

## Section 3.12

**Water Resources**1  
2**3.12.1 Introduction**

3 This section addresses potential impacts on groundwater and surface water resources that  
4 could result from the construction and operation of the proposed Project. The following  
5 paragraphs provide an overview of the environmental characteristics of groundwater and  
6 surface water resources in the vicinity of the proposed Project, the federal, state and local  
7 regulations that are pertinent to the analysis of impacts associated with the proposed  
8 Project, followed by analysis of those impacts and any mitigation measures that can be  
9 implemented to eliminate or reduce those impacts to a less than significant level.  
10

**3.12.2 Environmental Setting**

11 The following discussion describes the environmental characteristics and regulatory  
12 framework related to groundwater and surface water resources and impacts that could  
13 potentially affect, or could potentially be affected by, implementation of the proposed  
14 Project.  
15

**3.12.2.1 Groundwater**

16 The primary source of information on groundwater resources underlying the Project area  
17 are The Source Group, Incorporated (SGI) (2006a-e) and Diaz Yourman & Associates  
18 (2008), which are considered representative of the time of the NOP. The Los Angeles  
19 Coast Plain has been spatially divided by the California Department of Water Resources  
20 (CDWR) into four groundwater basins (West Coast Basin, Central Basin, Santa Monica  
21 Basin, and Hollywood Basin) based on the hydrogeologic characteristics of the  
22 underlying strata and the locations of bounding geologic structures, such as non-water-  
23 bearing rock and/or faults that impede groundwater movement. The proposed Project is  
24 located within the West Coast Basin, west of the Central Basin and south of the Santa  
25 Monica and Hollywood groundwater basins. The West Coast Basin is bordered on the  
26 east by the Newport-Inglewood Fault; on the west by Santa Monica Bay; on the north by  
27 the Ballona Gap (north of the Los Angeles International Airport), and on the south by the  
28 Palos Verdes Hills (Port of Los Angeles, 2007).  
29

30 Soils in the proposed Project area consist of varying sequences of clays, silts, sands, and  
31 gravels (see Section 3.5 for additional detail). With respect to groundwater occurrence, in  
32 general, sands and gravels act as groundwater “conduits” or aquifers, and intervening  
33 clays and sometimes silts act as “impediments” or aquitards/aquicludes to groundwater  
34 flow. Subsurface soil conditions at the proposed Project site consist of loose to medium-  
35 dense silty sands and clayey sands, and very soft to firm fine-grained soils; silts, clays,

1 and elastic silts (Diaz Yourman and Associates, 2008). Given the proximity to the SCIG  
2 site, soils at the relocation sites would be expected to be very similar.

3 The soils in the upper 5 feet have lower expansion potential. The SCIG Geotechnical  
4 Investigation (Diaz Yourman and Associates, 2008) identifies potentially liquefiable soils  
5 in the upper 50 feet, soft, compressible, and weak silts and clays, and moisture content of  
6 the upper 5 feet of soils at 20 percent above the optimum moisture in some locations.  
7 According to Diaz Yourman and Associates (2008), groundwater levels at the Project site  
8 vary between 10 to 20 feet below ground surface (bgs), and the study did not identify any  
9 sources of groundwater contamination other than seawater intrusion (see below).

10 Soil contamination has been identified in the Project area (see Section 3.7.2.2) resulting  
11 from activities such as oil extraction, transportation, vehicle maintenance, and  
12 aboveground storage. Contaminants of concern and contaminants of potential concern  
13 identified include petroleum hydrocarbons, metals (including lead-containing paint),  
14 solvents, volatile organic compounds (VOCs, including perchloroethylene [PCE], 1,1-  
15 Dichloroethane [1,1-DCA] and 1,1-dichloroethylene [1,1-DCE]), and polychlorinated  
16 biphenyls (PCBs). Based on lateral distribution and varying hydrogeologic characteristics,  
17 five major aquifers have been identified in the geologic formations underlying the West  
18 Coast Basin. The aquifers consist of (from oldest to youngest) the Silverado and  
19 Lynwood Aquifers of the San Pedro Formation; the Gage Aquifer of the Lakewood  
20 Formation; and the Gaspur and Semiperched aquifers of the recent Holocene age  
21 alluvium. In general, the older/deeper Silverado and Lynwood aquifers are currently  
22 designated as drinking water sources and the younger shallow aquifers (Gage, Gaspur,  
23 and Semiperched) currently are not used for drinking water purposes due to low yield  
24 and/or generally poor quality due to seawater intrusion (Port of Los Angeles, 2007).

25 An important variable in understanding the groundwater regime beneath the proposed  
26 Project is the Dominguez Gap Barrier Project (Barrier Project). The Barrier Project  
27 consists of a series of groundwater injection and monitoring wells that were installed and  
28 are maintained by the Los Angeles County Department of Public Works (LACDPW,  
29 formerly the Los Angeles County Flood Control District). The purpose of these wells is  
30 to control salt water intrusion into the freshwater aquifers of the West Coast Basin  
31 through the Dominguez Gap. Salt water intrusion has been occurring since the early part  
32 of the 20th century and has been progressing inland through the shallow freshwater  
33 aquifers such as the Gage and the Gaspur Aquifers.

34 The Barrier Project functions by injecting freshwater into the aquifers through a series of  
35 injection wells extending east-west from the Harbor Freeway to Alameda Street, and  
36 northeast-southwest between Anaheim Street and Sepulveda Boulevard. The wells are  
37 generally located along Anaheim Street and Alameda Street (approximately 0.5 mile west  
38 of the proposed Project). Injection along the Barrier Project commenced in February  
39 1971 and was primarily into shallow aquifer units including the Gage Aquifer. This  
40 injection produces a groundwater mound which results in pressure gradients in the  
41 aquifers from the point of the injection wells. The pressure gradients “push” against the  
42 invading salt water, thus preventing further migration northward. The injection wells,  
43 therefore, are thought to significantly influence groundwater gradients in the aquifers  
44 beneath the site and surrounding area. The proposed Project area is located approximately  
45 0.5 mile east of the Dominguez Gap Barrier Project.

46 Based on groundwater monitoring and sampling activities conducted by Ninyo and  
47 Moore in 2004 within the Alameda Corridor Transportation Authority (ACTA)  
48 maintenance yard property, depth to groundwater beneath this area of the Project site is

1 approximately 8 to 10 feet bgs (1.20 to 1.60 feet above MSL) and the groundwater flow  
2 direction is to the southwest (Port of Los Angeles, 2007). Groundwater contamination has  
3 been identified in the Project area (see Section 3.7.2.2) that has resulted from past  
4 activities such as oil extraction, petroleum and chemical refining, and underground  
5 storage tank leakage.

### 6 **3.12.2.2 Surface Water**

7 Surface water on and in the vicinity of the proposed Project includes the Dominguez  
8 Channel and surface water runoff primarily from storm events and irrigation.

#### 9 **3.12.2.2.1 Dominguez Channel**

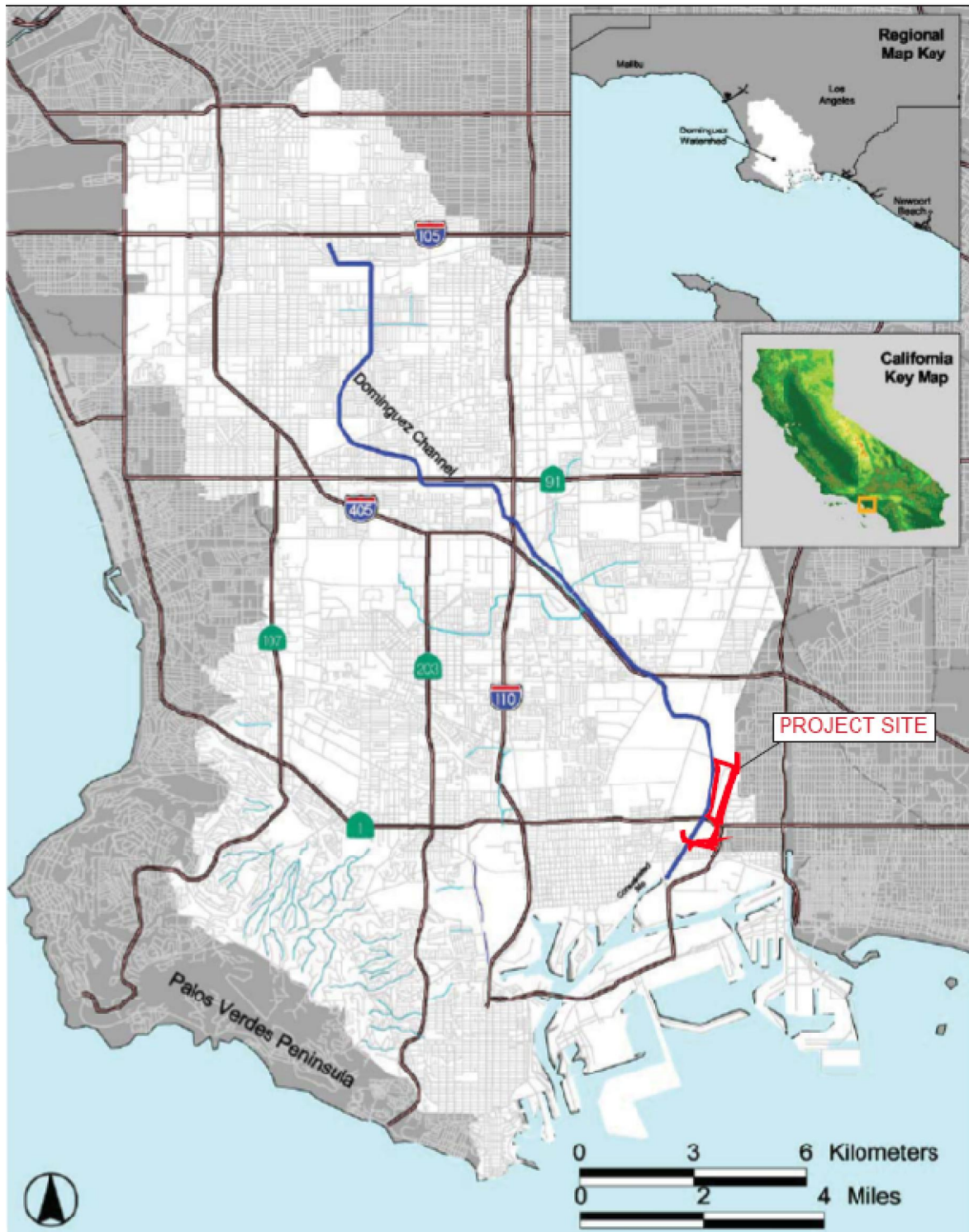
10 Historically, the area that is now the Los Angeles-Long Beach port complex consisted of  
11 salt and freshwater (Dominguez Slough) marshes and mudflats. The Los Angeles River  
12 frequently flowed along what is now the Dominguez Channel. In the early 20<sup>th</sup> century,  
13 with the development of the port complex and the increasing development of the  
14 surrounding region, the Los Angeles River was relocated eastward to its present location  
15 and its course, as well as Dominguez Slough, was channelized for flood protection,  
16 creating the present Dominguez Channel (LACDPW, 2011), which drains an area of  
17 western and southern Los Angeles County designated the Dominguez Watershed.

