



## COMMUNITY PROFILE

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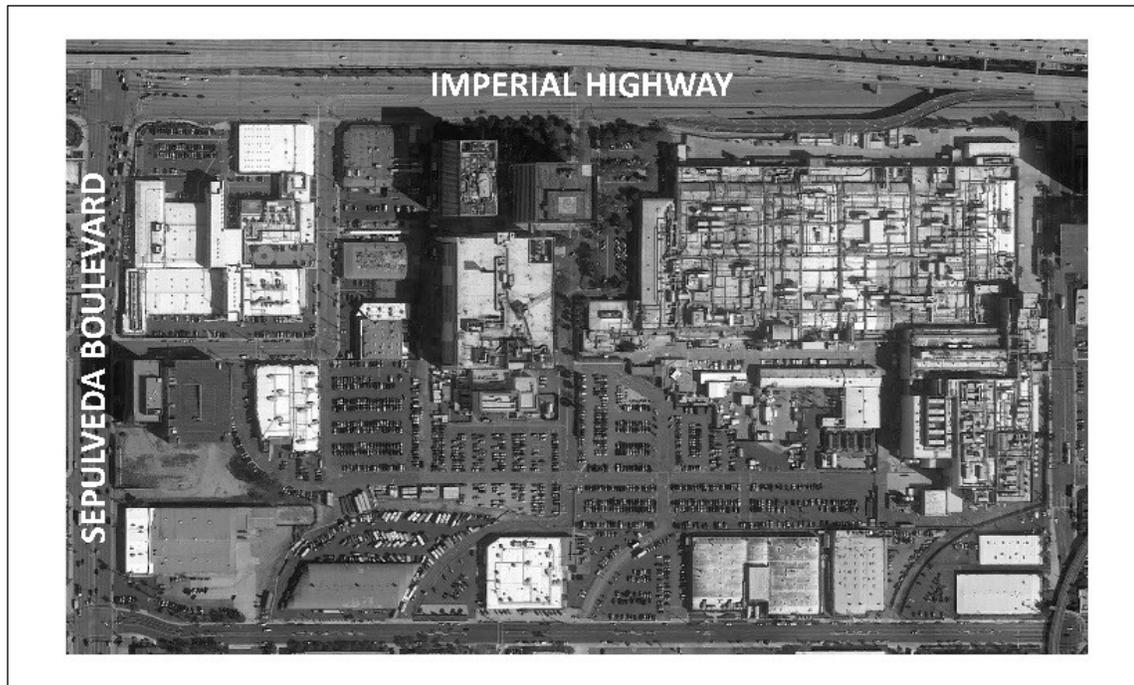
**BOEING SATELLITE SYSTEMS, INC.**

### **PROPOSED CORRECTIVE ACTION REMEDY SELECTION**

1920 E. Imperial Highway, El Segundo, Los Angeles County,  
California 90245

**April 2016**

Para información en español por favor comuníquese con Elsa Lopez al número (818) 717-6571, Elsa.Lopez@dtsc.ca.gov



**Approved by:**

Elsa Lopez, Public Participation Specialist  
Department of Toxic Substances Control  
9211 Oakdale Avenue, Chatsworth, California 91311

**Information provided by:** HARGIS + ASSOCIATES, INC.

**Prepared for:** The Boeing Company

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## **1.0 INTRODUCTION**

### **1.1 Purpose of the Community Profile**

The Department of Toxic Substances Control (DTSC) has prepared this Community Profile (CP) in order to describe the local community, and identify community concerns, with regard to making a make a corrective action remedy selection at the Boeing Satellite Systems (BSS) facility (Site), located at 1920 E. Imperial Highway, El Segundo, California 90058. This document will also assist DTSC in evaluating the current level of public interest in any future public outreach project activities.

