that's
10 the hearing, so we can open up to general questions now.

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LETTER NO. 9

Public Meeting Transcript from Meeting on October 21, 2015

RESPONSE TO COMMENT 9-1

The commenter is a local resident and he stated that he lives and owns the property north adjacent to the project. Highland Springs Road, the access road for the Site, is a City of Beaumont road and, therefore, the responsibility for road maintenance belongs to the city. Lockheed Martin maintains the roads on the Site that are needed for ongoing maintenance of equipment and will continue to be responsible for on-site road maintenance during project implementation.

RESPONSE TO COMMENT 9-2

The commenter's water comes from the City of Banning, it is the city's responsibility to test the water and to ensure that it meets drinking water standards.

A survey of adjacent property owners was conducted in 2008. The water wells in surrounding areas of the Site have been tested and continue to be tested routinely for contaminants. This includes wells to the north and south of the Site at Zebra Enterprises, Golden Era Productions, Scott Brothers' Dairy, and Victory Ranch. To date, no drinking water quality standards associated with Site contaminants have been exceeded. DTSC routinely reviews the testing results and monitoring reports.

The nature and extent of the groundwater impacts have been defined and groundwater generally flows to the west and south. The commenter's property is north of and topographically at a higher elevation than the Site and, therefore, groundwater beneath his property should not be affected by contaminants at the Site. Groundwater generally flows in the same direction as surface water which, at the Site, is to the west and south.

RESPONSE TO COMMENT 9-3

DTSC oversaw the investigations which included research into where onsite operations were conducted, such as the rocket motor production area, the large motor washout area, ballistics test range, burn pit area, sanitary landfill, maintenance shops and warehouse area, test services area, and radioactive waste disposal site. Refer to Response to Comment 5-3 above for a more detailed discussion of the site investigation process.

RESPONSE TO COMMENT 9-4

There is another Lockheed Martin site off Jack Rabbit Trail: the Lockheed Martin Beaumont Site 2 (Laborde Canyon) project. That project is subject to the same process as for this site (Site 1) and is on a slightly different schedule. There was a public meeting held for that project and its Draft EIR on January 20, 2016; the public comment period ended on February 9, 2016. Adjacent property owners and other interested parties were sent notices regarding the availability of the Draft EIR and information about the public meeting.

RESPONSE TO COMMENT 9-5

Refer to Response to Comment 5-3 for an explanation of the length of time to clean up the property.

RESPONSE TO COMMENT 9-6

Once the RAP is approved, the treatment system designs will be completed (likely during 2016) and the remediation should begin in 2017.

RESPONSE TO COMMENT 9-7

Another commenter at the meeting (Dan Thomas) responded by stating that there is a canyon off of the old highway 243, the old Banning/Idyllwild Road, where the County allows shooting and it echoes through the canyon.

RESPONSE TO COMMENT 9-8

Lockheed Martin is the responsible party for contamination at the Site and, therefore, is paying 100 percent of the costs associated with the cleanup.

RESPONSE TO COMMENT 9-9

Refer to Responses to Comments 9-5, 9-6, and 9-8 for an explanation.

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. However, no comments or new information were received that required changes to the Draft EIR. Therefore, the Draft EIR stands as it was published in September 2015.

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 Potrero Canyon Lockheed Martin Beaumont Site 1 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
Air Quality						
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"> 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. Model, serial number, date of equipment arriving on-site, equipment engine hours (if 	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"> 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. The log of export haul trucks that meet emissions specifications (2007 or 	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> The Project will comply with applicable SCAQMD rules that govern the control of air pollutant emissions from the Site, including: SCAQMD Rule 1150 – Excavation of Landfill Site, and SCAQMD Rule 1166 – Volatile Organic Compound Emissions from Decontamination of Soil.	<ul style="list-style-type: none"> Lockheed Martin will submit a Mitigation Plan to the SCAQMD regarding volatile organic compound emissions during excavation. Monitoring will be performed consistent with SCAQMD Rule 1150 for Landfill Sites and Rule 1166 for VOC-contaminated soil. Monitoring logs will be inspected at least quarterly by DTSC. Lockheed Martin will consult with SCAQMD permitting staff and submit permit applications required for remediation activities. 	Lockheed Martin and DTSC for periodic inspections; SCAQMD for permitting	Before and during construction and remediation activities.	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"> 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. A dust control supervisor will be appointed and be available on-site within 30 minutes during working hours. 	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
Biological Resources						
For biological resources, three PDFs and eight mitigation measures (MMs) have been incorporated into the Project. The PDFs assist in the avoidance of significant impacts in some instances, and the MMs are provided where necessary to reduce impacts to a less than significant level.						
<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). The upland areas of the Site are known to support some of the largest and most stable populations of the federally endangered and state threatened SKR. Proposed facilities were intentionally sited in areas that have historically supported lower densities of this species to avoid or minimize these impacts.	None	None	None	None	NA	
<u>PDF BIO-2:</u> The Proposed Project was also designed to avoid impacts to Potrero Creek and riparian habitats to the extent possible while achieving the clean-up goals of the Project. The avoidance of the creek and riparian habitats during planning and siting will result in no direct impacts to these resources related to the Proposed Project.	None	None	None	None	NA	
<u>PDF BIO-3:</u> The Proposed Project would incorporate best management practices for construction in natural areas such as the use of wattles to avoid project-related erosion and runoff, restricting parking in and near riverine and riparian/riverine areas, restricting work areas to previously disturbed areas whenever possible	Biological Monitors will complete daily reporting to describe how BMPs are followed along with explanations or corrective actions taken for any deviation from BMPs.	Lockheed Martin	During all construction related activities	USFWS, CDFW, DTSC		