18 The Dominguez Channel runs in a north-south direction adjacent to the west of the  
19 proposed Project. The channel banks in the vicinity of the proposed Project are  
20 predominantly rock rip rap; a portion of the northern banks consists of compact bare dirt  
21 and gravel. The banks are devoid of vegetation with the exception of a few occurrences  
22 of pickleweed (Section 3.3).

23 Today, the Dominguez Watershed is comprised of approximately 133 square miles of  
24 land in the southern portion of Los Angeles County. Ninety-three percent of its total area  
25 is developed and the overall watershed land use is predominantly residential. Rather than  
26 being defined by the natural topography of its drainage area, the Dominguez watershed  
27 boundary is defined by a complex network of storm drains and smaller flood control  
28 channels.

29 The Dominguez Channel extends from the Los Angeles International Airport to the Los  
30 Angeles Harbor and drains large portions, if not all, of the cities of Inglewood,  
31 Hawthorne, El Segundo, Gardena, Lawndale, Redondo Beach, Torrance, Carson and Los  
32 Angeles (Figure 3.12-1). The remaining land areas within the watershed drain to several  
33 debris basins and lakes or directly to the Los Angeles and Long Beach Harbors (MEC,  
34 2004).

1 Figure 3.12-1. Location of Dominguez Watershed and Dominguez Channel.



Source: MEC Analytical Systems 2006



2  
3

1 There are approximately 60 active, individual National Pollution Discharge Elimination  
 2 System (NPDES) permitted discharges to the Dominguez Channel and to the Los  
 3 Angeles and Long Beach Harbors. These include four refineries which discharge  
 4 stormwater to the Dominguez Channel intermittently, two generating stations which  
 5 discharge to the inner harbor areas and the Terminal Island Treatment Plant. The  
 6 Terminal Island Treatment Plant is the single publicly owned treatment works (POTW;  
 7 defined as a wastewater treatment facility owned by a state or municipality) that  
 8 discharges to the watershed. This secondary-treated effluent is discharged to the outer  
 9 Los Angeles and Long Beach Harbor and is under a time schedule order to eliminate the  
 10 discharge. In addition, there are approximately 50 active, general NPDES permitted  
 11 discharges to the watershed.

12 Section 303(d)(1)(A) of the federal Clean Water Act (CWA) requires each state to  
 13 conduct a biennial assessment of its waters, and identify those waters that are not  
 14 achieving water quality standards. The resulting list is referred to as the 303(d) list. The  
 15 CWA also requires states to establish a priority ranking for waters on the 303(d) list of  
 16 impaired waters and to develop and implement Total Maximum Daily Loads (TMDLs;  
 17 waste load allocations for water bodies that ensure that the capacity of the water body to  
 18 assimilate pollutant loads is not exceeded) for those waters. Table 3.12-1 provides a  
 19 summary of pollutants/stressors that have been identified in the unlined and lined  
 20 portions of Dominguez Channel, the potential sources of the pollutions, the estimated  
 21 affected size, and the dates that TMDLs must be established for each identified  
 22 pollutant/stressor (LARWQCB, 2006).

23 **Table 3.12-1. 2006 303(d) List of Pollutant Impairments for the Dominguez**  
 24 **Channel.**

Pollutant/Stressor	Potential Sources	Estimated Size Affected	Proposed TMDL Completion
<b>Lined Portion of Dominguez Channel (above Vermont Avenue)</b>			
Ammonia	Nonpoint/Point Source	6.7 miles	2019
Copper	Nonpoint/Point Source	6.7 miles	2019
Dieldrin (tissue)	Nonpoint/Point Source	6.7 miles	2019
Indicator Bacteria	Nonpoint/Point Source	6.7 miles	2007
Lead (tissue)	Nonpoint/Point Source	6.7 miles	2019
Sediment Toxicity	Unknown	6.7 miles	2019
Zinc (sediment)	Nonpoint/Point Source	6.7 miles	2019
<b>Unlined Portion of Dominguez Channel (below Vermont Avenue)</b>			
Ammonia	Nonpoint/Point Source	140 acres	2019
Benthic Community Effects	Nonpoint/Point Source	140 acres	2019
Benzo(a)pyrene	Unknown	140 acres	2019
Benzo(a)anthracene	Unknown	140 acres	2019
Chlordane (tissue)	Nonpoint/Point Source	140 acres	2019
Chrysene (C1-C4)	Unknown	140 acres	2019
Coliform Bacteria	Nonpoint/Point Source	140 acres	2007
DDT (tissue & sediment)	Nonpoint/Point Source	140 acres	2019
Dieldrin (tissue)	Nonpoint/Point Source	140 acres	2019
Lead (tissue)	Nonpoint/Point Source	140 acres	2019
PCBs	Unknown	140 acres	2019
Phenanthrene	Unknown	140 acres	2019
Pyrene	Unknown	140 acres	2019
Zinc (sediment)	Nonpoint/Point Source	140 acres	2019

25 Abbreviation: TMDL = total daily maximum load

1 The Los Angeles Regional Water Quality Control Board (LARWQCB) Basin Plan  
 2 designates beneficial uses for water bodies in the Los Angeles Region. These uses are  
 3 recognized as existing (E), potential (P), or intermittent (I) uses. All beneficial uses,  
 4 whether E, P or I, must be protected.

5 As shown in Table 3.12-2, beneficial use designations in the lower portion of the  
 6 Dominguez Channel, in the area of the proposed Project, include Navigation (NAV),  
 7 Contact (REC-1) and Non-contact Recreation (REC-2), Commercial and Sport Fishing  
 8 (COMM), Estuarine Habitat (EST), Marine Habitat (MAR), Wildlife Habitat (WILD),  
 9 Rare, Threatened, or Endangered Species Habitat (RARE), Migration of Aquatic  
 10 Organisms (MIGR), and Spawning, Reproduction and/or Early Development (SPWN)  
 11 (LARWQCB, 2006).

12 **Table 3.12-2. 2006 303(d) Beneficial Use Designations for the Dominguez**  
 13 **Channel.**

Water Body Name	Hydrogeologic Unit <sup>(1)</sup>	Beneficial Uses
Lined Portion of Dominguez Channel	405.12	MUN(P), REC1(P), REC2(E), WARM(P), WILD(P), RARE(E)
Unlined Portion of Dominguez Channel	405.12	NAV(P), REC1(E), REC2(E), COMM(E), EST(E), MAR(E), WILD(E), RARE(E), MIGR(E), SPWN(E)

14 1) 405.12 is identified in the Basin Plan as the Dominguez Channel Watershed.  
 15

16 TMDL development requires a calculation of pollutant loading from point and non-point  
 17 sources within the watershed of concern. Point sources include discharges from discrete,  
 18 engineered points. These types of discharges are regulated through the federal NPDES  
 19 program. Non-point sources include rainwater and runoff which carries pollutants that  
 20 reach surface waters overland through a number of different land uses and activities. In  
 21 the Dominguez Channel Watershed, however, much of the pollution carried in rainwater  
 22 and runoff is conveyed via the network of storm drains throughout the watershed, and  
 23 reaches the channel and Harbors as direct drain discharges. Storm water discharges from  
 24 these drains are regulated under storm water NPDES permits. Due to their direct  
 25 discharge to the channel and Harbors, urban and storm water runoff are treated as point  
 26 source discharges in these TMDLs.

### 27 3.12.2.2.2 Surface Water Runoff

28 Surface runoff from the Primary Project Area consists entirely of stormwater and dry  
 29 weather flow through storm drains. According to a site reconnaissance (SGI, 2006a-e),  
 30 the Primary Project Area is served by several storm drains. The Phase I ESA report that  
 31 summarizes the site reconnaissance activities indicates that, with regard to the portion of  
 32 the primary Project Area occupied by Cal Cartage and identified as P-1 (this area  
 33 occupies the majority of the Primary Project Area), "Storm drains are located in various  
 34 places throughout the site. In addition to drains in the pavement of the parking lots and  
 35 roads, there are drains at the entrance/exits to many of the bays as well as on the loading  
 36 platforms". The exact number and location of these storm drains is not identified in the  
 37 Phase I ESA report. In addition to the storm drains that are located in Area P-1, the Phase  
 38 I ESA report identifies specific locations within the Primary Project Area where

1 additional storm drains are located. These areas, shown on Figure 3.12-2 are described  
2 below.

- 3 • Approximately 300 forklifts are maintained and washed within the Primary Project  
4 Area at a location near the Cal Cartage truck maintenance area. This facility has one  
5 central drain extending its length, allowing the wash water to enter the storm drain.  
6 As the fork lift wash water is not treated prior to entering the storm drain, it is  
7 assumed that contaminated wash water enters the storm drain and discharge into the  
8 Dominguez Channel. Files reviewed at the LARWQCB confirmed that the facility  
9 has a storm water permit.
- 10 • Two storm drains are situated at the southern end of the portion of the Primary  
11 Project Area occupied by San Pedro Fork Lift. The storm drains collect runoff from  
12 rain or any washing activities, and discharge to the Dominguez Channel.
- 13 • A single storm drain is located near the southern end portion of the Primary Project  
14 Area occupied by the Los Angeles Harbor Grain Terminal.

15 With regard to the tenant relocation areas, no storm drains were identified during the  
16 2006 site reconnaissance. One area was identified as a possible stormwater collection  
17 pond, but the exact location of this area was not identified and confirmation as to its  
18 purpose was not obtained. The four-acre proposed ACTA relocation site, located on the  
19 west side of the Dominguez Channel south of the Primary Project Area is currently  
20 undeveloped land used for miscellaneous storage and, therefore, does not contain storm  
21 drains.







### 1    **3.12.2.2.3    Infiltration from Surface Water Runoff**

2           The proposed Project site is predominantly paved, resulting in minimal surface water  
3           infiltration during rainfall events and flooding. Infiltration occurs in unpaved areas  
4           located primarily along the eastern boundary of the Primary Project Area (adjacent to the  
5           Terminal Island Freeway) and along the southern and southwestern boundaries of the  
6           Project Site in the vicinity of the proposed South Lead Track area (Section 2.4.2.2).

## 7    **3.12.3        Applicable Regulations**

8           The following sections discuss the applicable codes, regulations, and policies pertaining  
9           to water resource issues on a federal, state, regional, and local level.

