

## 7.4 HAZARDOUS MATERIALS AND WASTE

### 7.4.1 Introduction

This section provides information on hazardous materials and hazardous waste management in the Planning Area. A hazardous material is defined as any material that due to its quantity, concentration, physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released. Information on hazardous materials and waste was obtained from the California Department of Toxic Substances Control, the City of Simi Valley updated General Plan Safety Element (1999), and the City of Simi Valley Multi-Hazard Mitigation Plan (2004).

### 7.4.2 Existing Conditions

Hazardous materials include, but are not limited to, substances, wastes, and any material that a business or the local implementing agency has a reasonable basis for believing would be injurious to the health and safety of persons or harmful to the environment if released. Businesses that are commonly known to use hazardous materials and generate hazardous waste include, service industries, electronic manufacturing, automobile service stations, dry cleaners, repair shops, chemical warehouses, and most types of manufacturing or assembly industries. In the household, hazardous materials include but are not limited to cleaners, insecticides, paints, and gasoline. Another risk is the accidental spills or leakage of hazardous materials that many occur as hazardous materials are transported.<sup>321</sup>

According to the 2004 Simi Valley Multi-Hazard Mitigation Plan, the number and variety of hazardous materials that are generated, stored, or transported within Simi Valley is a concern to public officials and the community. A number of freight trains transverse the City hauling various types of hazardous and explosive materials including chlorine gas and LPG natural gas. A number of industrial and commercial firms require potentially hazardous materials to operate their businesses. In addition, there are numerous underground pipelines that carry flammable and hazardous liquids.<sup>322</sup>

Hazardous materials releases can occur in a wide variety of locations in the City. Areas located along roadways, railways and industrial areas are vulnerable to this hazard. Schools, the Police Station, all five fire stations, City Hall, the Public Services Center, utility companies, and transportation routes are all vulnerable to temporary disruptions during hazardous materials releases, potentially impacting or delaying services to residents and businesses.<sup>323</sup>

As described in the 2004 Simi Valley Multi-Hazard Mitigation Plan, the threat of a major hazardous material incident in Simi Valley exists from four different sources. These are transportation (commercial vehicle and rail and air); fixed facility; pipeline; and clandestine dumping. Each of these threats is described below.<sup>324</sup>

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<sup>321</sup> City of Simi Valley, 2004. *Multi-Hazard Mitigation Plan*. 25 October.

<sup>322</sup> Ibid.

<sup>323</sup> Ibid.

<sup>324</sup> Ibid.

**Transportation** The greatest probability of a major hazmat incident is from a transportation accident. Highway 118 transverses the east/west axis of Simi Valley, with heavy truck traffic on this route each day. Approximately one of every 10 commercial vehicles is carrying hazardous materials. Historically, hazardous material incidents frequently occur on the heaviest traveled streets at major intersections and freeway interchanges.<sup>325</sup>

The Union Pacific Company maintains a railroad that runs east to west through the community. Although the odds of a rail hazmat incident are lower than on a roadway, the potential severity is greater due to the numerous rail tanker cars involved and the potential for chemicals and explosive substances to be grouped together.

**Fixed Facility** The second most likely serious hazmat threat exists from an accidental spill and/or incident at a facility that manufactures, stores, and processes toxic chemicals and/or generates hazardous waste materials within or next to City boundaries. Although there are numerous facilities involved with hazardous materials they are less of a threat due to required plant contingency and evacuation plans. Also, the Waters Bill (AB 2185), strengthened previous emergency plans by levying heavy fines on violators who fail to supply plans and requiring industrial firms to disclose the types of chemicals being manufactured, used, and stocked (Right to Know Law).

**Pipelines** There are three major underground petroleum pipelines located in Simi Valley. The Unocal 4” product line runs east/west in the northwestern part of Simi Valley, then runs along Avenida Simi, then connects with a second 12-inch Unocal line that runs north/south along Tapo Canyon Road which runs southward out of the City. The Shell Oil product line is used to transport a variety of commodities including refined and unrefined oil products. The Shell Oil line is 4” to 6” and runs east to west primarily along Los Angeles Avenue.

**Clandestine Dumping** Clandestine dumping is the criminal act of disposing of toxic materials and hazardous waste on public or private property. As the costs and restrictions increase for legitimate hazardous waste disposal sites, it can be anticipated that illegal dumping of hazardous materials will increase proportionately.

## ■ Existing Hazardous Material Sites

In response to the requirements of the Waters Bill (Assembly Bills 2185 and 2187, Health and Safety Code Sections 25500 et. seq.) the Ventura County Environmental Health Division/Certified Unified Program Agency (CUPA) has been designated as the administering agency for the City to implement the chemical disclosure laws. The purpose of the legislation is to provide accurate information at all times regarding the location, type, approximate quantity, and health risk of hazardous materials or waste to emergency response personnel, the public and other government officials. As the administering agency, the Ventura County Environmental Health Division/CUPA compiles and maintains a list of companies and individuals that utilize minimum amounts of specified hazardous material and generate minimum quantities of hazardous waste.

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<sup>325</sup> Ibid.

<sup>325</sup> Ibid

### Leaking Underground Fuel Tanks (LUFTs)

The Ventura County Environmental Health Division maintains a list of LUFT sites in the County that deals specifically with leaking fuel tanks. While there may be other constituents of concern resulting from leaking fuel tanks, the primary substance of concern of this program is fuel. Most frequently, these fuel tank leaks are associated with common neighborhood gasoline service stations. According to the County's Leaking Underground Fuel Tanks (LUFT) database, accessed in May of 2007, the City of Simi Valley has 124 identified LUFT sites, 100 of which are closed cases. These facilities are listed in Table 7.4-1.

