



Department of  
Toxic Substances  
Control

*Our mission is  
to provide the  
highest level of  
safety, and to  
protect public  
health and the  
environment  
from toxic  
harm.*



State of California



California  
Environmental  
Protection Agency

Fact Sheet, October 2009

## **Corrective Measures Plan for Soil Contamination at the RREEF Torrance Campus (former Hughes Aircraft Company) Property Available for Review**

A draft plan for the management and maintenance of soil contaminated with volatile organic compounds at the former Hughes Aircraft Company, Electron Dynamics Division is open for public review and comment. The plan contained within the Property Parceling Document, proposes a soil management plan and institutional controls for the southern portion of the RREEF property to protect people from the contamination. The southern area of the property is used for parking. A separate plan is proposed for contamination located in the northern area.

The site is located at 3100 Lomita Boulevard, in Torrance, California.

### **This Fact Sheet provides a brief summary of:**

- Why Are Corrective Actions Necessary
- History and Operations at the Site
- Environmental Investigations
- What are Volatile Organic Compounds
- Cleanup Activities
- Property Parceling Document
- Human Health Risk Assessment
- Where to Find the Documents
- Who to Contact for Information

### **PUBLIC COMMENT PERIOD**

**November 2, 2009 to December 2, 2009**

### **PUBLIC MEETING**

**November 18, 2009 – 6:30pm  
Bread of Life Church  
2780 Lomita Boulevard  
Torrance, CA**

The Property Parceling Document and other related project documents for this site are available for review and public comment at the locations listed on page 3. We will make a final decision after all public comment has been reviewed and considered. Please submit written comments in the enclosed postage paid envelope postmarked **by December 2, 2009**; or by email before the deadline date no later than 5 p.m. to:

Yvette LaDuke, Public Participation Specialist, [yladuke@dtsc.ca.gov](mailto:yladuke@dtsc.ca.gov)



## **Why are Corrective Actions Necessary**

There is **no** immediate health risk because people are not currently exposed to the contamination. However, because exposure to elevated levels of volatile organic compounds and lead can cause adverse health effects, the California Department of Toxic Substances Control (DTSC) recommended that a plan be developed to protect current and future occupants of the property. DTSC will oversee implementation of the plan and ensure that it is performed in a manner that does not harm people or the environment.

## **History and Operations at site**

Hughes Aircraft Company (Hughes) began operations on this property in 1967. Prior to 1967, the Site was mostly used for farming activities.

During Hughes operations, six waste management units, including two underground solvent storage tanks, were operated. The former underground storage tanks, waste management units, and all historic site facility operations were conducted only on the northern portion of the site where the existing buildings are located. The southern portion of the site has only been used as a parking lot.

The Boeing Company purchased the Hughes facility in 2000. Facility operations located in Buildings 230, 232, 233, and 234 were sold to L3 Communications, Inc. in 2005. The entire property was sold to RREEF America REIT III Corporation GG2 (RREEF) in October 2006.

## **Environmental Investigations**

Environmental investigations have been ongoing on the property since 1983. In 1983, two underground storage tanks were removed under the oversight of the Regional Water Quality Control Board.

In 1994, DTSC approved the closure of the four remaining waste management units including a barrel storage yard, a vaulted solvent storage tank, and two former container storage areas. A workplan, called a Corrective Measures Study, was developed in 1995 for cleanup of soils in the areas of the two removed tanks and it was subsequently approved by DTSC in June 1996.

Several studies and amendments to this document were made over the next several years.

During 2005 and 2006, soil, soil vapor, indoor air, and groundwater sampling was done across the entire property under DTSC oversight. This was done to collect sufficient data to determine how to clean up the property. A soil vapor extraction pilot study was initiated in 2007 near the area where one of the underground storage tanks was removed during the 1983 removal action.

Soil vapor extraction is a vacuum-like system that removes soil gas from beneath the ground surface, through a treatment system, before being released into the atmosphere.

Soil gas is the air space between soil particles beneath the ground surface. The indoor air sampling was conducted inside buildings on the former Hughes property.

## **Human Health Risk Assessment**

The new data collected from the 2005-2006 sampling events was used to complete a site-wide Human Health Risk Assessment. This Assessment was done to determine if there is any increased risk to human health based on the type and amount of contamination found at the Site. The Assessment was completed in 2007 and approved by DTSC in 2008.