### 10   **3.12.3.1     Clean Water Act**

11          The federal Clean Water Act (CWA) governs federal, state, and local regulations  
12          regarding the protection of water quality. Sections 303(d) and 401 through 404 are  
13          relevant to water resources associated with the proposed Project and are summarized  
14          below.

#### 15   **3.12.3.1.1   CWA Section 303(d)**

16          Under CWA section 303(d), states, territories, and authorized tribes are required to  
17          develop a list of water bodies that are considered to be “impaired” from a water quality  
18          standpoint. Water bodies that appear on this list do not meet water quality standards even  
19          after the minimum required levels of pollution control technology have been  
20          implemented to reduce point sources of pollution. In turn, the law requires that respective  
21          jurisdictions (i.e., RWQCBs) establish priority rankings for surface water bodies on the  
22          lists and develop action plans, referred to as TMDLs, to improve water quality. The  
23          California State Water Resources Control Board (SWRCB) publishes the list of water  
24          quality-limited segments in California (Section 3.12.2.2.1). Table 3.12-1 lists 303(d)  
25          pollutants for Dominguez Channel.

#### 26   **3.12.3.1.2   CWA Section 401**

27          Every applicant for a federal permit or license for any activity that may result in a  
28          discharge to a water body must obtain State Water Quality Certification for the proposed  
29          activity and comply with state water quality standards prescribed in the Certification. In  
30          California, these certifications are issued by the SWRCB under the auspices of the  
31          RWQCB.

#### 32   **3.12.3.1.3   CWA Section 402**

33          CWA section 402 sets forth regulations that prohibit the discharge of pollutants into  
34          “waters of the U.S.” from any point source without obtaining a NPDES permit. The  
35          SWRCB implements the NPDES program by regulating point-source discharges of  
36          wastewater and agricultural runoff to both land and surface waters to protect their  
37          beneficial uses. To comply with the CWA water quality regulations, the various  
38          RWQCBs in California (nine regions) require permits for discharging or proposing to  
39          discharge materials that could affect water quality. The SWRCB and its RWQCBs  
40          administer the NPDES permit program.

1 SWRCB Water Quality Order 97-03-DWQ/NPDES General Permit CAS000001  
2 (General Industrial Permit) regulates industrial site storm water management. These  
3 regulations prohibit discharges of storm water to waters of the U.S. from a broad range of  
4 industrial activities, including mining, manufacturing, disposal, recycling, and  
5 transportation, unless such discharges comply with a site-specific NPDES permit.

6 In 1990, the NPDES program was extended to address storm water pollution and required  
7 all operators of “medium” and “large” municipal separate storm sewer systems (MS4s) to  
8 implement a storm water management program. Under phase II of the NPDES program,  
9 the storm water program was expanded to include small MS4s located in urbanized areas.

#### 10 **3.12.3.1.4 CWA Section 403**

11 CWA section 403 provides that point source discharges to the territorial seas, contiguous  
12 zones, and oceans are subject to regulatory requirements in addition to the technology- or  
13 water quality-based requirements applicable to typical discharges. The requirements are  
14 intended to ensure that no unreasonable degradation of the marine environment will occur  
15 as a result of a discharge, and to ensure that sensitive ecological communities are  
16 protected. These requirements can include ambient monitoring programs designed to  
17 determine degradation of marine waters, alternative assessments designed to further  
18 evaluate the consequences of various disposal options, and pollution prevention  
19 techniques designed to further reduce the quantities of pollutants requiring disposal and  
20 thereby reduce the potential for harm to the marine environment. If CWA section 403  
21 requirements for protection of the ecological health of marine waters are not met, an  
22 NPDES permit will not be issued.

#### 23 **3.12.3.1.5 CWA Section 404**

24 This section establishes a program to regulate the discharge of dredge or fill materials  
25 into waters of the U.S., including wetlands. Activities in waters of the U.S. that are  
26 regulated under this program include fills for development, water resource projects (such  
27 as dams and levees), infrastructure development (such as highways and bridges), and  
28 conversion of wetlands to uplands for farming and forestry. CWA section 404 permits are  
29 issued by the USACE.

#### 30 **3.12.3.2 Porter-Cologne Water Quality Control Act (California Water 31 Code § 13000 et seq.)**

32 The Porter-Cologne Water Quality Control Act is the principal law governing water  
33 quality regulation in California. This law establishes a comprehensive program to protect  
34 water quality and the beneficial uses of State waters. The Act established the SWRCB  
35 and the nine RWQCBs that are charged with implementing its provisions and which have  
36 primary responsibility for protecting water quality in California. The Porter-Cologne Act  
37 also implements many provisions of the federal Clean Water Act, such as the NPDES  
38 permitting program.

39 CWA Section 401 gives the SWRCB the authority to review any proposed federally  
40 permitted or federally licensed activity that may impact water quality and to certify,  
41 condition, or deny the activity if it does not comply with State water quality standards. If  
42 the SWRCB imposes a condition on its certification, those conditions must be included in  
43 the federal permit or license.

1 In obligating the SWRCB and RWQCBs to address all discharges of waste that can affect  
2 water quality, the legislature provided these agencies with authority in the form of  
3 administrative tools (waste discharge requirements (WDRs), waivers of WDRs, and  
4 Basin Plan waste discharge prohibitions) to address ongoing and proposed waste  
5 discharges. Hence, all current and proposed discharges must be regulated under WDRs,  
6 waivers of WDRs, or a prohibition, or some combination of these administrative tools.  
7 Since the USEPA delegated responsibility to the State and Regional Boards for  
8 implementation of the NPDES program, WDRs for discharges to surface waters also  
9 serve as NPDES permits.

### 10 **3.12.3.3 California General Industrial Storm Water NPDES Permit**

11 The California Industrial Storm Water General Permit (CAS000001) was issued by the  
12 SWRCB on November 19, 1991, and reissued on April 17, 1997 (Order 97-03-DWQ).  
13 The General Permit regulates the discharge of storm water associated with certain types  
14 of industrial activities. Facilities must self-enroll by filing a Notice of Intent (NOI) to be  
15 covered under the General Permit. The General Permit regulates discharges from  
16 industrial activities [as defined at 40 C.F.R. 122.26(b)(14)] at the Ports that have the  
17 potential to discharge contaminated storm water runoff. At the POLA, individual tenant  
18 facilities are responsible for filing an NOI and for conducting monitoring and sampling of  
19 their storm water discharges.

20 The General Permit requires each facility covered under the permit to develop and  
21 implement a Storm Water Pollution Prevention Plan (SWPPP) (see Part A.1. of the  
22 General Permit). The SWPPP must include the following (Part A.8):

- 23 • Identification of potential storm water pollution sources specific to the facility;
- 24 • Development of site-specific best management practices, which are designed to  
25 eliminate or reduce storm water pollution;
- 26 • Implementation of the best management practices identified in its SWPPP; and
- 27 • Development of a facility site map that must include, among other items, the  
28 boundaries of the facility, the outline of storm water drainage areas including the  
29 direction of flow, storm water discharge locations and areas of industrial activity.

30 In addition, the General Permit requires each facility to develop a written monitoring  
31 program (see Part B.1 of the General Permit), which must include the following (Parts  
32 B.3.through B.5):

- 33 • Identification of non-storm water discharges from the facility and quarterly  
34 inspections for such discharges, noting characteristics of such discharges, if  
35 observed;
- 36 • Identification of storm water discharge locations, and monthly observations of storm  
37 water discharges from the facility for the period October to May, noting the  
38 characteristics of such discharges;
- 39 • Storm water discharge sampling and analysis of two rain events during the wet  
40 season (October to May).

41 The POLA does not assume any liability for General Permit compliance at facilities  
42 under the Port's jurisdiction. Each facility, private or tenant, is responsible for submittal  
43 of the NOI and compliance with all portions of the General Permit. As individual tenant  
44 facilities are responsible for sampling and monitoring storm water discharges, there is no

1 routine comprehensive port-wide monitoring program associated with the General  
2 Permit.

### 3 **3.12.3.4 California Toxics Rule**

4 This rule establishes numeric criteria for priority toxic pollutants in inland waters, as well  
5 as enclosed bays and estuaries, to protect ambient aquatic life (23 priority toxics) and  
6 human health (57 priority toxics). The California Toxics Rule (CTR) also includes  
7 provisions for compliance schedules to be issued for new or revised NPDES permit limits  
8 when certain conditions are met. The numeric criteria are the same as those  
9 recommended by the EPA in its CWA Section 304(a) guidance.

### 10 **3.12.3.5 California Water Quality Control Plan, Los Angeles Region** 11 **(Basin Plan)**

12 The Basin Plan (Water Quality Control Plan: Los Angeles Region Basin Plan for the  
13 Coastal Watersheds of Los Angeles and Ventura Counties [LARWQCB, 1994]) is  
14 designed to preserve and enhance water quality and to protect beneficial uses of regional  
15 waters (inland surface waters, groundwater, and coastal waters such as bays and  
16 estuaries). The Basin Plan designates beneficial uses of surface water and groundwater,  
17 such as contact recreation or municipal drinking water supply. The Basin Plan also  
18 establishes water quality objectives, which are defined as “the allowable limits or levels  
19 of water quality constituents or characteristics which are established for the reasonable  
20 protection of beneficial uses of water or the prevention of nuisance in a specific area.”

21 The Basin Plan specifies water quality objectives for a number of  
22 constituents/characteristics that could be affected by the proposed Project. These  
23 constituents include: bioaccumulation, biostimulatory substances, chemical constituents,  
24 dissolved oxygen, oil and grease, pesticides, pH, polychlorinated biphenyls, suspended  
25 solids, toxicity, and turbidity. With the exceptions of DO and pH, water quality  
26 objectives for most of these constituents are expressed as descriptive rather than  
27 numerical limits. For example, the Basin Plan defines limits for chemical contaminants in  
28 terms of bioaccumulation, chemical constituents, pesticides, PCBs, and toxicity as  
29 follows:

- 30 • Toxic pollutants shall not be present at levels that bioaccumulate in aquatic life to 40  
31 levels which are harmful to aquatic life or human health;
- 32 • Surface waters shall not contain concentrations of chemical constituents in amounts  
33 that adversely affect any designated beneficial use;
- 34 • No individual pesticide or combination of pesticides shall be present in  
35 concentrations that adversely affect beneficial uses. There shall be no increase in  
36 pesticide concentrations found in bottom sediments or aquatic life;
- 37 • All waters shall be maintained free of toxic substances in concentrations that are  
38 toxic to, or produce detrimental physiological responses in human, plant, animal, or  
39 aquatic life. There shall be no chronic toxicity in ambient waters outside mixing  
40 zones.