<i>Name</i>	<i>Address</i>	<i>Status</i>
First Street Car Wash	2155 1 <sup>st</sup> Street	9
Bob Beaty Ford	2440 1 <sup>st</sup> Street	9
Simi Valley 10 Minute Lube	1940 5 <sup>th</sup> Street	9
Simi Hills Golf Course	5031 Alamo Street	9
P.W. Gillibrand Co.	Bennett Road	9
Spragues Ready Mix	5400 Bennett Road	9
Canyon Truck Co., Inc.	Bennett Road (end of)	9
P.W. Gillibrand (Canyon Truck)	Bennett Road (end of)	9
Rockwell/Santa Susana Field LB	Bldg 005 Tank 1	9
Rockwell/Santa Susana Field LB	Bldg 324 Tank 7	9
County Fire Station #41	1910 Church Street N	9
Haagen Property (Alexander)	1899 Cochran	7
Valley Tire & Auto	1899 Cochran	9
Mobil Oil SS #11-KYB	5195 Cochran	9
Mobile 18-KYB	5195 Cochran Street	9
First Los Angeles Bank	685 Cochran Street	9
V-Fire Station #44	1050 Country Club Drive	9
Countrywide Home Loans	400 Countrywide Way	9
Simi Valley School District	1725 Deodora Street	9
Simi Unified School Bus Garage	1725 Deodora Street	9
Simi Valley Unified School Dist Trans YD	1725 Deodora Street	9
German Motor Car	1967 Duncan Street B	9
Melody Knitting Mill	45 Easy Street	9
Steve's Automotive	495 Easy Street	9
Pacific Beverage	51 Easy Street	9
Simi Truck Stop	75 Easy Street	5C
Consolidated Freightways	91 Easy Street	9
Honda Simi Valley	983 Easy Street	9
Thrifty Oil #216	1356 Erringer	7
Unocal #4756 (Former Tosco—76 SS)	1369 Erringer	7
Arco SS #0201	1706 Erringer	9

Table 7.4-1 LUFT Site Listing by Address: Simi Valley

<i>Name</i>	<i>Address</i>	<i>Status</i>
Kurkciyan Property (Hourly)	1805 Erringer	3B
Exxon #7-0462	2395 Erringer Road	7
Orville Stovall	4231 Eve Road	9
Rockwell International	Field Lab/Santa Susana	9
First Nissan	2081 First Street	9
Xpress Lube	2170 First Street	9
Simi Valley Hospital/Behavioral Health Center	1850 Heywood Street	9
G.I. Rubbish/Swinks Towing	4506 Industrial Avenue	9
EZ Serve	1415 Kuehner	9
Mobile Oil SS #18-KJQ	2340 Kuehner Drive	9
Wood Ranch Gold Club	555 Lake Park Drive	9
Mobile Oil SS #18-JR0	1099 Los Angeles Avenue	7
Chevron #9-3499	1105 Los Angeles Avenue	9
Shell SS—Los Angeles	1120 Los Angeles Avenue	7
Texaco SS—Los Angeles	1196 Los Angeles Avenue	5C
S.B.C. Automotive Center	1378 Los Angeles Avenue	9
Jiffy Lube #678	1515 Los Angeles Avenue	9
Hailwood, Inc.	1595 Los Angeles Avenue	8
Simi Radiators	1842 Los Angeles Avenue	9
GI Industries	195 Los Angeles Avenue	5C
Conejo Enterprises, Inc.	195 Los Angeles Avenue	9
Chevron #9-3493	1990 Los Angeles Avenue	8
Pre-Con Products	240 Los Angeles Avenue	9
Unocal #5639	2705 Los Angeles Avenue	9
City of Simi Valley FS #41	3150 Los Angeles Avenue	9
Jiffy Lube #682	4426 Los Angeles Avenue	9
Xpress Lube Facility	4560 Los Angeles Avenue	9
Air Liquide America Corp	4753 Los Angeles Avenue	9
City of Simi Valley (P.W. Yard)	500 Los Angeles Avenue	5R
Tosco—76 SS #4878	501 Los Angeles Avenue	9
Tosco #5237 (Circle K)	510 Los Angeles Avenue	5C
Chevron #9-5515 (Former)	5195 Los Angeles Avenue	9
Exxon SS #7-3545	5795 Los Angeles Avenue	9
Unocal #6126	5798 Los Angeles Avenue	9
Mobil Oil SS #18-KBY	5803 Los Angeles Avenue	7
Pep Boys #619	660 Los Angeles Avenue	9
Thrifty Oil #215	706 Los Angeles Avenue	7
Nelson Property	864 Los Angeles Avenue	9
Pep Boys, Inc.	660 Los Angeles Avenue	9
Chevron #9-4225 (Former)	5602 Los Angeles Avenue	9
Bob's Transmission & Clutch	794 Los Angeles Avenue	8