### **1.2 Sources of Community Profile Information**

- Demographic information from census data
- Community survey
- File review

### **1.3 DTSC Oversight and Agency Involvement**

The DTSC is the state regulatory agency, and under its Brownfields and Environmental Restoration Program, it is responsible for the oversight of cleaning up of brownfield properties to free previously unavailable land for productive reuse, thereby improving and protecting the environment. Timely investigations and cleanups of brownfield sites promotes economic development and reinvestment in California through post-cleanup development and sustainable reuse.

## **2.0 SITE DESCRIPTION**

### **2.1 Site Location, History, and Background**

The BSS facility is located at the southeast corner of Sepulveda Boulevard and Imperial Highway in the City of El Segundo, California (Figures 1 and 2). The site was previously operated by Hughes Space and Communications Company.

The site occupies approximately 80 acres. The site is bounded to the north by Imperial Highway and Los Angeles International Airport; on the east by Nash Street; on the south by Maple Avenue, and on the west by Sepulveda Boulevard.

The BSS facility includes approximately 20 buildings including office areas; satellite and satellite component manufacturing, inspection, assembly, testing and storage space; four previously permitted hazardous waste storage areas that were formally closed in 2015; and several parking lots and garages. Within the site boundaries are various buildings that are not occupied, leased, or owned by Boeing.

### **2.2 Surrounding Land Use**

Description of the surrounding land uses and environmental resources (including proximity to residential housing, schools, churches, etc.).

The Site is located within the City of El Segundo. Surrounding land use includes:

- North – The Site is bounded to the north by the Imperial Highway and the Los Angeles International Airport.
- South - East Maple Avenue borders the site to the south. Mixed space including corporate offices, general commercial, medium manufacturing, parking, and commercial center zoning are located within an approximate 0.5-mile radius to the south of the site.
- East – Nash Street borders the Site to the east. Mixed space including commercial center, Corporate Campus, residential zoning, and public use/public facilities is located within an approximate 0.5-mile radius to the east of the Site.
- West – Sepulveda Boulevard borders the Site to the west. Mixed space including corporate office, residential, open space, parking, and general commercial zoning are located within an approximate 0.5-mile radius to the west of the Site.

Land uses in the vicinity of the Site include a mixture of industrial, commercial, and residential zoning designations. The Site is currently used and has historically been used for the manufacture of satellites and satellite components. The Site is currently zoned for industrial light manufacturing, corporate office, and general commercial use. The zoning information provided in this section was obtained from the “Zoning Map, City of El Segundo, Revision 05/14/14 (Ord 1494)” dated December 16, 2014 provided on the City of El Segundo website (<http://www.elsegundo.org>).

A listing of schools, churches, and day care facilities in the surrounding area has been prepared (see attached Contact List).

Visibility of the Site to Neighbors.

The majority of the areas at the Site where environmental characterization actions have been implemented are not readily visible to neighbors due to controlled access, distance from property boundaries, and the relative locations and generally higher elevations of structures, open areas, fencing, and landscaping to public thoroughfares and other neighboring areas. Several existing groundwater monitor wells are located offsite in right-of-ways in the commercial/residential areas west of the Site, and two existing monitor wells are located offsite to the north on private property. Environmental characterization actions at these areas are readily visible to neighbors.

### **2.3 Site Location Map**

Figure 1, the Site Location Map, and Figure 2, Site Layout, are provided in Attachment A

### **2.4 Summary of Proposed Project**

Soil, soil gas, and groundwater characterizations have been performed as part of a Resource Conservation and Recovery Act (RCRA) Facility Investigation (RFI) and associated Health Risk Assessment (HRA). The RFI/HRA characterizations concluded that residual concentrations of chemical compounds that remain in the subsurface do not represent an unacceptable risk to human health or the environment under current and projected future commercial/industrial land

use scenarios, and that residual risk can be effectively managed by way of corrective action termination with environmental covenants that will restrict future land use at prescribed soil impact areas to non-residential purposes.