41 The Basin Plan also specifies water quality objectives for other constituents, including  
42 ammonia, bacteria, total chlorine residual, and radioactive substances. These are not  
43 evaluated further in this draft EIR because the proposed Project does not include any  
44 discharges or activities that would affect the water quality objectives for these  
45 parameters.

A discussion of best management practices (BMPs) and permitting practices designed to meet the objectives of the Basin Plan is provided below.

### Best Management Practices

The term BMPs refers to a variety of measures used to reduce pollutants in stormwater and other non-point source runoff (see Section 2.4.3.1 for a description of common BMPs that could be used on the proposed Project). Measures range from source control, such as use of permeable pavement, to treatment of polluted runoff, such as use of detention or retention basins and constructed wetlands. Maintenance practices (e.g., street sweeping) and public outreach campaigns also fall under the category of BMPs. The effectiveness of a particular BMP is highly contingent upon the context in which it is applied and the method in which it is implemented. The expected effectiveness of various commonly-used BMPs is summarized in Table 3.12-3. As demonstrated below, BMPs are best used in combination to most effectively remove target pollutants.

**Table 3.12-3. 2006 303(d) Best Management Practice Expected Pollutant Removal Efficiency.**

BMP Type	<i>Typical Pollutant Removal (percent)</i>				
	Suspended Solids	Nitrogen	Phosphorus	Pathogens	Metals
<b>Structural</b>					
Dry Detention Basins	30–65	15–45	15–45	<30	15–45
Retention Basins	50–80	30–65	30–65	<30	50–80
Constructed Wetlands	50–80	<30	15–45	<30	50–80
Infiltration Basins	50–80	50–80	50–80	65–100	50–80
Infiltration Trenches/Dry Wells	50–80	50–80	15–45	65–100	50–80
Porous Pavement	65–100	65–100	30–65	65–100	65–100
Grass Swales	30–65	15–45	15–45	<30	15–45
Vegetated Filter Strips	50–80	50–80	50–80	<30	50–80
Surface Sand Filters	50–80	<30	50–80	<30	50–80
Other Media Filters	65–100	15–45	<30	<30	50–80
<b>Construction Site</b>					
Silt Fence	50–80	N/A	N/A	N/A	N/A
Sediment Basin	55–100	N/A	N/A	N/A	N/A
Sediment Trap	60	N/A	N/A	N/A	N/A

Sources: USEPA 1993; USEPA, 1999.

### Construction and Industrial Permitting

The LARWQCB administers the NPDES permitting program for construction and industrial activities. Two of these permits, issued by the California SWRCB, are a statewide general construction activities storm water permit (GCASP) and a statewide general industrial activities storm water permit (GIASP). The GCASP requires all dischargers where construction activity disturbs 1 acre or more to:

- develop and implement a SWPPP, which specifies BMPs that will prevent all construction pollutants from contacting stormwater and with the intent of keeping all products of erosion from moving offsite into receiving waters;
- eliminate or reduce non-stormwater discharges to storm sewer systems and other waters of the United States; and



- perform inspections of all BMPs.

The State of California adopted a new GCASP on September 2, 2009. SWRCB Water Quality Order 2009-0009-DWQ/NPDES General Permit CAS000002 regulates construction site storm water management. The permit includes several new requirements (as compared to the previous Construction General Permit, 99-08-DWQ), including minimum BMPs, risk level assessment for construction sites and for risk level II and III sites, an active storm water effluent monitoring and reporting of pH and turbidity evaluated against numeric action levels and rain event action plans. For risk III sites, the permit requires effluent monitoring and reporting for pH and turbidity, evaluation against numeric effluent limitations, and receiving water and bioassessment monitoring and reporting in the event effluent limitations are exceeded. The permit became effective July 1, 2010, and thus would be applicable to construction of the proposed Project and alternatives.

Similar to the GCASP, the GIASP requires industrial stormwater dischargers to:

- develop and implement a SWPPP to reduce or prevent industrial pollutants in stormwater discharges;
- eliminate unauthorized non-storm discharges; and conduct visual and analytical stormwater discharge monitoring to indicate the effectiveness of the SWPPP in reducing or preventing pollutants in stormwater discharges.

### **Post-Construction Permitting**

On January 26, 2000, the LARWQCB adopted and approved Board Resolution No. R-00-02, which requires new development and significant redevelopment projects in Los Angeles County to control the discharge of stormwater pollutants in post construction stormwater. The Regional Board Executive Officer issued the approved Standard Urban Stormwater Mitigation Plan (SUSMP) on March 8, 2000. The California SWRCB in large part affirmed the LARWQCB action and SUSMP in State Board Order No. WQ 2000-11, issued on October 5, 2000. The Los Angeles County SUSMP are covered in more detail below, in section 3.12.3.7. The City of Los Angeles is covered under the Permit for Municipal Storm Water and Urban Runoff Discharges within Los Angeles County (NPDES Permit No. CAS004001) and is obligated to incorporate provisions of this document in City permitting actions. The portions of the proposed project that fall in the City of Long Beach are covered under the City of Long Beach Municipal Storm Water NPDES Permit (NPDES Permit No. CAS004003). The Long Beach and Los Angeles County Permits and their requirements are discussed in further detail in section 3.12.3.6 below.

### **3.12.3.6 Los Angeles County and City of Long Beach Municipal Separate Storm Water Permits**

Municipal Separate Storm Sewer Systems (MS4s) in Los Angeles, Long Beach, and Carson are regulated by NPDES permits issued by the LARWQCB to the City of Long Beach (CAS004003, City of Long Beach MS4 Permit) and the County of Los Angeles (and co-permitted cities) (CAS004001, County of Los Angeles MS4 Permit). The City of Los Angeles and City of Carson are co-permittees under the County of Los Angeles MS4 permit. The County of Los Angeles' MS4 permit was issued on December 13, 2001 and contains an expiration date December 12, 2006. The City of Long Beach MS4 permit was adopted on June 30, 1999 and contains an expiration of June 29, 2004. Both permits have been administratively extended pending reissuance. In accordance with the SUSMP

1 discussed in further detail in section 3.12.3.7, both MS4 permits require treatment control  
2 BMPs for projects falling within certain development and redevelopment categories. The  
3 treatment control BMP requirement applies throughout the proposed project area and  
4 requires infiltration, filtration, or treatment of the runoff from the first 0.75 inches of  
5 rainfall (or equivalent numerical design criteria) prior to its discharge to a stormwater  
6 conveyance system.

7 These MS4 permits do not contain specific operations-related requirements for railyard  
8 operations, and the requirements of each permit vary. For example, the Long Beach MS4  
9 Permit issued in 1999 does not require compliance inspections of industrial and  
10 commercial facilities, but the Los Angeles MS4 Permit does require such inspections.

11 The City of Los Angeles, Department of Public Works, Bureau of Sanitation, Watershed  
12 Protection Division (WPD) implements the MS4 inspection program of  
13 industrial/commercial “critical sources” located within the City of Los Angeles. The Port  
14 of Los Angeles does not assume any liability for General Permit compliance at facilities  
15 within the Port boundary. Each facility, whether on private property or a Port tenant, is  
16 responsible for submittal of the NOI and compliance within all portions of the General  
17 Permit.

### 18 **3.12.3.7 SWRCB Standard Urban Stormwater Mitigation Plans**

19 The Los Angeles County permit incorporates the requirements of the *Standard Urban*  
20 *Stormwater Mitigation Plan (SUSMP) for Los Angeles County and Cities of Los Angeles*  
21 *County* (LARWQCB, 2011). The SUSMP includes implementation of treatment control  
22 BMPs for projects falling in certain development and redevelopment categories, such as  
23 100,000-square-foot commercial developments. The SUSMP contains a list of the  
24 minimum required BMPs that must be used for a designated project. Additional BMPs  
25 may be required by ordinance or code adopted by the Permittee and applied generally or  
26 on a case-by-case basis. The Permittees are required to adopt the requirements set herein  
27 in their own SUSMP. Developers must incorporate appropriate SUSMP requirements  
28 into their project plans. Each Permittee will approve the project plan as part of the  
29 development plan approval process and prior to issuing building and grading permits for  
30 the projects covered by the SUSMP requirements.

31 The City of Long Beach MS4 permit requires that projects meet SUSMP requirements  
32 for the following categories only: (i) 10-99 home subdivisions; (ii) 100 or more  
33 subdivisions; (iii) 100,000 or more square foot commercial developments; and (iv)  
34 Projects located adjacent to or discharging to environmentally sensitive areas. For the  
35 remaining five categories, equivalent requirements have been included directly in the  
36 City of Long Beach Storm Water Management Plan.

### 37 **3.12.3.8 City of Los Angeles Ordinances**

38 The Stormwater Ordinance, LAMC 64.70, makes it a crime (misdemeanor, punishable by  
39 fine, imprisonment, or both) to discharge pollutants into a stormwater disposal system.  
40 The Stormwater Ordinance is the primary vehicle for City enforcement of NPDES  
41 permits.

42 In December 2010 the City of Los Angeles developed an ordinance that amended the  
43 LAMC to include Low Impact Development (LID) practices in new development and  
44 redevelopment projects. LID refers to the method of developing or redeveloping urban  
45 areas that serves to both reduce the quantity and improve the quality of stormwater that

1 discharges from the development, essentially seeking to maintain or restore the natural  
2 pre-development hydrologic characteristics of the site.

3 The intention of the LID ordinance is to:

- 4 • Require the use of LID standards and practices in future developments and  
5 redevelopments to encourage use of rainwater and urban runoff;
- 6 • Reduce stormwater/urban runoff while improving water quality;
- 7 • Promote rainwater harvesting;
- 8 • Reduce off-site runoff and provide increased groundwater recharge;
- 9 • Reduce erosion and hydrologic impacts downstream; and
- 10 • Enhance the recreational and aesthetic values in communities.

11 The LID ordinance essentially expands the SUSMP requirements by increasing the  
12 number of new and redevelopment conditions under which stormwater mitigation  
13 measures must be implemented. As with SUSMP requirements, the LID requirements  
14 would need to be met for a building permit to be issued. For new nonresidential  
15 development or for redevelopment projects that result in an alteration of at least 50  
16 percent or more of the impervious surfaces of an existing developed site, the entire site  
17 shall comply with the standards and requirements of the ordinance and of the LID section  
18 of the Development BMP Handbook.

19 The ordinance provides that where LID requirements cannot be met, at a minimum  
20 SUSMP requirements would instead need to be met onsite. For the remaining runoff that  
21 cannot be managed onsite (the difference between the amount of runoff that is managed  
22 by SUSMP requirements and the amount that was required to have been managed to meet  
23 LID requirements), either the runoff would need to be managed somewhere else in the  
24 same subwatershed, or a fee would need to be paid to the City of Los Angeles  
25 Stormwater Pollution Abatement Fund, whereby the City would allocate that fee toward  
26 stormwater mitigation projects within that subwatershed.