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
or within the smallest work area possible, and ensuring all vehicles and equipment are equipped with spill kits.						
<p><u>MM BIO-1: 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:</p> <ul style="list-style-type: none"> • Lockheed Martin will prepare and submit the application and is accepted as a Participating Special Entity allowing them to go forward as a formal partner in the MSHCP. • 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. 	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)		
<p><u>MM BIO-2: 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 changes in knowledge of endangered species status on the Site, or management actions. The training will also provide a discussion on limiting weed spread</p>	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	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
<p>and colonization. This training will also discuss consequences for non-compliance, and give all on-site personnel contact information for assistance with biological resources.</p> <p>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) 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.</p>			or disruption of nesting activities is possible.			
<p><u>MM BIO-3: Weed Control</u>. Increases of existing weeds and introduction of new weeds shall be minimized by implementing the following measures:</p> <ul style="list-style-type: none"> Limiting disturbance areas during installation to the minimum areas needed to perform work; Limiting entrance and exit to defined routes; 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; 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		

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
<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) in all areas within 100 meters of nesting songbirds, and within one mile of nesting raptors.	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.	Lockheed Martin and DTSC	Prior to commencement of and during construction and remediation activities.	DTSC, Lockheed Martin Project Manager, reporting to be included in annual MSHCP reporting (USFWS, CDFW, RCA)		
<u>MM BIO-5 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 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.	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.	Lockheed Martin and DTSC	Prior to commencement of construction and remediation activities.	DTSC, Lockheed Martin Project Manager, reporting to be included in annual MSHCP reporting (USFWS, CDFW, RCA)		
<u>MM BIO-6 Riparian/Riverine Habitat Enhancement.</u> Short-term mitigation shall include replacing three culverts: two within the Sanitary Landfill Study Area and one near the former Large Motor Test Stand with larger culverts, which will encourage more natural sediment deposition and transport throughout the riparian areas of lower Potrero Creek. These culverts will provide for natural conditions of sediment and water transport that are currently being restricted and redirected during large storm events (for example along roads instead of into the drainage),	Culvert replacement will be monitored and reported in monitoring notes. Weed surveys will be presented in a memo or letter report with maps of weed locations and species present, approximate coverage of weed documented. Installation of piping to the ponds (also called man-made depressions) will be monitored	Lockheed Martin and DTSC	Prior to commencement of 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
<p>thereby improving the hydrologic and hydromorphic functions of the drainage system.</p> <p>In addition, a survey of where invasive plants (including arundo, tamarisk, tree tobacco and eucalyptus) occur within the Middle Potrero Creek Pump and Treat Study Area shall be conducted. All eucalyptus within this area will be killed in place. The removal of a maximum of 5 acres of these species will be completed, with initial focus on the areas where surface water will be added as the result of the Proposed Project, which includes the areas surrounding the man-made depressions and the area surrounding the discharge site.</p> <p>Habitat enhancement will include piping a small volume of groundwater into the northern most man-made depression to ensure the groundwater extraction does not reduce groundwater elevations in the depression and the wetlands remain in that area (<u>MM BIO-8: Stabilize Pond Surface Water</u>). This habitat enhancement may also increase the area of surface water and positively impact riparian habitat that relies on groundwater in areas nearest that discharge point.</p> <p>These impacts are potentially significant and would be minimized and mitigated by these measures. Short-term mitigation will mitigate for the ten acres nearest the extraction well where the draw down due to pumping may exceed 20 feet as the cone of depression from the extraction develops, and for possible impacts to the 0.2 acres of open water wetlands near the man-made depressions.</p>	and documented in monitoring notes. Dates and amounts of water introduced will be documented in MSHCP annual reporting.					