### **3.0 COMMUNITY BACKGROUND**

#### **3.1 Past History of Community Involvement**

A 45-day public comment period commenced on October 16, 2006, following mailing of a Fact Sheet for renewal of the hazardous facility waste permit to community members by DTSC.

A public hearing was held on November 16, 2006, to accept verbal and written comments from the community on the hazardous facility waste permit renewal. Since that date, there has been no other known interactions with the Community.

A radio ad regarding the hazardous facility waste permit renewal was broadcast on 93.5 KDAY on October 16, 2006. A newspaper ad regarding the hazardous facility waste permit renewal was published in the Daily Breeze on October 16, 2006. Since that date, there has been no other known magazine or television coverage related to hazardous waste activities.

In 2006, there was one public comment received from a community member regarding the hazardous facility waste permit renewal. There have been no other known contacts with or inquiries from Community members, groups, or organizations regarding hazardous waste activities.

#### **3.2 Demographic Profile**

The Site is located in the United States Postal Service Zip Code Area 90245, El Segundo, California. This zip code is bounded on the north by West Imperial Highway, the west by the coastline and Vista Del Mar, the east by North and South Aviation Boulevard, and the south by Rosecrans Avenue. Demographic data for Zip Code Area 90245 was obtained from the United States Census Bureau website <http://quickfacts.census.gov/qfd/states/06/0622412.html> and the website <http://www.city-data.com/city/El-Segundo-California.html>.

Data obtained from the United States Census for Zip Code Area 90245 indicates that the total estimated population in 2014 was 17,063. There were approximately 6,629 households in the City of El Segundo, with an average of 2.54 persons per household, and a median household income of \$84,004. The median age in El Segundo in 2013 was 38.7. In 2010-2014 approximately 95.9 percent of the adult population had graduated from high school; approximately 45 percent held a bachelor's degree or higher; and approximately 3,054 students were enrolled in grades K-12 in the public and private school systems. In April 2010, the majority of the population (69.10 to 78.00%) was characterized as White alone or White alone, not Hispanic or Latino; 15.7% of the population was characterized as Hispanic or Latino; 8.8% of the population was characterized as Asian alone; 2.0% of the population was characterized as Black or African American alone; 0.40% of the population was characterized as American Indian and Alaska Native alone; 0.20% of the population was characterized as Native Hawaiian and Other Pacific Islander alone; and 5.7% of the population was characterized as two or more races.

### **3.4 History of Community Involvement**

A community survey was sent to the ¼-mile radius Site mailing list and key stakeholder list on February 11, 2016.

### **3.5 Community Concerns and Comments**

Twenty Six (26) community surveys were returned to DTSC. Survey results can be found in back of document in Attachment B. Nine survey respondents indicated high interest, ten respondents indicated medium interest, two indicated low interest, and five indicated no interest.

Survey respondents expressed concern relating to the following three issues:

1. Nonspecific public health issues;
2. Air quality (not specific to Site);
3. Water quality (not specific to Site)

Please note that DTSC is only responsible for the oversight of the proposed cleanup of toxic chemicals, and has no involvement in future land use development.

All survey respondents indicated English as the preferred language for any future information sent to the community.

Eleven survey respondents indicated that they would attend a public meeting if one was available, fourteen respondents indicated that they would not attend a meeting.

### **3.6 Recommended and Required Public Participation Activities**

Future public participation activities for this Site will include at a minimum a 30-day public comment period, a fact sheet written in English (with Spanish phone and email contact) which will be mailed to all interested local residents and stakeholders, and a public notice will be placed in a local newspaper at the start date of the public comment period. Face-to-face meetings with key stakeholders may also take place as requested. A community meeting may or may not be held for this proposed cleanup project, due to the low level of public interest.

All technical documents relating to this Site will be deposited in the information repositories and the DTSC EnviroStor Web site – address information is located in Section 4.0. Once the official 30-day public comment period has ended, DTSC will respond in writing to all public comments in a “Response to Comments” document that will be mailed to all individuals who submitted comment. Further, the DTSC employees assigned to this Site are available to respond to community phone calls and email communication as needed – staff contact information is located in Section 5.0.