## 27 **3.12.4 Impacts and Mitigation Measures**

### 28 **3.12.4.1 Methodology**

29 Potential impacts of the proposed Project on water quality were assessed through a  
30 combination of literature review (including applicable water quality criteria), review of  
31 water quality data collected in surface waters near the proposed Project area, and  
32 scientific expertise of the preparers. Impacts are considered significant if any of the  
33 significance criteria described below would be met or exceeded as a result of the effects  
34 of construction or operation of the proposed Project.

35 The assessment of impacts is based on the assumption that the proposed Project would  
36 include the following:

- 37 • The storm water control measures (permeable areas, swales, berms, treatment,  
38 operational BMPs, etc.) described in Section 2.4.3.1 would be implemented.
- 39 • All contaminated soil and groundwater encountered during construction of the  
40 proposed Project would be handled, transported, remediated, and/or disposed of in  
41 accordance with LAHD lease conditions and all applicable federal, state, and local  
42 laws and regulations.

- 1 • An individual NPDES permit for construction stormwater discharges or coverage  
2 under the GCASP would be obtained by the tenants, including BNSF. The associated  
3 SWPPP would specify measures for controlling contamination of stormwater by  
4 construction activities, including:
  - 5 ○ Equipment would be inspected regularly (daily) during construction, and any  
6 leaks found would be repaired immediately.
  - 7 ○ Refueling of vehicles and equipment would be in a designated, contained area.
  - 8 ○ Drip pans would be used under stationary equipment (e.g., diesel fuel  
9 generators), during refueling, and when equipment is maintained.
  - 10 ○ Drip pans would be covered during rainfall to prevent washout of pollutants.
  - 11 ○ Appropriate containment structures and BMPs would be implemented or built  
12 and maintained to prevent offsite transport of pollutants from spills and  
13 construction debris.
  - 14 ○ Soil stabilization measures such as geotextiles, erosion control blankets, bonded  
15 fiber matrix (BFM), visqueen, hydroseeding, wood mulch, fiber rolls, or other  
16 measure approved by Director of Public Works.
  - 17 ○ Storm drain inlet protection, gravel bag berms to dissipate flow, and silt fence  
18 along the perimeter of the work area. Minimum BMPs, risk level assessments,  
19 and storm water effluent monitoring and reporting as required by the new  
20 permits issued pursuant to the Basin Plan (see Section 3.12.3.5).
- 21 • Monitoring would be performed to verify that the BMPs were implemented and kept  
22 in good working order.
- 23 • All contaminated soils would be characterized and remediated in accordance with  
24 LAHD, LARWQCB, DTSC, and Los Angeles County Fire Department protocol and  
25 clean-up standards.
- 26 • The tenants would obtain and implement the appropriate stormwater discharge  
27 permits for operations.
- 28 • A Section 404 (of the Clean Water Act) and Section 10 (of the Rivers and Harbors  
29 Act) permit from the USACE would be secured for construction activities in the  
30 Dominguez Channel.
- 31 • A Section 401 (of the Clean Water Act) Water Quality Certification from the  
32 RWQCB would be secured for construction activities in the Dominguez Channel that  
33 contains conditions including standard WDRs.
- 34 • A Lake or Streambed Alteration Agreement would be obtained from the CDFG.
- 35 • A Debris Management Plan and SPCC Plan would be prepared and implemented  
36 prior to the start of demolition and construction activities associated with the  
37 proposed Project.

#### 38 **3.12.4.2 Thresholds of Significance**

39 Criteria for determining the significance of impacts related to groundwater and surface  
40 water are based on the State CEQA Guidelines, the Los Angeles CEQA Thresholds  
41 Guide, and the scientific judgment of the report preparers. The proposed Project would  
42 have a significant impact relating to water resource issues if it would:

- 43 **WR-1** Create discharges that cause pollution, contamination, or a nuisance as defined  
44 in Section 13050 of the California Water Code (CWC) or that cause regulatory

- 1 standards to be violated, as defined in the applicable NPDES stormwater  
 2 permits or Water Quality Control Plan for the receiving water body.
- 3 **WR-2** Accelerate natural processes of wind and water erosion and sedimentation  
 4 resulting in sediment runoff or deposition that would not be contained or  
 5 controlled onsite.
- 6 **WR-3** Substantially alter the existing drainage pattern of the site or area in a manner  
 7 which would produce a substantial change in the current or direction of water  
 8 flow.
- 9 **WR-4** Create or contribute runoff water which would exceed the capacity of existing or  
 10 planned stormwater drainage systems or provide substantial additional sources of  
 11 polluted runoff.
- 12 **WR-5** Place within a 100-year floodplain structures which would impede or redirect  
 13 flood flows or have the potential to harm people or damage property.
- 14 **WR-6** Expose soils containing toxic substances and petroleum hydrocarbons,  
 15 associated with prior operations, which would be deleterious to humans, based  
 16 on regulatory standards established by the lead agency for the site.
- 17 **WR-7** Cause changes in the rate or direction of movement of existing groundwater  
 18 contaminants, expansion of the area affected by contaminants, or increased  
 19 level of groundwater contamination, which would increase risk of harm to  
 20 humans.

21 CEQA guidelines include criteria related to potable water supplies from groundwater  
 22 recharge. Groundwater in the proposed Project area has significant saltwater intrusion  
 23 and is unsuitable for use as drinking water. The proposed Project would obtain its  
 24 drinking water supply from the City of Los Angeles Department of Water and Power.  
 25 Since the proposed Project area is underlain by saline, non-potable groundwater (see  
 26 Section 3.12.2.1) and no production wells are located in the area, the proposed Project  
 27 would not deplete groundwater supplies. Furthermore, the Project site is currently  
 28 developed and mostly consists of impermeable surfaces that do not support substantial  
 29 groundwater recharge. Accordingly, those criteria are not included in this impact  
 30 analysis.

### 31 **3.12.4.3 Impacts and Mitigation**

#### 32 **3.12.4.3.1 Construction Impacts**

33 **Impact WR-1a: Construction activities could create discharges that would**  
 34 **cause pollution, contamination, or a nuisance as defined in Section 13050**  
 35 **of the CWC or cause regulatory water quality standards to be violated.**

36 The proposed Project would include the construction of a new intermodal railyard (the  
 37 SCIG facility) and new facilities for relocated businesses on nearby parcels. As described  
 38 in Section 2.4, the basic construction components of the proposed Project are:

- 39 • Demolition of existing site features;
- 40 • Site preparation including grading, and soil and groundwater remediation as  
 41 necessary ;
- 42 • Relocating or reinforcing in place underground pipelines;



- 1 • Installation of bridges, tracks, signals, buildings, utilities, paving, and other facilities;
- 2 and
- 3 • Pile driving and in-water construction to widen the Dominguez Channel rail bridge.

4 The potential exists for contaminants to enter the storm drains at the Project site through  
5 the following activities:

- 6 • Earthwork associated with the construction of the proposed improvements would  
7 include excavating, repositioning, and compacting approximately 325,000 cubic  
8 yards of earth and hauling another 175,000 cubic yards offsite for reuse elsewhere or  
9 disposal in approved landfills. Some of the soils could require environmental  
10 remediation prior to or during the earthwork phase of construction if contamination is  
11 discovered. In that case, testing and disposal would be conducted under the oversight  
12 of an approved environmental professional in accordance with local, state, and  
13 federal regulations (Section 2.4.3.2). Contaminated soil could enter storm drains  
14 during storm events unless control measures (construction best management  
15 practices) are implemented.
- 16 • Demolition and construction activities would require the use of dust suppression  
17 methods (i.e., wet methods) to limit the volume of airborne particulates generated  
18 during these activities. Runoff from the spraying of soil and construction materials  
19 with water could enter storm drains during storm events unless control measures are  
20 implemented.
- 21 • Demolition activities may involve disturbance of building materials that contain  
22 asbestos and or lead. These contaminants could enter the storm drains during storm  
23 events unless control measures are implemented.
- 24 • Demolition and/or construction activities could involve spills or releases from  
25 associated equipment (e.g., spills during refueling and maintenance activities, oil  
26 leaks of from equipment). These contaminants could enter storm drains during storm  
27 events unless control measures are implemented.

28 Erosion controls would be used during construction to reduce the amount of soils  
29 disturbed and to prevent runoff from entering the storm drain system. Erosion controls  
30 would include both logistical practices, such as scheduling construction to avoid the  
31 November-April rainy season to the extent feasible, and sediment control practices.  
32 Typically, erosion control programs consist of a system of practices that are tailored to  
33 site-specific conditions. The combined effectiveness of the erosion and sediment control  
34 systems is not easily predicted or quantified (USEPA, 1993).

35 The WDRs for stormwater runoff in the County of Los Angeles and incorporated cities  
36 covered under NPDES Permit No. CAS004001 (13 December 2001) as well as the  
37 statewide GCASP (NPDES No. CAS000002) require implementation of runoff control  
38 from all construction sites. Prior to the start of construction activities for the proposed  
39 Project, the contractor would prepare a SWPPP that specifies logistics and schedule for  
40 construction activities that would minimize potentials for erosion and standard practices  
41 that include monitoring and maintenance of control measures named in the SWPPP.  
42 Control measures would be installed at the construction sites prior to ground disturbance.  
43 Implementation of all conditions of proposed project permits would minimize proposed  
44 project-related runoff into the harbor and impacts on water quality.

45 Standard BMPs, such as soil barriers, sedimentation basins, site contouring, and others  
46 listed in Table 3.12-3 would be used during construction activities to minimize runoff of  
47 soils and associated contaminants in compliance with the GCASP (NPDES No.

1 CAS000002) and a Project SWPPP. Sediment basins and sediment traps are engineered  
2 impoundments that allow soils to settle out of runoff prior to discharge to receiving  
3 waters. Filter fabric fences and straw bale barriers are used under different site conditions  
4 to filter soils from runoff. Inlet protection consists of a barrier placed around a storm  
5 drain drop inlet to trap soils before they enter a storm drain. One or more of these types  
6 of runoff control structures would be placed and maintained around each construction  
7 area to minimize loss of site soils to the storm drain system. As another standard  
8 measure, concrete truck wash water and runoff of any water that has come in contact with  
9 wet cement would be contained on site, via barriers, so that it does not run off site.

10 Most BMPs used to treat urban runoff are designed to remove or reduce trash, nutrients,  
11 or contaminants associated with suspended particles (Brown and Bay, 2007). Studies by  
12 Caltrans (2004) determined that BMPs that used infiltration or sand filtration methods  
13 were most effective at reducing levels of suspended solids, nutrients, and metals in  
14 runoff. The USEPA (1993) reported that measures such as sedimentation basins,  
15 sediment traps, straw bale barriers, and filter fabric fences were about 60–70% effective  
16 at removing soils from runoff (Table 3.12-3). In contrast, recent studies by Brown and  
17 Bay (2007) showed that effectiveness at removing suspended solids and reducing toxicity  
18 varied among BMPs tested, including hydrodynamic and biofiltration methods, and  
19 results for individual BMPs were inconsistent. BMPs designed to remove suspended  
20 particles are not effective at reducing toxicity associated with dissolved components in  
21 the runoff (Brown and Bay, 2007).