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 BIO-7 Long-Term Monitoring of Riparian Vegetation.</u> The long-term monitoring shall include a program for recording the health of the large cottonwood and willow trees that may be dependent, at least partially, on groundwater and thus potentially be affected both negatively and positively by the drawdown from groundwater extraction and the surface discharge of treated groundwater. Long-term monitoring shall also include the area around the man-made depressions to determine if additional beneficial impacts are recorded by the addition of water to these areas as part of the short-term habitat enhancement. The monitoring program will also include a control plot on-site and within Potrero or Bedsprings Creek. Groundwater elevation and health of these trees will be monitored to determine the need for additional mitigation. A proposed study method is outlined here, but the detailed plan will be approved by USFWS and CDFW prior to implementation of this program. The detailed plan will define in detail the program's study methods, success criteria, and additional mitigation requirements. These additional requirements will include additional enhancements of riparian areas of the Site through weed removal in the drainage and in adjacent upland areas, as well as additional vegetation control in upland areas through mowing of vegetation that would both enhance the habitat and reduce weed migration to the drainage.</p>	<p>A study method will be developed and approved by USFWS and CDFW. Implementation of the study will follow this methodology and be documented as part of MSHCP annual reporting.</p> <p>Any adjustments in mitigation provided will be documented through this process and approved by USFWS, CDFW and RCA.</p>	Lockheed Martin and DTSC	Following completion of construction activities and throughout the life of the groundwater pump and treat system.	DTSC, Lockheed Martin Project Manager		
<p><u>MM BIO-8: Stabilize Pond Surface Water.</u> Numerical groundwater modeling has estimated that the change in groundwater flux across the area of the man-made depressions due to groundwater extraction would be approximately</p>	Installation of piping to the ponds (also called man-made depressions) will be monitored and documented in monitoring notes. Dates and amounts of	Lockheed Martin and DTSC	Prior to commencement of and during construction and remediation	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
0.5 gallons per minute. This mitigation will include adding 0.5 gallons per minute of water to the man-made depression in the wetland area where tricolored blackbirds nest. If winter rainfall is below normal as of January 15 in any year of the Project, supplemental water will be used to enhance the surface water at the nesting ponds. Alternatively, a more permanent supplemental source may be developed in coordination with CDFW.	water introduced will be documented in MSHCP annual reporting.		activities.			
Cultural and Paleontological Resources						
For cultural resources, three mitigation measures have been included in the Project.						
<p><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.</p> <p>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.</p>	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"> • Preparation of recovered specimens to a point of identification and permanent preservation, including washing of 	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"> • 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. • 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. <p>MM CUL-2 shall be implemented in coordination with ground-disturbing activities throughout the remediation process to the extent that paleontological resources are, or may be, discovered. The paleontological localities will be documented, with the specimens being recovered by a qualified paleontological monitor. The</p>						