## **4.0 INFORMATION REPOSITORIES**

Site related documents are located at the following three locations:

El Segundo Public Library  
111 W. Mariposa Ave,  
El Segundo, CA 90245  
Phone: (310) 524-2722

Department of Toxic Substances Control  
9211 Oakdale Avenue  
Chatsworth, CA 91311  
(818) 717-6500  
Monday – Friday, 8 a.m. to 5 p.m.

Department of Toxic Substances Control EnviroStor Website:  
[http://www.envirostor.dtsc.ca.gov/public/profile\\_report.asp?global\\_id=80001440](http://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=80001440)

## **5.0 KEY CONTACT LIST**

### **Department of Toxic Substances Control Contacts:**

Vu Nguyen  
DTSC Remedial Project Manager  
9211 Oakdale Avenue  
Chatsworth, CA 91311  
Phone: (818) 717-6604  
Email: [Vu.Nguyen@dtsc.ca.gov](mailto:Vu.Nguyen@dtsc.ca.gov)

Elsa Lopez, Public Participation Specialist  
Phone: (818) 717-6571  
Fax: (818) 717-6575  
E-mail: [Elsa.Lopez@dtsc.ca.gov](mailto:Elsa.Lopez@dtsc.ca.gov)

### **Media Inquiries**

Sandy Nax, Public Information Officer  
(916) 327-6114  
[Sandy.Nax@dtsc.ca.gov](mailto:Sandy.Nax@dtsc.ca.gov)

For more information about DTSC, please visit our Web site at: [www.dtsc.ca.gov](http://www.dtsc.ca.gov)

## Local Mailing List

A ¼ mile radius mailing list of local businesses, residences and interested stakeholders is kept on file and updated by the DTSC. The size of the mailing list may vary over time depending on the level of public interest.

### DTSC LOS ANGELES COUNTY MANDATORY MAILING LIST:

<p>Mayor Eric Garcetti City of Los Angeles 200 N. Main Street, Suite 800 Los Angeles, CA 90012</p>	<p>Shahin Nourishad Supervisor L.A. County Fire Department Site Mitigation Unit 5825 Rickenbacker Rd. Commerce, CA 90040</p>	<p>Cindy Chen County of Los Angeles Environmental Health 5050 Commerce Dr. Baldwin Park, CA 91706</p>
<p>Darryl Molina Sarmiento Southern CA Program Director Communities for a Better Environment Huntington Park Office 6325 Pacific Blvd., Ste. 300 Huntington Park, CA 90255</p>	<p>Mr. Jay Chen, Manager South Coast Air Quality Management District 21865 East Copley Drive Diamond Bar, CA 91765- 4182</p>	<p>Dr. Paul Simon L.A. County Department of Health Services 3530 Wilshire Blvd., Ste. 800 Los Angeles, CA 90010</p>
<p>Mr. Bill Piazza Office of Environmental Health and Safety 333 S. Beaudry Avenue, 20th Floor Los Angeles, CA 90017</p>	<p>Mark Ridley Thomas Supervisor 2<sup>nd</sup> District LA County Board of Supervisors 866 Kenneth Hahn Hall of Administration 500 W. Temple Street, Suite 866 Los Angeles, CA 90012</p>	<p>Senior Deputy Environmental Issues LA County Hall of Administration 500 W. Temple Street, Suite 866 Los Angeles, CA 90012</p>
<p>Mary Benson Sun Vally Business Improvement District 11070 Sheldon St. Sun Valley, CA 91352</p>	<p>Director Department of Toxics Epidemiology Los Angeles County Dept of Health Services 313 N. Figueroa St., Room 127 Los Angeles, CA 90012</p>	<p>Jennifer Sarnecki SCAG 818 W. 7th St. Los Angeles, CA 90017</p>
<p>Councilmember Gilbert Cedillo City of Los Angeles 200 N. Spring St., Room 410 Los Angeles, CA 90012</p>	<p>Los Angeles Regional Water Quality Control Board 320 W. 4th St., Ste. 400 Los Angeles, CA 90013- 2343</p>	<p>Ian MacMillan Program Supervisor Area Resources CEQA Intergovernmental Review South Coast Quality Management District 21865 Copley Dr. Diamond Bar, CA 91765-4178</p>
<p>Sheila Kuehl Supervisor 3rd District Los Angeles County Board of Supervisors 821 Kenneth Hahn Hall of</p>	<p>Don Knabe Supervisor 4th District Los Angeles County Board of Supervisors 822 Kenneth Hahn Hall of</p>	