22 Although the specific BMPs that would be used, as well as their effectiveness under  
23 conditions at the proposed project site, cannot be determined prior to permit issuance, the  
24 data in Table 3.12-3 indicate that erosion and runoff control BMPs would likely be 50  
25 percent or more effective at removing soils from runoff that occurred during construction.  
26 A limited area of soils would be subject to erosion during the construction phase because  
27 the large majority of the proposed project area is flat and runoff patterns can be easily  
28 controlled by grading and temporary berms. Moreover, rainfall events in southern  
29 California are of limited duration. These factors, in conjunction with the construction  
30 BMPs that would be implemented as required by the GCASP, indicate that a minimal  
31 amount of soil would be introduced to the storm drains from runoff.

32 Reconstruction of the Dominguez Channel Railroad Bridge would involve alterations to  
33 the abutments and piers, pile driving, and placing new bridge elements within the  
34 channel, which would result in temporary impacts to “waters of the U.S.” Placing new  
35 bridge elements within the channel would also disturb the bed and banks of the channel.  
36 Impacts could include short-term increases in suspended sediments and turbidity levels,  
37 decreases in DO concentrations, increases in nutrient concentrations, and increases in  
38 dissolved and particulate contaminant concentrations in areas where contaminated  
39 sediments would be disturbed by demolition and construction activities. These changes to  
40 water quality would be temporary and expected to be confined to the immediate vicinity  
41 (e.g., within 300 feet) of in-water construction activities (USACE and LAHD, 2009).

42 The proposed alterations would require a permit from the USACE (Section 404 of the  
43 Clean Water Act) permit from the USACE, a Section 401 (of the Clean Water Act) Water  
44 Quality Certification from the RWQCB, and a Lake or Streambed Alteration Agreement  
45 by the CDFG. The certification and permits would include water quality standards that  
46 must be met at various distances from the in-water activities and would specify Best  
47 Management Practices (BMPs) to be employed during construction. In order to meet  
48 these permitting requirements as well as the requirements of the GCASP and Los  
49 Angeles County MS4 Permit, construction BMPs such as fiber rolls, gravel bag berms,

1 sediment basins, silt fences, and erosion control blankets would be implemented. These  
2 BMPs would be specified in the proposed Project SWPPP and associated Erosion Control  
3 and Water Pollution Control plans. Appropriate water quality control measures would be  
4 in place prior to the start of Dominguez Channel Bridge alterations.

5 In addition to soils, runoff from a construction site could contain a variety of  
6 contaminants, including metals and PAHs, associated with construction materials,  
7 stockpiled soils, and spills of oil or other petroleum products. Accidents resulting in spills  
8 of fuel, lubricants, or hydraulic fluid from construction equipment could occur during  
9 Project construction. Site remediation activities could result in localized release of  
10 contaminants that could enter surface water runoff. Based on the history for this type of  
11 work in the port area, accidental leaks and spills of large volumes of hazardous materials  
12 or wastes containing contaminants during construction activities have a very low  
13 probability of occurring because large volumes of these materials typically are not used  
14 or stored at construction sites. Spills associated with construction equipment, such as  
15 oil/fluid drips or gasoline/diesel spills during fueling, typically involve small volumes  
16 that can be effectively contained in the work area and cleaned up immediately (Port of  
17 Los Angeles Spill Prevention and Control Procedures [CA012]). Construction and  
18 industrial SWPPPs and standard Port BMPs (e.g., use of drip pans, contained refueling  
19 areas, regular inspections of equipment and vehicles, and immediate repairs of leaks)  
20 would reduce the potential for materials from construction activities to enter storm drains.

21 The potential for encountering groundwater requiring extraction and disposal during  
22 onshore construction of the proposed Project is uncertain. If dewatering is deemed  
23 necessary, the dewatering effluent would be tested to determine specific contaminant  
24 levels in order to select the appropriate disposal options. Depending on the contaminant  
25 concentrations, dewatering effluent would likely be discharged into the sanitary sewer,  
26 under permit with the City of Los Angeles Sanitation Bureau. Such permit requirements  
27 typically include onsite treatment to remove pollutants prior to discharge. Alternatively,  
28 the dewatering effluent could be temporarily stored onsite in holding tanks, pending  
29 offsite disposal at a facility approved by the RWQCB. Standard Port BMPs (e.g.,  
30 excavating, stockpiling, and disposing of chemically impacted soils [02111]; solid waste  
31 management [CA020]; contaminated soil management [CA022]) specify procedures for  
32 handling, storage, and disposal of contaminated materials encountered during excavation.  
33 These procedures would be followed for upland construction activities associated with  
34 the proposed Project to ensure that soil or groundwater contaminants were not transported  
35 offsite by runoff.

### 36 **Impact Determination**

37 Construction activities associated with the landside features of the proposed Project have  
38 the potential to adversely affect the quality of stormwater runoff. However, the proposed  
39 Project would implement a SWPPP incorporating BMPs, such as sediment basins or traps  
40 and fabric filter fences or straw bale barriers, to control runoff of eroded soils and  
41 pollutants, and drip pans, containment, and other measures to control leaks and spills.  
42 The SWPPP would also incorporate monitoring requirements as outlined in the updated  
43 GCASP, intended to minimize potential impacts and verify BMP effectiveness. These  
44 measures, combined with the low potential for erosion, would limit the soil and  
45 contaminant loading to storm drain outlets. Therefore runoff from landside construction  
46 activities would not create pollution, contamination, a nuisance, or violate any water  
47 quality standards, and impacts on water quality would be less than significant.

1 Construction activities in and adjacent to the Dominguez Channel could result in  
2 discharges or spills of silt, debris, and contaminants to the water. The BMPs required by  
3 the federal, state, and local permits and implemented through the SWPPP would reduce  
4 the risk and magnitude of those discharges. Nevertheless, the violation of water quality  
5 standards that could result from a discharge is considered a significant impact requiring  
6 mitigation.

### 7 *Mitigation Measures*

8 Mitigation Measure WR-1 would reduce the risk of discharges and spills of silt, debris,  
9 and contaminants reaching the waters of the Dominguez Channel by imposing controls  
10 and restrictions on construction activities.

11 **Mitigation Measure WR-1:** The following measures shall be implemented during the  
12 reconstruction of the Dominguez Channel Railroad Bridge

- 13 1. No construction materials, equipment, debris, or waste shall be placed or stored  
14 where it may be subject to erosion or could flow into the channel. Construction  
15 materials shall not be stored in contact with the soil.
- 16 2. Floating booms shall be used to assist in containing debris discharged into  
17 Dominguez Channel, and any debris discharged shall be removed as soon as possible  
18 but no later than the end of each day.
- 19 3. A silt curtain shall be utilized to assist in controlling turbidity during reconstruction  
20 of the Dominguez Channel Bridge. The Port of Los Angeles shall limit, to the  
21 greatest extent possible the suspension of benthic sediments into the water column.
- 22 4. Reasonable and prudent measures shall be taken to prevent all discharge of fuel or  
23 oily waste from heavy machinery or construction equipment or power tools into the  
24 Dominguez Channel. Such measures include deployed oil booms and a silt curtain  
25 around the proposed construction zone at all times to minimize the spread of any  
26 accidental fuel spills, turbid construction-related water discharge, and debris. Other  
27 measures include training construction workers on emergency spill notification  
28 procedures, proper storage of fuels and lubricants, and provisions for on-site spill  
29 response kits.

### 30 *Residual Impacts*

31 Residual impacts would be less than significant.

32 **Impact WR-2a: Construction of the proposed Project would not**  
33 **substantially accelerate natural processes of wind and water erosion and**  
34 **sedimentation resulting in sediment runoff or deposition that would not be**  
35 **contained or controlled onsite.**

36 As described above in Impact WR-1a, construction activities associated with the  
37 proposed Project have the potential to expose bare soils that would be subject to wind and  
38 water erosion. However, the proposed Project is subject to the GCASP, and as such is  
39 required to prepare and maintain a Project SWPPP onsite at all times during construction.  
40 The SWPPP would include construction BMPs, such as logistical practices (see above),  
41 hydroseeding of bare slopes, fiber rolls, sediment basins or traps, and fabric filter fences,  
42 to minimize and control runoff of eroded soils and pollutants. The effectiveness of those  
43 measures is described in Impact WR-1a and in Table 3.12-3). The SWPPP would also

1 incorporate monitoring requirements as outlined in the updated GCASP, intended to  
2 verify BMP effectiveness.

3 Although some wind and water erosion of construction areas is likely to occur, the BMPs  
4 that would be implemented would allow the erosion to be controlled on-site, preventing  
5 substantial quantities of dust and sediments from escaping into the surrounding  
6 environment.

### 7 **Impact Determination**

8 With implementation of the BMPs required under existing regulations and included as  
9 part of the proposed Project (as described above), impacts related to wind or water  
10 erosion would be less than significant.

### 11 *Mitigation Measures*

12 No mitigation is required.

### 13 *Residual Impacts*

14 Less than significant impact.

### 15 **Impact WR-3a: Construction of the proposed Project would not** 16 **substantially alter the existing drainage pattern of the site or substantially** 17 **increase the rate or amount of surface runoff in a manner which would** 18 **produce a substantial change in the current or direction of water flow.**

19 Construction activities associated with the proposed Project have the potential to alter the  
20 existing drainage pattern of the railyard and relocation sites by minor changes in site  
21 elevations resulting from stockpiled soils and open trenches, and by short-term removal  
22 or blockage of the existing storm drain system.

23 The proposed Project would be subject to the GCASP, and as such required to prepare  
24 and maintain a Project SWPPP as described in Impact WR-1a. These measures,  
25 combined with the low potential for erosion, would limit the effects of any construction-  
26 related changes in the drainage pattern of the site.

27 The rail bridge over the Dominguez Channel would be widened to accommodate the  
28 proposed south lead tracks. This would involve widening the piers in the downstream  
29 direction, driving piles to support the larger abutments, and placing a new span wide  
30 enough to accommodate three tracks. The construction would not be expected to alter the  
31 flow of the Dominguez Channel because the pilings and abutments would be placed  
32 parallel to the shoreline, which is straight and is hardened with riprap, and aligned with  
33 the existing abutments. Debris booms and silt curtains, if employed, would be flexible  
34 and therefore would not impede current flow. Furthermore, hydrodynamic modeling and  
35 design refinements in support of the US Army Corps of Engineers, Regional Water  
36 Quality Control Board, and Department of Fish and Game permits, as well as conditions  
37 of those permits, would ensure that flood flows would be unimpeded and that bank and  
38 channel erosion would not occur during construction.