Table 7.4-1 LUFT Site Listing by Address: Simi Valley

<i>Name</i>	<i>Address</i>	<i>Status</i>
Eikon	60 Moreland	9
VCO Fire Station #45	790 Pacific Avenue	9
V-Fire Station #45	790 Pacific Avenue	9
Warne Property (Velma)	1196 Patricia Avenue	7
Circle K #5236	1695 Royal Avenue	9
Tosco #5236 (Circle K)	1695 Royal Avenue	9
Daniel Yem Property	6632 Santa Susana Pass Road	9
Poly Tainer Inc.	2220 Shasta Way	9
Leons Transmission	1880 Sinaloa Road	9
Swank Chevron	2449 Stearn Street	9
Shell SS—Sterns	2404 Stearns Street	9
Exxon (Swank's)	2449 Stearns Street	9
Unocal #6067 (Former Tosco—76 SS)	2605 Sterns Street	7
First Interstate Bankcard	1700 Surveyor Avenue	9
Mobile Oil SS #11-J1Y	1220 Sycamore Drive	9
Mobile Oil SS #11-J1Y	1220 Sycamore Drive	9
Sycamore Drive Community Center	1692 Sycamore Drive	9
Unocal #6923 (Former Tosco-76 SS)	2383 Sycamore Drive	7
Shell SS—Sycamore	2405 Sycamore Drive	5R
Chevron #9-1024	2568 Sycamore Drive	9
Simi Valley Hospital	2975 Sycamore Drive	9
Simi Valley Hospital	2975 Sycamore Drive	9
Simi Valley Hospital	3015 Sycamore Drive	9
Unocal SS Simi Alamos	T3N R19W Sec. 31	9
Mobile Oil SS #11-KYL	2500 Tapo Canyon Road	9
Tapo Rock and Sand Products	5141 Tapo Canyon Road	9
P.W. Gillibrand Co.	5131 Tapo Canyon Road	9
Terry Lumber	2000 Tapo Street	9
Simi Valley Car Wash	2068 Tapo Street	9
Simi Valley Car Wash	2068 Tapo Street	9
Thrifty Oil Co SS #217	2211 Tapo Street	9
Arco SS #9619	2211 Tapo Street	9
Shell Service STN—Tapo	2390 Tapo Street	9
Texaco SS—Swink's	2390 Tapo Street	9
Unocal SS #4864	2399 Tapo Street	9
Arco SS #0059	2401 Tapo Street	9
Max Small	2500 Tapo Street	9
Mobile Oil SS #11-JTX	2804 Tapo Street	9
V-Fire Station #46	3256 Tapo Street	9
Texaco SS—Tapo	2390 Tapo Street	9
Tosco - 76 SS #4864	2399 Tapo Street	9

**Table 7.4-1 LUFT Site Listing by Address: Simi Valley**

<i>Name</i>	<i>Address</i>	<i>Status</i>
Arco SS #0059	2401 Tapo Street	9
Arco #6119	25 Tierra Rejada Road	7
ATT	2250 Ward Avenue	8
Warner/Electra/Atlantic Corp	Ward Avenue (End of)	9
Rockwell	Woolsey Canyon	9
Rockwell/Santa Susana Field LB	Woolsey Canyon Road B 55	9
Rockwell/Santa Susana Field LB	Woolsey Canyon Road B 9	9
Rockwell/Santa Susana Field LB	Woolsey Canyon Road T 67	9
Shell SS—Yosemite	2627 Yosemite	5C

SOURCE: Ventura County Environmental Health Division May 2007.

\*Key: 1=Leak Confirmation; 3A3B=Preliminary Site Assessment; 5C=Site Characterization; 5R=Remedial Action Plan; 7=Remedial Action; 8=Monitoring; 9=Closed

### ***Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS)***

The *Comprehensive Environmental Response, Compensation, and Liability Act of 1980* (CERCLA) was developed to protect the water, air, and land resources from the risks created by past chemical disposal practices. Under CERCLA, the United States Environmental Protection Agency (EPA) maintains a list, known as CERCLIS, of all contaminated sites in the nation that have in the past or are currently undergoing clean-up activities. CERCLIS contains information on current hazardous waste sites, potential hazardous waste sites, and remedial activities. This includes sites that are on the National Priorities List (NPL) or being considered for the NPL (“Superfund”). The database lists two facilities in Simi Valley; both listed with a current status of “Not on the National Priorities List”, and are located at the Santa Susana Field Laboratory in Simi Valley, as described below.<sup>326</sup>

*Energy Technology Engineering Center (ETEC)* The ETEC is located at the Santa Susana Field Laboratory (SSFL) in eastern Ventura County near the crest of the Simi Hills at the western border of the San Fernando Valley, south of Simi Valley. ETEC is currently undergoing a closure project to decommission and decontaminate the Department of Energy’s (DOE) Radioactive Materials Handling Facility (RMHF) at the SSFL. The SSFL is not on the National Priorities List. The U.S. Environmental Protection Agency (EPA) and DOE agreed in a joint policy statement May 22, 1995 that DOE decommissioning activities will be conducted as non-time critical removal actions consistent with the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), effectively integrating EPA oversight responsibility, DOE lead agency responsibility, and state and stakeholder participation.<sup>327</sup>

On March 1, 2007, Sapere Consulting, Inc. and The Boeing Company prepared a Draft RMHF D&D Engineering Evaluation/Cost Analysis, which summarizes the objectives of the removal action and

<sup>326</sup> United States. Environmental Protection Agency. Superfund Information Systems, CERCLIS Database. Website: <http://www.epa.gov/superfund/sites/cursites/>. Accessed March 7, 2007.

<sup>327</sup> Sapere Consulting, Inc. and The Boeing Company, 2007. *Draft Radioactive Materials Handling Facility Decommissioning and Decontamination Engineering Evaluation/Cost Analysis*, March 1.

evaluates alternatives to implement the decommission and decontamination. The document states that the removal action will be conducted in accordance with the 1995 Joint DOE/EPA Policy Memorandum in a manner that is consistent with CERCLA. The desired outcome of the removal action is an RMHF footprint that meets radiological standards of protectiveness for unrestricted use.<sup>328</sup>

The SSFL is a complex of research and development facilities and occupies approximately 2,850 acres. The SSFL is located in southeastern Ventura County, approximately 30 miles northwest of Los Angeles, between the Simi and San Fernando Valleys. The SSFL is bordered by the Santa Monica Mountains Conservancy's Sage Ranch Park and the Brandeis-Bardin Institute to the north, Bell Canyon to the south, ranches and mobile home parks to the east, and Meier and Runkle Canyons to the west.<sup>329</sup>

Activities at SSFL since 1948 have included research, development, and testing of liquid fueled rocket engines, water jet pumps, liquid metal heat exchanger components, lasers, coal gasification, and nuclear reactors.<sup>330</sup>

The SSFL is divided into four separate administrative areas and two buffer zones.<sup>331</sup>