Administration 500 W. Temple Street Los Angeles, CA 90012	Administration 500 W. Temple Street Los Angeles, CA 90012	
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**LOCAL OFFICIALS MAIL AND PHONE LIST:**

County of Los Angeles Board of Supervisors 4 <sup>th</sup> District Don Knabe 825 Maple Avenue Torrance, CA 90503 Phone: (310) 222-3015	City of El Segundo El Segundo City Hall 350 Main Street El Segundo, CA 90245 Phone: (310) 524-2300	City Manager Jeff Stewart City Manager Phone: (310) 524-2334 Email: <a href="mailto:jsteward@elsegundo.org">jsteward@elsegundo.org</a>
Public Works Director Steve Finton Phone: (310) 524-2356 Email: <a href="mailto:sfinton@elsegundo.org">sfinton@elsegundo.org</a>	Planning and Building Safety Interim Director Gary Chicots Phone: (310) 524-2345 Email: <a href="mailto:chicots@elsegundo.org">chicots@elsegundo.org</a>	Building and Planning Safety Planning Manager Kimberly Christensen Phone: (310) 524-2340 Email: <a href="mailto:kchristensen@elsegundo.org">kchristensen@elsegundo.org</a>

**DTSC STATEWIDE MANDATORY MAILING LIST:**

Liza Tucker Consumer Advocate/Consumer Watchdog 2701 Ocean Park Blvd., Suite 112 Santa Monica, CA 90405 <a href="mailto:liza@consumerwatchdog.org">liza@consumerwatchdog.org</a>	Bradley Angel <a href="mailto:Bradley@greenaction.org">Bradley@greenaction.org</a>	D. Joseph K. Lyou Coalition for Clean Air 800 Wilshire Blvd., Suite 1010 Los Angeles, CA 90017 <a href="mailto:joe@coalitionforcleanair.org">joe@coalitionforcleanair.org</a>
Robina Suwol California Safe Schools PO Box 2756 Toluca Lake, CA 91610 <a href="mailto:robinasuwol@earthlink.net">robinasuwol@earthlink.net</a>	Jane Williams CA Community Against Toxics PO Box 845 Rosamond, CA 93560 <a href="mailto:dcapjane@aol.com">dcapjane@aol.com</a>	Kelly Moran TDE Environmental, LLC 462 East 28 <sup>th</sup> Ave. San Mateo, CA 94403 <a href="mailto:enviro@sonic.net">enviro@sonic.net</a>
Gideon Kracov, Esq. 801 S. Grand Ave., 11 <sup>th</sup> Floor Los Angeles, CA 90017 <a href="mailto:gk@gideonlaw.net">gk@gideonlaw.net</a>	Mark Lopez East Yard Communities for Environmental Justice 2317 Atlantic Blvd. Commerce, CA 90040 <a href="mailto:mlopez@eycej.org">mlopez@eycej.org</a>	Jacqueline Martinez <a href="mailto:ejmatters@gmail.com">ejmatters@gmail.com</a>