### 39 **Impact Determination**

40 With implementation of the measures required under existing regulations and included as  
41 part of the proposed Project (as described above), the impacts would be less than  
42 significant.



1                    *Mitigation Measures*

2                    No mitigation is required.

3                    *Residual Impacts*

4                    Less than significant impact.

5                    **Impact WR-4a: Construction of the proposed Project would not create or**  
6                    **contribute runoff water which would exceed the capacity of existing or**  
7                    **planned stormwater drainage systems or provide substantial additional**  
8                    **sources of polluted runoff.**

9                    Construction of the proposed Project would involve short-term removal or closures of  
10                    portions of the existing storm drain system while project features and the new storm drain  
11                    system were installed. Site runoff could, in such a case, exceed the capacity of the  
12                    system. As stated in Impacts WR-1a, 2a, and 3a above, the proposed Project is subject to  
13                    the GCASP, meaning that construction BMPs would be in place during project  
14                    construction. BMPs related to managing storm water volumes could include impounding  
15                    water on the site via barriers and letting it infiltrate into the ground or pumping it into  
16                    holding tanks for subsequent release into the storm drain system or treatment facilities, as  
17                    described in Impact WR-1a. With the incorporation of these BMPs and implementation  
18                    of the required project SWPPP, construction runoff would be contained and treated  
19                    onsite, and construction of the proposed Project would not create or contribute runoff  
20                    water which would exceed the capacity of existing or planned stormwater drainage  
21                    systems.

22                    Construction of the proposed Project would involve the use of potential water pollutants  
23                    in the form of fuels, lubricants, solvents, paints, and other materials used in the normal  
24                    course of construction. In addition, contaminated soils and ground water that might be  
25                    encountered represent a potential source of water pollution. These substances could, if  
26                    not controlled, enter surface water runoff from the construction site and degrade  
27                    receiving water quality in the Dominguez Channel. Since the proposed Project is subject  
28                    to the GCASP, construction BMPs would be in place during project construction. The  
29                    BMPs described in Impact WR-1a would prevent contaminated runoff water from  
30                    entering storm drains or flowing to the Dominguez Channel in substantial quantities.  
31                    Accordingly, construction of the proposed Project would not provide substantial  
32                    additional sources of polluted runoff.

33                    **Impact Determination**

34                    With implementation of the measures required under existing regulations or included as  
35                    part of the proposed Project (as described above), the impacts would be less than  
36                    significant.

37                    *Mitigation Measures*

38                    No mitigation is required.

39                    *Residual Impacts*

40                    Less than significant impact.

41

1           **Impact WR- 5a: The proposed Project would not place within a 100-year**  
2           **floodplain structures which would impede or redirect flood flows, or have**  
3           **the potential to harm people or damage property.**

4           The Project site, including the relocation sites, is located in a FEMA-mapped flood zone  
5           X, which, except for the Dominguez Channel railroad bridge, is an area that is  
6           determined to be outside the 100- and 500-year floodplains (FEMA, 2008). Accordingly,  
7           the proposed Project would not place within a 100-year floodplain structures which  
8           would impede or redirect flood flows, or have the potential to harm people or damage  
9           property. Construction equipment would operate from the banks of the Dominguez  
10          Channel and from the existing bridge, and thus would not impede or redirect flood flows.  
11          Debris booms and silt curtains, if employed, would be flexible and therefore would not  
12          impede water flow. Ongoing and future climate change may alter the potential for  
13          flooding at the site by altering sea level and the frequency and severity of storms.  
14          Because climate change in the context of CEQA is linked to greenhouse gas emissions,  
15          this issue is addressed in Section 3.6, Greenhouse Gases.

16          **Impact Determination**

17          Because landside features of the proposed Project are not located within the 100-year  
18          floodplain, structures associated with the proposed Project would not be placed within the  
19          100-year floodplain during construction. Any in-water construction equipment necessary  
20          for construction of the Dominguez Channel railroad bridge expansion would be  
21          temporary and moveable, and thus would not impede or redirect flood plows.  
22          Accordingly, no impact to the 100-year floodplain would result from the proposed  
23          Project.

24          ***Mitigation Measures***

25          No mitigation is required.

26          ***Residual Impacts***

27          No impact.

28          **Impact WR-6a: Construction of the proposed Project could expose soils**  
29          **containing toxic substances and petroleum hydrocarbons, associated with**  
30          **prior operations, but would not be deleterious to humans, based on**  
31          **regulatory standards established by the lead agency for the site.**

32          Soils and groundwater at the Project site and relocation areas have been affected by  
33          hazardous substances and petroleum products as a result of past industrial uses (see  
34          Section 3.7 for more detail on known site contamination). Most construction would  
35          involve only shallow soils, within ten feet of the surface, and would therefore not  
36          encounter contaminated groundwater. Utility relocations and the construction of building  
37          foundations or pilings could, however, encounter groundwater (see Impact 7a).

38          Soil contamination represents a threat to groundwater and surface water resources  
39          because contaminated soil can enter surface runoff and contamination from soil can  
40          migrate down into the groundwater. Construction of the proposed Project would  
41          encounter soil contamination, and could expose contaminated soils.

1 Contaminated materials encountered during construction would be remediated as  
2 described in Impact WR-1, Section 2.4.3.2, and Section 3.7. Construction BMPs would  
3 minimize the likelihood that contaminated soils would enter surface runoff water. In  
4 addition, remediation activities would result in a reduction, rather than an increase or  
5 expansion, of onsite contaminants, which would be a beneficial effect of Project  
6 construction.

7 Implementation of BMPs and the remediation of contamination in accordance with  
8 federal, state, and local regulations would minimize exposure to contamination in  
9 amounts that would exceed regulatory limits for human health or the environment.  
10 Furthermore, the following conditions would be required in accordance with POLA  
11 leasing requirements:

12 **Site Remediation Lease Requirement.** Unless otherwise directed by the lead regulatory  
13 agency for any given site, the Tenant shall remediate all contaminated media within  
14 proposed Project boundaries that are encountered and managed during demolition and  
15 grading activities. Any discolored and/or odorous soil encountered during excavation  
16 shall be handled and disposed in compliance with local, state, and federal regulations, as  
17 described in Section 3.12.3, and as directed by the Los Angeles Fire Department, DTSC,  
18 and/or RWQCB. Excavated contaminated soil shall not be placed in another location on-  
19 site; it must be properly disposed of off-site. All imported soil to be used as backfill in  
20 excavated areas should be sampled to ensure that the soil is free of contamination.  
21 Current Los Angeles Harbor Department import soil guidance documents must be  
22 followed and all import soil must meet criteria as defined in those documents. Unless  
23 otherwise authorized by the lead regulatory agency for any given site, areas of soil  
24 contamination shall be remediated prior to, or in conjunction with, project demolition,  
25 grading, and construction.

26 Existing groundwater contamination encountered during the excavation within the  
27 boundary of the proposed Project shall continue to be monitored and remediated,  
28 simultaneous and/or subsequent to site redevelopment, in accordance with direction  
29 provided by the RWQCB or lead regulatory agency.

30 **Contamination Contingency Plan Lease Requirement.** The following contingency  
31 plan shall be implemented by the Tenant to address previously unknown contamination  
32 during demolition, grading, and construction:

- 33 a) All excavation and filling operations within the boundaries of the construction area  
34 shall be observed for the presence of free petroleum products, chemicals, or  
35 otherwise chemically impacted soil (CIS). Deeply discolored soil, suspected  
36 contaminated soil, or soil registering greater than 50 ppmv when measured with a  
37 photoionization detector (PID) or organic vapor analyzer (OVA) shall be segregated  
38 from clean soil. In the event unexpected suspected chemically impacted material (soil  
39 or water) is encountered during construction, the contractor shall notify the Los  
40 Angeles Harbor Department's Chief Harbor Engineer and Director of Environmental  
41 Management (EMD). Harbor Department EMD personnel shall confirm the presence  
42 of the suspect material and direct the contractor to remove, stockpile or contain, and  
43 characterize the suspect material(s). Continued work at a contaminated site shall  
44 require the approval of the Chief Harbor Engineer.
- 45 b) A photoionization detector (or other similar devices) shall be present during grading  
46 and excavation of suspected chemically impacted soil.

- 1 c) Excavation of VOC-impacted soil (defined as soil which registers a concentration of  
2 50 ppm or greater of Volatile Organic Compounds as measured before suppression  
3 materials have been applied and at a distance of no more than three inches from the  
4 surface of the excavated soil with an organic vapor analyzer calibrated with hexane)  
5 will require the Tenant to obtain and comply with a South Coast Air Quality  
6 Management District Rule 1166 permit.
- 7 d) The remedial option(s) selected shall be dependent upon a number of criteria  
8 (including but not limited to types of chemical constituents, concentration of the  
9 chemicals, health and safety issues, time constraints, cost, etc.) and shall be  
10 determined on a site-specific basis. Both off-site and on-site remedial options shall be  
11 evaluated.
- 12 e) The extent of removal actions shall be determined on a site-specific basis. At a  
13 minimum, the chemically impacted area(s) within the boundaries of the construction  
14 area shall be remediated to the satisfaction of the lead regulatory agency for the site  
15 and/or to ensure protection of project workers. The Port Project Manager overseeing  
16 removal actions shall inform the contractor when the removal action is complete.
- 17 f) Copies of hazardous waste manifests or other documents indicating the amount,  
18 nature, and disposition of such materials shall be submitted to the Chief Harbor  
19 Engineer within 30 days of project completion.
- 20 g) In the event that contaminated soil is encountered, all on-site personnel handling or  
21 working in the vicinity of the contaminated material shall be trained in accordance  
22 with Occupational Safety and Health and Administration (OSHA) regulations for  
23 hazardous waste operations. These regulations are based on CFR 1910.120 (e) and 8  
24 CCR 5192, which states that “general site workers” shall receive a minimum of 40  
25 hours of classroom training and a minimum of three days of field training. This  
26 training provides precautions and protective measures to reduce or eliminate  
27 hazardous materials/waste hazards at the work place.
- 28 h) In cases where potential chemically impacted soil is encountered, a real-time aerosol  
29 monitor shall be placed on the prevailing downwind side of the impacted soil area to  
30 monitor for airborne particulate emissions during soil excavation and handling  
31 activities.
- 32 i) All excavations shall be filled with structurally suitable fill material which is free  
33 from contamination (i.e., meets the criteria in current LAHD import soil guidance  
34 documents).