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specimens will be curated at an established, accredited museum repository identified through written agreement between Lockheed Martin/DTSC and the repository (e.g., SBCM or the Los Angeles County Museum). Associated reports will be on file at the repository.						
<p><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. 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>	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 American Tribe (if necessary), DTSC	During ground disturbing activities throughout the remediation process to the extent that human remains and associated grave goods are, or may be, discovered.	DTSC, Lockheed Martin Project Manager		
Greenhouse Gas Emissions						
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	See PDF AQ-1	Lockheed Martin and DTSC	Before and during 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
locally. Use of Tier 3 engines has been shown to increase fuel economy over similar Tier 2 engines.						
<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 construction and demolition materials, will be reused or recycled.	Lockheed Martin shall submit quarterly compliance reports to DTSC to verify the percentage of the unearthed recyclable materials on-site that were recycled on-site or through off-site recycling.	Lockheed Martin and DTSC	Before and during construction activities.	DTSC, Lockheed Martin Project Manager		
Hazards and Hazardous Materials						
No mitigation measures are necessary. The following 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		
Soil Remediation <u>PDF HAZ-2:</u> During implementation of the RAP, to reduce risks from on-site hazards, all	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
workers at the Site will have current OSHA Hazardous Waste Operations and Emergency 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-3</u> : During implementation of the RAP, hazardous materials will be handled and stored in compliance with local codes and regulations to reduce potential hazards from hazardous materials used at the Site.	Lockheed Martin (or designated contractor) will document handling practices of hazardous materials at the Site and will provide quarterly 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		
Groundwater and Surface Water Remediation <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"> 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. 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. Following completion of the remedy and after establishing sufficient vegetation coverage, the 	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
	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 construction remediation activities.					
<p>Landfill Remediation</p> <p><u>PDF HAZ-5</u>: Prior to the start of landfill remediation, a geotechnical evaluation prepared by a registered geotechnical engineer will be prepared and submitted to DTSC for review and approval. The evaluation will comply with all applicable state and local code requirements and will include, but not be limited to:</p> <ul style="list-style-type: none"> • Analysis of the expected seismic ground shaking at the Site from known active faults using applicable methods • Analysis of the liquefaction potential using applicable methods • Analysis of the potential for earthquake-induced settlements using applicable methods • Analysis of the earthquake-induced lateral spreading using applicable methods • Analysis of the potential for fault rupture potential and its impacts. The analysis should be performed using applicable methods • Slope stability analysis to ensure the slopes for the landfill remediation elements will be stable from the expected ground shaking and potential 	Prior to commencement of landfill remediation activities, DTSC shall verify that the final design meets applicable state and local code requirements.	Lockheed Martin and DTSC	Before and during 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
<p>liquefaction hazards</p> <ul style="list-style-type: none"> • Analysis of geotechnical recommendations for grading, including suitability of imported soil, excavation characteristics, and placement and compaction of fill material • Development of site-specific design measures to address seismic, liquefaction, settlement, slope-stability, grading and other geologic hazards in accordance with the geotechnical analyses • Deterministic analysis of potential seismic ground shaking and recommended structural features needed to minimize seismic damage to the landfill cap. 						
<p>Munitions and Explosives of Concern</p> <p><u>PDF HAZ-6</u>: Prior to the start of any field activities, MEC awareness training will be conducted for all on-site construction workers. In addition to training, information/warning signs will be posted within proximity of working areas. A periodic MEC inspection program at areas where MEC has been found in the past is expected to continue during implementation of the Project.</p>		Lockheed Martin and DTSC	Before, during, and after construction activities.	DTSC, Lockheed Martin Project Manager		
Hydrology and Water Quality						
No mitigation measures are necessary. The following PDFs have been incorporated into the Project.						
<u>PDF WQ-1</u> : A Sampling and Analysis Plan will be developed for monitoring groundwater in the Primary Containment Attenuation Area, Feature F-33 Large Motor Washout Area and Feature F-34 Maintenance Shops and Warehouse Area to	Lockheed Martin shall submit a SAP to DTSC for approval.	Lockheed Martin and DTSC	Prior to 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
demonstrate the effectiveness of the natural attenuation process both laterally and vertically within the plume area.						
<u>PDF WQ-2:</u> Process monitoring of the Middle Potrero Creek treatment system will be conducted on a monthly basis to record system efficiency. Effluent will be sampled on a weekly and/or monthly basis to ensure that water quality parameters as specified in the NPDES permit issued to the Project. This will ensure that water quality is improved in water discharged back into Potrero Creek.	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> New monitoring wells will be installed in accordance with the CalEPA guidelines, <i>Monitoring Well Design and Construction for Hydrogeologic Characterization</i> (DTSC and CalEPA, 2014) and <i>California Well Standards</i> (California Department of Water Resources, 1991). Well destruction activities will comply with the CalEPA's and State of California guideline standards. All work will be conducted by qualified contractors.	Lockheed Martin shall submit groundwater-monitoring well installation/ abandonment reports to DTSC to verify that all new, replaced or decommissioned groundwater monitoring wells are installed or removed per applicable regulatory requirements consistent with this PDF.	Lockheed Martin, Qualified Contractors, and DTSC	Prior to remediation activities, during remediation activities, and upon completion of the remedy.	DTSC, Lockheed Martin Project Manager		
<u>PDF WQ-4:</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 groundwater and surface water treatment facility to prevent degradation of the landfill cap, as well as off-site flow that could cause local soil erosion.	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		
Landfill Remediation <u>PDF WQ-5:</u> Prior to implementation of the Proposed Project, a General Industrial NPDES	See PDF HAZ-4.	Lockheed Martin and DTSC	Prior to remediation activities, during remediation activities, and upon	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
Permit with the California SWRCB and a site-specific SWPPP will be required. These documents will detail BMP that will be implemented to manage stormwater flow at the landfill to prevent degradation of the landfill cap, as well as off-site flow that could cause local soil erosion.			completion of the remedy.			
<u>PDF WQ-6:</u> The proposed landfill system will include a geomembrane layer on the to minimize surface water infiltration into the underlying waste materials as set forth in California's Title 22, section 66265.310(a). A clean borrow material barrier will be installed above the landfill followed by the geomembrane layer with a final layer of clean borrow material. The cap will prevent the exposure of the waste materials to collect or sheet-flow precipitation. The design of the cap will be reviewed and approved by DTSC. This remediation of the landfill will prevent degradation of local groundwater and surface water.	<ul style="list-style-type: none"> Prior to commencement of Site remediation activities, DTSC shall verify that the Final Cap Design Plan includes layers as prescribed by this PDF. Upon completion of the remedy per the approved Final Cap Design Plan, DTSC shall verify the layers prescribed by this PDF have been implemented through a final Site inspection or review of As-Built documentation. 	Lockheed Martin and DTSC	Prior to remediation activities, during remediation activities, and upon completion of the remedy.	DTSC, Lockheed Martin Project Manager		
Transportation and Traffic						
No mitigation measures are necessary.						

Chapter 5

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