- Area I comprises approximately 671 acres and is located in the northeast portion of the SSFL. Area I has been used for rocket testing and thermal rocket treatment purposes. Facilities within Area I included the North American Kindleberger Atwood Lab, the former Area I Thermal Treatment Facility (an open pit burning facility), and three rocket testing areas. Area I is owned by Boeing.
- Area II comprises approximately 410 acres and is located in the north-central portion of the SSFL. Area II contains two former rocket test firing areas and two current rocket test firing areas, as well as the Systems Test Laboratories. Area II is owned by NASA, and the rocket test areas are currently operated by Rocketdyne.
- Area III comprises approximately 114 acres located in the northwestern portion of the SSFL. The former Engineering Chemistry Lab, owned by Boeing, is located within Area III.
- Area IV comprises approximately 290 acres located in the northwestern portion of the SSFL and owned by Boeing. The Sodium Reactor Experiment Complex operated by Rocketdyne and Department of Energy (DOE) was located in Area IV. Activities included the operation of nuclear reactors, fuel facilities, and laboratories.
- Two Buffer Areas are to the northwest and south of the SSFL, totaling approximately 1,315 acres of undeveloped land.<sup>332</sup>

Research, development, and testing of liquid-propelled rocket engines was conducted primarily from the 1950s through the early 1970s. Testing activities decreased in subsequent years. Rocket engine testing activities primarily utilized petroleum-based compounds as the fuel and liquid oxygen as the oxidizer.

<sup>328</sup> Sapere Consulting, Inc. and The Boeing Company, 2007. *Draft Radioactive Materials Handling Facility Decommissioning and Decontamination Engineering Evaluation/ Cost Analysis*, March 1.

<sup>329</sup> University of California at Los Angeles. 2006. *The Potential for Off-Site Exposures Associated with Santa Susana Field Laboratory*, Ventura County, California, February 2.

<sup>330</sup> Montgomery Watson Harza, 2006, Group 6 RFI Report-Northeastern Portion of Area IV, Santa Susana Field Laboratory, September.

<sup>331</sup> *Technical Background Assessment for the Santa Susanna Field Laboratory*. Ninyo and Moore. March 2007

<sup>332</sup> University of California at Los Angeles. 2006. *The Potential for Off-Site Exposures Associated with Santa Susana Field Laboratory*, Ventura County, California, February 2.

Chlorinated solvents were utilized to flush residual fuel from the rocket engines prior to and following test firing activities.<sup>333</sup> Solid propellants, some containing perchlorate, were also utilized. Other materials utilized during SSFL operations have included liquid metals, polychlorinated biphenyls (PCBs), and hydraulic oils.<sup>334</sup>

Nuclear energy research was conducted by DOE from the 1950s until the mid 1990s. Energy research and development activities included nuclear reactor operation, as well as liquid sodium metal experiments associated with breeder reactor technologies. A total of 10 nuclear reactors and seven support facilities, including the Hot Laboratory, the Nuclear Materials Development Facility, and the Radioactive Materials Handling Facility, were operated by DOE.<sup>335</sup>

Chemicals used in liquid form at the SSFL were typically stored in drums, aboveground storage tanks, and underground storage tanks. Solid or powdered chemicals were typically stored in drums. Disposal and treatment of chemical wastes and solid waste generated at SSFL was conducted by several methods. A total of three landfills were operated at the SSFL and utilized generally for the disposal of inert waste, such as construction debris. Chemical waste from rocket engine testing activities, including organic solvents, hydrazine fuel, oxidizers, and kerosene-based fuels, was treated and stored within flow-through and retention ponds.<sup>336</sup> A total of 28 lined and unlined retention ponds were operated at SSFL. Waste fuels and solvents were also thermally treated (burned), within concrete or earthen “burn pits,” also known as thermal treatment facilities.<sup>337</sup>

The DTSC, a Division of California Environmental Protection Agency (Cal-EPA), began oversight into the contamination investigation associated with the SSFL beginning in 1997. The role of DTSC is to protect California and Californians from exposures to hazardous wastes by regulating hazardous waste, cleaning up existing contamination, and looking for ways to reduce the hazardous waste produced in California. The DTSC regulates hazardous waste in California primarily under the authority of the federal *Resource Conservation and Recovery Act of 1976* (RCRA) and the California Health and Safety Code. Under RCRA, DTSC has the authority to implement permitting, inspection, compliance, and corrective action programs to ensure that people who manage hazardous waste follow State and federal requirements. As such, the management of hazardous waste in the Planning Area would be under regulation by the DTSC to ensure that State and federal requirements pertaining to hazardous waste are complied with.

DTSC has divided the SSFL investigations into two areas or operable units (OUs). The first is designated the Surficial OU and comprises soil, sediment, surface water, near surface groundwater, air, and weathered bedrock, which may have been impacted by spills or releases.<sup>338</sup>

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<sup>333</sup> Montgomery Watson Harza. 2003. Perchlorate Characterization Work Plan Santa Susana Field Laboratory, Ventura County, California, August 18.

<sup>334</sup> University of California at Los Angeles. 2006. The Potential for Off-Site Exposures Associated with Santa Susana Field Laboratory, Ventura County, California, February 2.

<sup>335</sup> Montgomery Watson Harza. 2003. Perchlorate Characterization Work Plan Santa Susana Field Laboratory, Ventura County, California, August 18.

<sup>336</sup> California Department of Toxic Substances Control. 2002. Interim Measures Sodium Disposal Facility, December.

<sup>337</sup> California Department of Toxic Substances Control. 2002. Santa Susana Field Laboratory RCRA Facility Investigation, April.

<sup>338</sup> Montgomery Watson Harza, 2006, Group 6 RFI Report-Northeastern Portion of Area IV, Santa Susana Field Laboratory, September.