## **What are Volatile Organic Compounds**

Volatile Organic Compounds (VOCs) are chemicals that easily dissipate from liquids to vapors and include solvents that are used during industrial and manufacturing processes, for degreasing metal parts, and in the dry cleaning process. The specific solvents found at this Site include tetrachloroethylene (PCE) and trichloroethylene (TCE).

## **Cleanup Activities**

In conjunction with the removal of approximately 24 cubic yards of contaminated soil from the southern area of the RREEF property, a workplan was developed to remove about 20 cubic yards of contaminated soil from

the southwest corner of the neighboring Alcoa property where VOCs were also found. The excavation area was about 60 feet long along the southern parcel of the RREEF property by 3 feet wide by 3 feet deep. This removal was done to enhance soil vapor extraction being done by Alcoa in this area.

The excavation area in the southern parcel of the RREEF property measured approximately 10 to 15 feet by 15 feet by 3 to 5 feet deep. Prior to back-filling the excavation areas, the bottom of the excavations were lined with vapor barriers to prevent any residual solvent vapors from moving up into an area that could be accessed by people, and to enhance the operating soil vapor extraction system. These areas were then filled with clean soil. The removal action was completed in September 2008 under DTSC's oversight.

### **Property Parceling Document**

The current plan is for the southern parcel only. Environmental monitoring, a Soil Management Plan, an Operations and Maintenance Plan, and a Land Use Covenant will be required as part of DTSC's concurrence with the proposed Plan. The Soil Management Plan will detail the steps to be followed anytime the soil within specified areas of the southern parcel will be disturbed, and will outline reporting requirements. A vapor barrier will be installed beneath any buildings constructed in the future within the southern parcel to prevent any residual contaminant vapors from migrating up into an area that could be accessed by people. The Land Use Covenant will restrict use of the southern parcel to commercial/industrial operations.

Upon approval and implementation of the soil management and maintenance plans for the southern area, RREEF plans to split the property into northern and southern parcels. The southern parcel containing the parking area, would be approximately 9 acres of the RREEF property. The northern parcel would be approximately 17 acres including the five existing buildings where all historical and current operations occur.

Results of the Assessment indicate that concentrations of TCE and PCE in soil near the southeast corner of the site are above levels that could pose a significant health risk for people working inside the buildings. Additional contaminants were found in soil throughout the Site below levels that could pose a significant risk to people or the environment. The draft workplan to clean-up the contamination was accepted by DTSC.

### **Where to Find the Documents**

The Property Parceling Document, Site Assessment Summary Report, Human Health Risk Assessment and other related documents for the former Hughes property are available for review at the following locations:

#### **Torrance Public Library**

3301 Torrance Boulevard  
Torrance, California 90503  
Phone: (310) 618-5959

Hours: Monday – Thursday 10:00 am – 9:00 pm  
Friday 10:00 am – 6:00 pm  
Saturday 10:00 am – 5:30 pm

#### **Department of Toxic Substances Control**

Documents are available at

[www.envirostor.dtsc.ca.gov/public](http://www.envirostor.dtsc.ca.gov/public)

- Type "Torrance" in the City entry field
- On the "Boeing Satellite Systems" line, click on "[Report]" to retrieve the Former Hughes webpage
- On the Summary Page, click on the "Activities" tab above the Site Information Section. This will show the on-going and completed activities for the Site.
- Click on "[View Docs]" to the left of any line to retrieve that document.

A computer is available in the DTSC file room for your use.

## Who to Contact for Information

If you have any questions about the project or cleanup activities, please contact:

Wayne Lorentzen  
DTSC Project Manager  
(916) 255-3883  
[wlorentz@dtsc.ca.gov](mailto:wlorentz@dtsc.ca.gov)

Yvette LaDuke  
DTSC Public Participation  
1-866-495-5651, press 3, then press 2  
[yladuke@dtsc.ca.gov](mailto:yladuke@dtsc.ca.gov)

## Media Inquiries:

Jeanne Garcia  
DTSC Public Information Officer  
(818) 717-6573  
[Jgarcia1@dtsc.ca.gov](mailto:Jgarcia1@dtsc.ca.gov)

## Notice to Hearing-Impaired Individuals

You can obtain additional information about the site by using the California State Relay Service at 1 (888) 877-5378 (TDD). Ask them to contact Yvette LaDuke at (818) 717-6569 regarding the RREEF property.