**DTSC STATEWIDE MANDATORY INTERNAL EMAIL MAILING LIST:**

Ana Mascarenas	Julie Propes	Gloria Conti
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<a href="mailto:Ana.Mascarenas@dtsc.ca.gov">Ana.Mascarenas@dtsc.ca.gov</a>	<a href="mailto:JPropes@dtsc.ca.gov">JPropes@dtsc.ca.gov</a>	<a href="mailto:Gconti@dtsc.ca.gov">Gconti@dtsc.ca.gov</a>
Marcus Simpson <a href="mailto:Marcus.Simpson@dtsc.ca.gov">Marcus.Simpson@dtsc.ca.gov</a>	Patrice Bowen <a href="mailto:PBowen@dtsc.ca.gov">PBowen@dtsc.ca.gov</a>	Maya Akula <a href="mailto:Makula@dtsc.ca.gov">Makula@dtsc.ca.gov</a>
Steve Lavinger <a href="mailto:SLavinge@dtsc.ca.gov">SLavinge@dtsc.ca.gov</a>	John Scandura <a href="mailto:JScandur@dtsc.ca.gov">JScandur@dtsc.ca.gov</a>	Yolanda Garza <a href="mailto:YGarza@dtsc.ca.gov">YGarza@dtsc.ca.gov</a>

**ATTACHMENT A**

SITE LOCATION AND SITE MAP (see next page)