Contaminants found within the Surficial OU at the SSFL include lead, mercury, arsenic, chromium, trichloroethylene (TCE), tetrachloroethylene (PCE), PCBs, carbon tetrachloride, 1,2-dichloroethylene, cesium 137, and plutonium-238. Corrective action is currently underway at approximately 50 locations associated with the Surficial OU.<sup>339</sup> For example, one area under investigation has been designated “Area I Burn Pit.” Contaminants found within the Area I Burn Pit include dioxins, TCE, chromium, petroleum hydrocarbons, and perchlorate.<sup>340</sup>

Contaminants have also been found in soil in off-site recreational and residential areas south and north of the SSFL. These contaminants may have originated at the SSFL and were transported via surface runoff. Beryllium and lead have been found in soil at Bell Canyon, an area south of SSFL. Arsenic and cesium-137 were also found in soil south of the SSFL at an area know as the Ahmanson Ranch.<sup>341</sup>

The second DTSC area of investigation is designated the Chatsworth Formation OU. The Chatsworth Formation OU comprises the Chatsworth formation groundwater (i.e., deep groundwater) and saturated and unsaturated unweathered bedrock impacted by both spills and migration of dissolve phase contaminants. Groundwater characterization and monitoring activities at SSFL utilize a network of both shallow and deep monitoring wells.<sup>342</sup>

Groundwater plumes impacted by chlorinated solvents, primarily TCE and its degradation products, have been found at various depths and locations throughout SSFL. TCE has been found in over 80% of the monitoring wells sampled at SSFL.<sup>343</sup> Chlorinated solvent plume sources have been identified at numerous facilities, including former solvent handling and disposal facilities, rocket test areas, and a former sodium disposal facility. In addition, TCE has been found in off-site monitoring wells to the south, northeast, and northwest of the SSFL. Perchlorate has also been found in groundwater samples collected at SSFL and in shallow non-potable monitoring wells in Simi Valley. However, perchlorate has not been found in municipal wells operated by the City of Simi Valley.

In addition to the DTSC investigations associated with Surficial OU and the Chatsworth OU, the California Department of Health Services Radiologic Health Branch (DHS-RHB) is overseeing the decontamination and decommissioning of former nuclear facilities at SSFL.<sup>344</sup>

Boeing, NASA, and DOE have been designated “responsible parties” as defined in environmental regulations. The DTSC is responsible for overseeing the soil and groundwater remedial investigation and clean-up of chemical contaminants at SSFL that may pose a risk to human health and the environment. A comprehensive groundwater study for SSFL is due to be completed by DTSC in July 2009. A DTSC Corrective Measures Study is due in September 2010, an Environmental Impact Report is due in 2011, and Corrective Measures Implementation is due to begin in October 2012.

<sup>339</sup> California Department of Toxic Substances Control. 2006. Area I Burn Pit Santa Susana Field Laboratory, July.

<sup>340</sup> California Department of Toxic Substances Control. 2002. Interim Measures Sodium Disposal Facility, December.

<sup>341</sup> University of California at Los Angeles. 2006. The Potential for Off-Site Exposures Associated with Santa Susana Field Laboratory, Ventura County, California, February 2.

<sup>342</sup> California Department of Toxic Substances Control. 2002. Deep Groundwater Investigation of Fractured Bedrock, April 18.

<sup>343</sup> Ibid.

<sup>344</sup> California Department of Toxic Substances Control. 2007. Website [www.dtsc.ca.gov/SiteCleanup/Projects/Santa\\_Susana.cfm](http://www.dtsc.ca.gov/SiteCleanup/Projects/Santa_Susana.cfm).

### *Cortese List*

The Hazardous Waste and Substances Sites (Cortese) List is a tool used by the state and local agencies and developers to comply with the *California Environmental Quality Act* (CEQA) requirements in providing information about the location of hazardous materials release sites. Government Code Section 65962.5 requires the California EPA to develop an updated Cortese List at least annually. There are no sites listed under the Cortese List in Simi Valley.<sup>345</sup>

### *DTSC Site Mitigation and Brownsfield Reuse Program ("CalSites") Database*

The Site Mitigation and Brownsfield Reuse Program serve to cleanup and redevelop Brownfield sites for future use. Brownfields are properties that are contaminated, or thought to be contaminated, and are underutilized due to remediation costs and liability concerns. Often the remediation cost associated with a contaminated site serves as a major deterrent to any planned reuse of that site.

The DTSC introduced the Voluntary Cleanup Program (VCP) to protect human health, cleanup the environment, and get property back to productive use. Participants in the VCP are able to restore properties quickly and efficiently, and eliminate competition for DTSC funding. Sites eligible for VCP are generally low-priority hazardous waste sites. Two sites in Simi Valley are listed in the Site Mitigation and Brownsfield Reuse Program database, as described below.<sup>346</sup>

**Simi Valley Hospital and Health Care** Located at 1850 East Heywood in Simi Valley, the site consists of approximately 200,000 square feet and includes the hospital building, several parking lots and a lawn area. The site has been operating as a hospital since 1970. Prior to construction of the hospital in 1969, the site was undeveloped. One 10,000 gallon underground diesel storage tank was removed from the site in 1991. Diesel impacted soils were excavated and removed from the site prior to submission of the Preliminary Endangerment Assessment (PEA). The DTSC completed review of the PEA in 1994 and reported that the site does not pose a threat to public health and/or the environment. The Department recommended "No Further Action".

**MaruFuji/Big Sky, Ltd** This site, located at Tapo and Dry Canyons in Simi Valley includes a thousand acres of abandoned oil wells. According to the Site Mitigation and Brownsfield Reuse Program database, the status of this site since November 1994 is "No Further Action" required.

### *Regional Water Quality Control Board (RWQCB) Spills, Leaks, Investigations, and Cleanup (SLIC) List*

The SLIC Program was established by the State Water Resources Control Board (SWRCB) to allow each of its nine Regional Boards to oversee the cleanup of illegal discharges, contaminated properties, and other unregulated releases adversely impacting the state's waters. Sites managed within the SLIC Program include sites polluted as a result of recent or historic spills, subsurface releases (e.g., pipelines, sumps),

<sup>345</sup> California, State of. Department of Toxic Substances Control. Hazardous Waste and Substances Site List (Cortese List), [http://www.dtsc.ca.gov/database/Calsites/Cortese\\_List.cfm?county=19](http://www.dtsc.ca.gov/database/Calsites/Cortese_List.cfm?county=19), accessed March 7, 2007.

<sup>346</sup> State of California, Department of Toxic Substances Control. Site Mitigation and Brownfields Reuse Program EnviroStor database. Website: <http://www.envirostor.dtsc.ca.gov/public/>. Accessed March 6, 2007.

complaint investigations, and all other unauthorized discharges that pollute or threaten to pollute surface and/or ground waters.

Nine sites within the City of Simi Valley were identified in the SLIC List maintained by the Los Angeles Regional Water Quality Control Board (LARWQCB). The SLIC Section of the LARWQCB oversees activities at non-underground storage tank (UST) sites where soil or groundwater contamination have occurred due to former industrial facilities and dry cleaners, where chlorinated solvents were spilled, or have leaked into the soil or groundwater. Table 7.4-2 (Facilities on SLIC List for the City of Simi Valley) identifies SLIC facilities and the associated substances that were released.

	<i>Site Name</i>	<i>Address</i>	<i>Substance</i>	<i>Status</i>
1	Andrews Property	884 Moffatt Circle Drive	No data submitted	Open
2	Joes Cleaners	2890 Cochran Street	Perchloroethylene	Open
3	Marafuji—Big Sky Ltd. Property	Tapo Canyon Road	No data submitted	Closed
4	Melody Knitting Mill (Former)	45 West Easy Street	No data submitted	Open
5	Moving Solutions	45 West Easy Street	VOC	Open
6	Sycamore Square Dry Cleaners	2837 Cochran Street	No data submitted	Closed
7	Tapo Dry Cleaner	2196-2538 Tapo Street	No data submitted	Closed
8	Unocal—Broadoaks Central Facility	2400 Tapo Canyon Road	No data submitted	Closed

SOURCE: LARWQCB LUFT List (<http://geotracker.swrcb.ca.gov/search/>) Accessed March 7, 2007

"Open" status indicates that the site is still under investigation and/or cleanup.

"Closed" status indicates that no additional investigation or cleanup is required at the site at this time, but does not mean that the contamination has been remediated.

VOCs are any organic compound which evaporates readily to the atmosphere. VOCs contribute significantly to photochemical smog production and certain health problems.

Polyethylene terephthalate (PET) is a plastic resin of the polyester family that is used to make beverage, food and other liquid containers, as well as for some other thermoforming applications.

## ■ Historical Hazardous Materials Incidents

The latest hazardous material event in Simi Valley that occurred in 1989 involved a chemical emergency. A business on Easy Street operated a chlorine gas tank for industrial purposes. The tank developed a leak that resulted in the response of the Ventura County Hazardous Materials Response Unit. In an effort to secure the leak, the tank valve was broken, resulting in the release of all of the tank's contents.

The leak was large enough to produce a large chlorine gas cloud that began to move to the south towards a residential tract. The Police Department ordered an evacuation of approximately 12,000 persons, and closed all schools (two elementary schools, one Junior High School and one High School) and public facilities in an area approximately 2 miles south of the release point.

The cloud eventually dissipated and there were no reports of injury. There were significant disruptions to commerce, transportation routes and the public during the 8-hour event. The City's Emergency

Operation Center was activated to support the field response and a Red Cross shelter was opened at Simi Valley High School.<sup>347</sup>

### ***Emergency Response***

Emergency response to hazardous materials accidents in the Planning Area is usually undertaken by the County of Ventura Bureau of Emergency Services within the Ventura County Fire Department (VCFD). The Bureau provides specialized emergency services including fire suppression, emergency medical care, hazardous materials response, urban search and rescue, public education in fire safety and fire prevention programs. The Bureau focuses on all aspects of field services, but primarily emergency operations and preparedness through a network of fire station-assigned resources and personnel. The Bureau is divided into four area Divisions. Simi Valley is located in Division 16, Battalion 4 of the Bureau of Emergency Services. Fire stations are staffed by companies utilizing structural firefighting and wildland firefighting engines, rescue engines, medic engines, paramedic squads, ladder trucks and other specialized apparatus for countywide response to emergencies requiring technically skilled operations, including hazardous materials incident response, swift water rescue, and confined space rescue.<sup>348</sup> Further details regarding emergency response in the Planning Area are Section 4.2 of this TBR.

Depending on the situation and location of a hazardous waste incident, agencies other than the VCFD would also help provide emergency response. The agencies may include, but are not limited to the following:

- California Department of Fish and Game
- United States Army Corps of Engineers
- United States Department of Transportation
- California Department of Transportation
- California Highway Patrol
- Southern California Air Quality Management District
- City of Simi Valley

### **7.4.3 Regulatory Setting**

A number of federal, state, and local laws and regulations have been enacted to regulate the management of hazardous materials. Implementation of these laws and the management of hazardous materials are regulated through programs administered by various agencies at the federal, state, and local levels. An overview of the key hazardous materials laws and regulations that apply to the City are provided below.

#### **■ Federal**

Federal laws and regulations pertaining to hazardous materials include the following:<sup>349</sup>

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<sup>347</sup> City of Simi Valley, 2004. *Multi-Hazard Mitigation Plan*. 25 October.