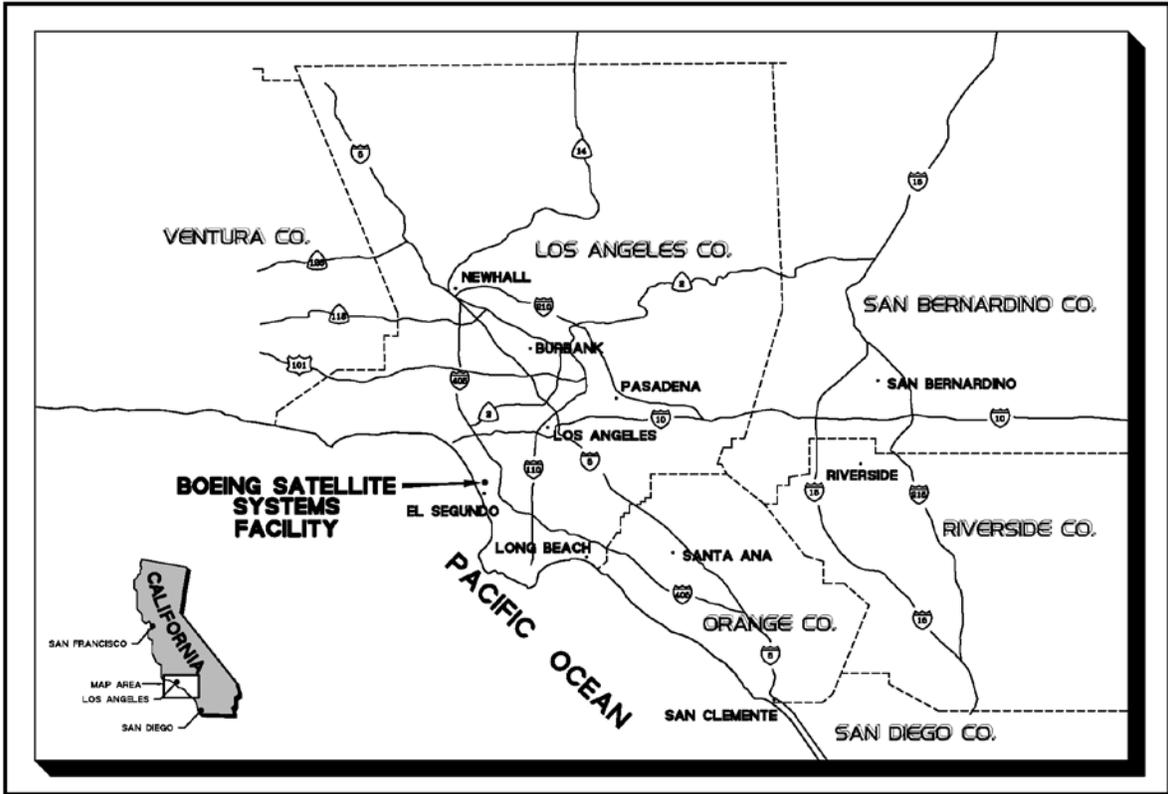


FIGURE 1. REGIONAL SITE LOCATION

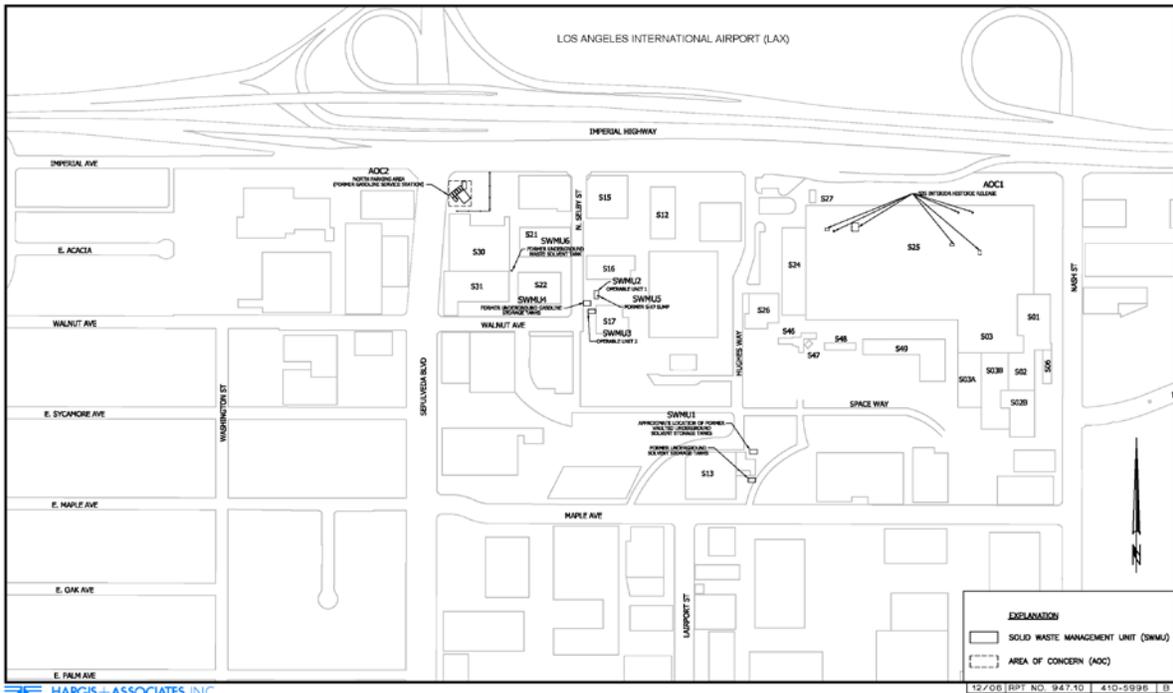


FIGURE 2. SITE LAYOUT

## ATTACHMENT B

### SUMMARY OF COMMUNITY SURVEY RESULTS

#### Boeing Satellite systems Inc. Community Survey Results

**1. PRIOR TO RECEIVING THIS SURVEY, WERE YOU AWARE OF THE SITE?**

	Number	
Yes	14	
No	11	
No Response	0	
<b>TOTAL</b>	<b>26</b>	

**2. PLEASE RATE YOUR LEVEL OF CONCERN OF ANY OF THE FOLLOWING.**

	LOW	MODERATE	HIGH	No Response	
Air Quality	8	0	18		
Water Quality	6	3	17		
Public Health Issues	7	1	18		
Other:		0			
Noise		1			
General healthy Environment for living			1		
Explosions		1			
<b>TOTAL</b>	<b>21</b>	<b>6</b>	<b>54</b>		

**3. DO YOU HAVE SPECIFIC CONCERNS OR COMMENTS ABOUT THIS SITE?**

	Number	
Yes	5	
No	17	
No Response	4	
<b>TOTAL</b>	<b>26</b>	

**4. SEE BELOW WITH CONCERNS OR COMMENTS.**

**5. IS THERE AN ACTIVE COMMUNITY GROUP OR INDIVIDUAL(S) IN YOUR NEIGHBORHOOD THAT WE SHOULD ADD TO OUR MAILING LIST?**

**ON FILE**

**6. WHAT IS YOUR INTEREST LEVEL IN THIS SITE?**

	Number	Percent
High	9	
Moderate	10	
Low	2	
None	5	
<b>TOTAL</b>	<b>26</b>	

**7. WHAT IS THE BEST WAY TO PROVIDE YOU WITH INFORMATION?**

	Number	Percent
US. Postal Service	16	
Email*	6	
Newspaper**	1	
Radio***	1	
Community meetings	0	
<b>TOTAL</b>	<b>24</b>	

\*On File

\*\*See newspaper list

\*\*\* See radio station list below

**8. TELL US IF YOU ARE WILLING TO ATTEND A PUBLIC MEETING?**

	Number	Percent
Yes	11	
No	14	
No Response	1	
<b>TOTAL</b>	<b>26</b>	

**9. WHEN IS THE BEST TIME FOR YOU TO ATTEND A PUBLIC MEETING?**

	Number	Percent
Weekday (9am - 5pm)	5	
Weeknights (5pm - or Later)	8	
Weekends	7	
No Response	7	
<b>TOTAL</b>	<b>27</b>	

**10. WHAT LANGUAGE DO YOU PREFER?**

**(Respondents could write in any number of responses)**

	Number	Percent
Spanish		
English and Spanish		
English	24	
Other* Legal	1	
No Response	2	
<b>TOTAL</b>	<b>27</b>	

**11. We sometimes need to speak with community members to learn more. Would you be willing to speak with us?**

(Respondents could write in any number of responses name and info list below)

	<b>Number</b>	<b>Percent</b>
Yes	9	
No	14	
No Response	3	
<b>TOTAL</b>	<b>26</b>	

**#2 – OTHER CONCERNS:**

- Traffic
- Noise
- Turbin Noise

**# 4 - SUMMARY OF CONCERNS AND COMMENTS:**

The following items are as provided by respondents written verbatim:

1. Traffic noise, parking Parking, People, after hours noise, parking Downtown, Weekend parks used by your’s employees... etc... Parking on Washington by the Big Park
2. Why are there hazard waste in such a populated area. Housing communities, airport business major Freeway into & Exits.!
3. We want to know of the toxic materials are all neutralized closed ind. Groundwater.
4. Lining so close I’d like to know about issues concerning my health lungs etc.
5. I can’t understand anything from your letter. Is this a brownfield cleanup site? When will they clean it up by?
6. I am confident Boeing is doing what is right to support & promote & ensure our healthy environment.
7. They are a good tax-paying neighbor.
8. BOEING IS A HUGE CORPORATION INVESTIGATING ITS OWN HAZARDOUS WASTE SITE. “SURPRISINGLY NO VIOLATIONS WERE FOUND. EL SEGUNDO DOES NOT NEED TO BE ANOTHER PORTER RANCH.
9. Safety major and degrees from USC 1989,1990- I am interested in safety, health, environmental issues ☺

**# 5 - LISTS OF COMMUNITY GROUPS**

The following list was provided by the respondents:

-

**#7 - EMAIL LIST**

- On File

**#7 – NEWSPAPERS**

- 

**#7 – RADIO STATIONS**

- KUSC

**#10 – LIST OF OTHER LANGUAGES**

- 

**#11 – VOLUNTEERS WE CAN SPEAK TO**

- On File

**Names, Addresses, Emails, and Phone Number On File...**