<sup>348</sup> Ventura, County of. Bureau of Emergency Services. Website:

<http://fire.countyofventura.org/departmentservices/operations/index.html>. Accessed March 7, 2007.

<sup>349</sup> Impact Sciences, 2004. *Runkle Canyon Final Environmental Impact Report*, 26 April.

***Federal Pollution Prevention Act of 1990***—When a Uniform Hazardous Waste Manifest is signed, a generator is also signing a waste minimization certification statement. Large quantity generators (>2,200 pounds per month) are certifying that a program is in place to minimize the volume and toxicity of waste produced to the extent determined to be economically practicable. Small quantity generators (<2,200 pounds per month) are certifying that they have made a good faith effort to minimize the waste generated and have selected the best waste management method.<sup>350</sup>

***Hazardous Waste Source Reduction and Management Review Act of 1989***—The Act applies to any generator who routinely generates more than 12,000 kilograms (13.2 tons) of hazardous waste, or 12 kilograms (26.4 pounds) of extremely hazardous waste. This includes dilute aqueous hazardous waste streams when calculating the total quantity of waste generated. Generators subject to the Act must prepare a Source Reduction Evaluation Plan, Hazardous Waste Management Performance Report, and Summary Progress Report by September 1, 2003.<sup>351</sup>

***Asbestos Hazard Emergency Response Act of 1986 (AHERA)***—This act is the federal legislation that governs the management and abatement of asbestos-containing materials in buildings.

***Hazardous and Solid Waste Amendments of 1984 (HSWA)***—The HSWA law was enacted to close RCRA loopholes and regulates leaking underground storage tanks specifically.

***Comprehensive Environmental Response, Compensation and Liability Act of 1980 (CERCLA)***—Under CERCLA, owners and operators of real estate where there is hazardous substances contamination may be held strictly liable for the costs of cleaning up contamination found on their property. No evidence linking the owner/operator with the placement of the hazardous substances on the property is required. CERCLA, also known as Superfund, established a fund for the assessment and remediation of the worst hazardous waste sites in the nation. Exceptions are provided for crude oil wastes that are not subject to CERCLA.

In 1986, Congress established the “innocent landowner defense” in the 1986 amendments to CERCLA known as the Superfund Amendments and Reauthorization Act (SARA). To establish innocent landowner status, the landowner “must have undertaken, at the time of acquisition, all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial and customary practice in an effort to minimize liability.” In an effort to clarify what constitutes “all appropriate inquiry,” the American Society for Testing and Materials (ASTM) has developed a standard that provides specific definition of the steps one should take when conducting a “due diligence” environmental site assessment for commercial real estate.

***Resource Control and Recovery Act of 1974 (RCRA)***—RCRA was enacted as the first step in the regulation of the potential health and environmental problems associated with solid hazardous and non-hazardous waste disposal. RCRA and the formation of the U.S. Environmental Protection Agency (EPA)

<sup>350</sup> Ventura, County of. Environmental Health Division. Website: [www.ventura.org/envhealth/programs/cupa/hzp2.htm](http://www.ventura.org/envhealth/programs/cupa/hzp2.htm). Accessed March 7, 2007.

<sup>351</sup> Ventura, County of. Environmental Health Division. Website: [www.ventura.org/envhealth/programs/cupa/hzp2.htm](http://www.ventura.org/envhealth/programs/cupa/hzp2.htm). Accessed March 7, 2007.

to implement the Act provide the framework for national hazardous waste management, including tracking hazardous wastes from point of origin to ultimate disposal.

***Federal Water Pollution Control Act of 1972 (Clean Water Act)***—The Clean Water Act governs the control of water pollution in the United States. This act includes the National Pollutant Discharge Elimination System (NPDES) program, which requires that permits be obtained for point discharges of wastewater. This act also requires that storm water discharges be permitted, monitored, and controlled for public and private entities.

***National Emission Standards for Hazardous Air Pollutants; Asbestos, 40 CFR Part 61***—This regulation requires the assessment and proper removal of asbestos-containing materials that could release asbestos when disturbed prior to the demolition of buildings.

## ■ State

California law provides the general framework for regulation of hazardous wastes by the Hazardous Waste Control Law (HWCL) passed in 1972. The Department of Toxic Substances (DTSC) is the State’s leading agency in implementing the HWCL. The HWCL provides for State regulation of existing hazardous waste facilities, which include “any structure, other appurtenances, and improvements on the land, used for treatment, transfer, storage, resource recovery, disposal, or recycling of hazardous wastes,” and requires permits for, and inspections of, facilities involved in generation and/or treatment, storage and disposal of hazardous wastes.

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

The role of the Department of Toxic Substances Control (DTSC), a Division of CalEPA, is to protect California and Californians from exposures to hazardous wastes by regulating hazardous waste, cleaning up existing contamination, and looking for ways to reduce the hazardous waste produced in California. The DTSC regulates hazardous waste in California primarily under the authority of the federal *Resource Conservation and Recovery Act of 1976* (RCRA), and the California Health and Safety Code. Other laws that affect hazardous waste are specific to handling, storage, transportation, disposal, treatment, reduction, cleanup, and emergency planning. In addition, DTSC reviews and monitors legislation to ensure that the position reflects the DTSC’s goals. From these laws, DTSC’s major program areas develop regulations and consistent program policies and procedures. The regulations spell out what those who handle hazardous waste must do to comply with the laws. Under RCRA, DTSC has the authority to implement permitting, inspection, compliance, and corrective action programs to ensure that people who manage hazardous waste follow State and federal requirements. As such, the management of hazardous waste in the Planning Area would be under regulation by the DTSC to ensure that State and federal requirements pertaining to hazardous waste are complied with.

Although there are numerous State policies dealing with hazardous waste materials, the most comprehensive is the *Tanner Act* (AB 2948) that was adopted in 1986. The *Tanner Act* governs the preparation of hazardous waste management plans and the siting of hazardous waste facilities in the State of California. The act also mandates that each county adopt a Hazardous Waste Management Plan. To be in compliance with the *Tanner Act*, local or regional hazardous waste management plans need to include

provisions that define (1) the planning process for waste management, (2) the permit process for new and expanded facilities, and (3) the appeal process to the State available for certain local decision.

In addition, new laws adopted since 2000 created California’s “Universal Waste Rule” (California Code of Regulations, title 22, division 4.5, chapter 23) to simplify how we manage many common hazardous wastes. Universal wastes are hazardous wastes that are more common, generated by a wide variety of people, and pose a lower risk to people and the environment than other hazardous wastes (e.g. mercury thermometers, batteries, lamps, non-empty aerosol cans, etc.). Exemptions are in place for batteries, thermostats, lamps, and consumer electronic devices. The Universal Waste Rule requires universal wastes to be recycled at an authorized recycling facility.<sup>352</sup>

Other applicable State laws and regulations including the following:

***Porter-Cologne Water Quality Control Act (Division 7 of the California Water Code)***—The Porter-Cologne Act established a regulatory program to protect water quality and protect beneficial uses of the state’s waters. The Porter-Cologne Act also established the State Water Resources Control Board and nine regional boards as the main state agencies responsible for water quality in the state. Discharges of wastes (including spills, leaks, or historical disposal sites) where they may impact the waters of the state are prohibited under the Porter-Cologne Act, including the discharge of hazardous wastes and petroleum products. The assessment and remediation of these wastes are regulated by the regional boards. Regulatory oversight related to discharges of waste into state waters in the vicinity of the proposed project falls under the jurisdiction of the Los Angeles Regional Water Quality Control Board.

***California Code of Regulations, Title 14, Division 3, Oil and Gas***—The California Department of Conservation, Division of Oil, Gas and Geothermal Resources (DOGGR) has regulatory authority over the drilling, re-working and abandonment of oil wells, per Public Resources Code Section 3208.1. Current oil well abandonment standards require the placement of cement plugs placed across oil or gas production zones, fresh water/saltwater interface zones, fresh water zones, and a minimum 25-foot surface plug. Abandoned well casings are required to be cut off at a minimum of five feet below ground surface, and to have a metal plate with the well number welded to the top of the remaining casing (PRC Section 1723 et seq.). DOGGR also regulates the placement of buildings over abandoned well casings.

## ■ Regional

### ***Certified Unified Program Agency***

The Ventura County Environmental Health Division’s Hazardous Materials Program was approved in 1997 by the California Environmental Protection Agency (EPA) to be a Certified Unified Program Agency (CUPA). The CUPA provides regulatory oversight for the following programs: Hazardous Waste Generator; Hazardous Waste Generator Onsite Treatment (Tiered Permit); Underground Storage Tank; Aboveground Storage Tank Spill Prevention Control and Countermeasure Plan; Hazardous Materials Release Response Plans and Inventory (Business Plan); and Risk Management Plan.

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<sup>352</sup> California, State of. 2003. Department of Toxic Substances Control. “Managing Universal Waste in California”, June.

In addition to conducting annual facility inspections, the Hazardous Materials Program is involved with hazardous materials emergency response, investigation of the illegal disposal of hazardous waste, public complaints, and stormwater illicit discharge inspections.

The City of Simi Valley is located within District 5 and District 8 of the County's Environmental Health Division.<sup>353</sup>

## ■ Local

### *Simi Valley Hazardous Materials Management Plan and Ordinance*

The City of Simi Valley has approved and has implemented a Hazardous Materials Management Plan and Ordinance. The purpose of the Hazardous Materials Management Plan is to coordinate the efforts of the City with other agencies to assure that all business handling, storing, generating, transporting, and/or disposing hazardous materials are in compliance with the agencies' and City's requirements and laws. Long range goals of the plan include development an "overlay" system to determine the distribution of businesses dealing with hazardous materials/waste and types of hazardous materials/waste being used or generated throughout the City. Limits may be imposed on the number of businesses and types of hazardous materials in a particular area depending on the distances from residences and expected risk to the public.<sup>354</sup>

While the Hazardous Materials Management Plan sets forth the logistics of the plan, the Hazardous Waste Ordinance specifies the laws to implement the plan. The Ordinance makes it unlawful for businesses to operate without Business Tenancy Certificate from the City and unlawful to do business without posting the certificate. The certification is issued only after the business has acquired all the required permits from other agencies such as the Ventura County Fire Protection District, Ventura County Environmental Health Division, the Air Pollution Control Board, Simi Valley Sanitation District, and Simi Valley Building and Safety Division.<sup>355</sup>

### *City of Simi Valley Multi-Hazard Mitigation Plan (2004)*

The City of Simi Valley is required to adopt and State and federally approved Multi-Hazard Mitigation Plan under the regulations of the Disaster Mitigation Act of 2000. The overall intent of the Plan is to be a strategic planning tool for the reduction or prevention of injury and damage from hazards in Simi Valley. The Plan includes findings and recommendations that are intended to inform community members and public officials about the hazards in Simi Valley and methods to mitigate them.

## 7.4.4 Issues

- There is a potential risk to the Simi Valley population from hazardous waste/materials transportation through the valley.

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<sup>353</sup> Ventura, County of. Environmental Health Division. Website: [www.ventura.org/envhealth/programs/cupa](http://www.ventura.org/envhealth/programs/cupa). Accessed March 7, 2007.

<sup>354</sup> Ventura, County of. Environmental Health Division. Website: [www.ventura.org/envhealth/programs/cupa](http://www.ventura.org/envhealth/programs/cupa). Accessed March 7, 2007.

<sup>355</sup> Simi Valley, City of. 1999. Safety Element of the *City of Simi Valley General Plan*. Appendix J: Safety Element Technical Appendix, 26 July.



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