### 35 Impact Determination

36 The implementation of construction controls (BMPs) and POLA lease requirements for  
37 soil remediation and groundwater contamination contingency activities at the Project site  
38 would prevent exposure of contaminated soils to the extent of being deleterious to human  
39 health and the environment. Furthermore, the placement of an impermeable layer  
40 (paving) over the Project site would prevent further contamination of soil and  
41 groundwater. Implementation of these preventive measures would minimize the potential  
42 for contaminated soils and worker exposure, resulting in a less than significant impact.

43

1                    *Mitigation Measures*

2                    No mitigation is required.

3                    *Residual Impacts*

4                    Less than significant impact.

5                    **Impact WR-7a: Construction of the proposed Project would not cause**  
6                    **changes in the rate or direction of movement of existing groundwater**  
7                    **contaminants, expansion of the area affected by contaminants, or**  
8                    **increased levels of groundwater contamination, which would increase risk**  
9                    **of harm to humans.**

10                    Soil and groundwater in the Project site and relocation areas have been affected by  
11                    hazardous substances and petroleum products as a result of past industrial uses.  
12                    Construction of the proposed Project could involve dewatering to lower groundwater  
13                    around locations in which subsurface features such as foundations, footings, and  
14                    underground utilities are being installed. Any such dewatering would be temporary and  
15                    localized, and therefore would not cause substantial alterations of groundwater movement  
16                    on the site as a whole. Consequently, construction of the proposed Project is not expected  
17                    to change the rate, direction, or extent of existing soil and/or groundwater contamination.

18                    During construction, if contaminated materials are encountered, they would be  
19                    remediated as described in Impact WR-1a and Section 3.7. Potential remediation  
20                    activities associated with Project development would result in a reduction, rather than an  
21                    increase or expansion, of onsite contaminants. To the extent contaminated groundwater is  
22                    removed from the site, construction could have a beneficial effect on groundwater  
23                    contamination.

24                    Construction potentially could increase groundwater contamination if contaminants such  
25                    as fuels, lubricants, paints, and solvents used in the construction process were to be  
26                    spilled and migrate downwards into the groundwater. As stated in Impacts WR-1a, 2a, and  
27                    3a above, the proposed Project is subject to the GCASP, meaning that construction BMPs  
28                    would be in place during project construction. Typical BMPs are summarized in Section  
29                    3.12.4.1 and Impact WR-1a. Implementation of those BMPs and the fact that, typically,  
30                    such materials are not present on construction sites in large quantities means that  
31                    groundwater contamination by construction activities is unlikely.

32                    **Impact Determination**

33                    The likely soil remediation activities at the Project site and the implementation of BMPs  
34                    during construction would prevent further contamination of groundwater or expansion of  
35                    the existing area affected by contaminants. Accordingly, construction of the proposed  
36                    Project would have less than significant impacts related to groundwater contamination.

37                    *Mitigation Measures*

38                    No mitigation is required.

39                    *Residual Impacts*

40                    Less than significant impact.

41



### 1 3.12.4.3.2 Operational Impacts

2 **Impact WR-1b: Operation of the proposed Project would not create**  
3 **discharges that would cause pollution, contamination, or a nuisance as**  
4 **defined in Section 13050 of the CWC or cause regulatory standards to be**  
5 **violated.**

6 Water pollution during operations could occur as a result of spills or leaks of hazardous  
7 substances (including cargo) and storm water inputs to receiving waters. Hazardous  
8 substances at the proposed SCIG facility and at the Cal Cartage relocation site would fall  
9 into two categories: (1) fuels and other products (solvents, lubricants, batteries, etc.) used  
10 in the operation of the facility; and (2) cargo contained in some of the shipping  
11 containers. Hazardous substances at the other relocation sites would be similar to the  
12 substances used or stored under baseline conditions, i.e., solvents, lubricants, batteries,  
13 and fuels.

14 Hazardous substances used during operation of the SCIG facility and the relocated  
15 facilities would be stored and handled in accordance with the facilities' Business Plans,  
16 which would be submitted to the LACFD for approval, and, for the SCIG facility,  
17 BNSF's corporate hazardous substances management plans (see section 3.7.2 for details).  
18 Those plans incorporate standard practices for storage and handling, notifications, and  
19 emergency response.

20 Based on the fact that hazardous materials would be used, handled, and stored at the  
21 SCIG facility and hazardous wastes would be generated, the potential exists for  
22 contaminants to enter the storm drains at the Project Site if spills or other unauthorized  
23 releases occur. However, operation of the proposed Project would not involve any new  
24 direct point source discharges of wastes or wastewaters. Stormwater runoff from the  
25 proposed Project site would be collected on site by the new storm drain systems. Because  
26 stormwater discharges in the area currently receive no treatment, the stormwater  
27 treatment technologies implemented under the proposed Project would result in a  
28 reduction in the concentrations of various pollutants that are commonly present in  
29 stormwater runoff from industrialized areas. Those pollutants and the effectiveness of  
30 treatment technologies are described further below.

31 The facilities associated with the proposed Project would be operated in accordance with  
32 one or more industrial SWPPPs that contain monitoring requirements to ensure that  
33 stormwater quality complies with permit conditions. Stormwater runoff associated with  
34 facility operations would also be governed by SUSMP requirements that would be  
35 incorporated into the proposed project plan, and that must be approved prior to issuance  
36 of building and grading permits. The SUSMP for the Los Angeles County Urban Runoff  
37 and Stormwater NPDES Permit requires "minimization of the pollutants of concern" by  
38 incorporating "a BMP or combination of BMPs best suited to maximize the reduction of  
39 pollutant loadings in that runoff to the maximum extent possible" (LACDPW, 2002).  
40 Examples of BMPs used for minimizing the introduction of pollutants of concern from  
41 site runoff include oil/water separators, catch basin inserts, storm drain inserts, and media  
42 filtration. These BMPs (either individually or several of the BMPs working in concert)  
43 would be used by the proposed Project. These BMPs must meet specified design  
44 standards to mitigate (infiltrate or treat) stormwater runoff and control peak flow  
45 discharges.

46 Additionally, the proposed Project is subject to the requirements and operational procedures  
47 outlined in the Industrial Storm Water Permit (SWRCB Water Quality Order 97-03-

1 DWQ/NPDES General Permit CAS000001) including pollutant handling and stormwater  
2 monitoring and sampling.

3 Regulatory controls for runoff and storm drain discharges are designed to reduce impacts  
4 on water quality and would be fully implemented for the proposed Project. Tenants  
5 would be required to obtain and meet all conditions of applicable stormwater discharge  
6 permits.

7 The proposed Project falls under the "100,000 or more square feet of impervious surface  
8 area industrial developments" SUSMP category, and, as such, is subject to SUSMP  
9 requirements as outlined in sections 3.12.3.3 through 3.12.3.5 of this document.  
10 Accordingly, the following requirements must be met (LACDPW, 2002):

- 11 • Post-development peak storm water runoff discharge rates shall not exceed the  
12 estimated pre-development rate for developments where the increased peak storm  
13 water discharge rate will result in increased potential for downstream erosion
- 14 • Clearing and grading of native vegetation at the project site shall be limited to the  
15 minimum amount needed and preserve riparian areas and wetlands
- 16 • Natural vegetation shall be promoted by using parking lot islands and other  
17 landscaped areas, where feasible
- 18 • Pollutants of concern shall be minimized through the incorporation of a BMP or  
19 combination of BMPs best suited to maximize the reduction of pollutant loadings in  
20 that runoff to the Maximum Extent Practicable (MEP)
- 21 • Runoff shall be conveyed safely from the tops of slopes and stabilize disturbed slopes
- 22 • Natural drainage systems shall be utilized to the MEP
- 23 • Flow shall be controlled or eliminated (additional flow due to proposed project) to  
24 natural drainage systems to the MEP
- 25 • Permanent channel crossings shall be stabilized
- 26 • Slopes shall be vegetated with native or drought tolerant vegetation
- 27 • Energy dissipaters, such as riprap, shall be installed at the outlets of new storm  
28 drains, culverts, conduits, or channels that enter unlined channels in accordance with  
29 applicable specifications to minimize erosion, with the approval of all agencies with  
30 jurisdiction
- 31 • Peak flow discharge shall be controlled to provide stream channel and over bank  
32 flood protection, based on flow design criteria selected by the local agency
- 33 • Storm water runoff from the Proposed Project site shall be mitigated (infiltrated or  
34 treated) using either volumetric treatment control BMPs (detention or retention  
35 basins, infiltration, etc.) and associated numeric criteria, or flow-based treatment  
36 control BMPs (swales, sand filters, proprietary devices, etc.) and associated numeric  
37 criteria

38 Additionally, 100,000 square foot industrial or commercial developments have the  
39 following requirements:

- 40 • Cover loading dock areas or design drainage to minimize run-on and runoff of storm  
41 water
- 42 • Direct connections to storm drains from depressed loading docks (truck wells) are  
43 prohibited

- 1 • Repair/maintenance bays must be indoors or designed in such a way that do not allow  
2 storm water runoff or contact with storm water runoff
- 3 • Design a repair/maintenance bay drainage system to capture all wash water, leaks and  
4 spills. Connect drains to a sump for collection and disposal. Direct connection of the  
5 repair/maintenance bays to the storm drain system is prohibited
- 6 • Self-contained and/ or covered, equipped with a clarifier, or other pretreatment  
7 facility, and properly connected to a sanitary sewer
- 8 • Infiltration BMPs are not recommended for areas of industrial activity unless  
9 appropriate pretreatment is provided

10 Post-construction BMPs to be used at the proposed Project site for minimizing the  
11 introduction of pollutants of concern from site runoff during the operational phase  
12 include but are not limited to: oil/water separators, catch basin inserts, storm drain inserts,  
13 and media filtration. Extended detention basins can be used to mitigate for increased  
14 flows due to the Proposed Projects. These BMPs must meet specified design standards to  
15 mitigate (infiltrate or treat) stormwater runoff and control peak flow discharges, per the  
16 County SUSMP. If structural or treatment control BMPs are included in the Project plan,  
17 the tenant would be required to provide verification of maintenance provisions.

18 Regulatory controls for runoff and storm drain discharges are designed to reduce impacts  
19 to water quality and would be fully implemented for the proposed Project, as required by  
20 the County of Los Angeles and City of Long Beach MS4 Permits. Tenants would be  
21 required to obtain and meet all conditions of applicable stormwater discharge permits as  
22 well as meet all Port (Industrial Storm Water Permit) pollution control requirements.

23 Atmospheric deposition related to local operations could introduce particulate  
24 contaminants to the local watershed, primarily related to resuspended dust from vehicular  
25 traffic and coarse particles such as zinc from tire wear and copper from brake pad wear.  
26 Fine particulates from vehicle exhaust may also contribute to the local watersheds but to  
27 a lesser degree (USACE and LAHD, 2009). These particles likely accumulate during dry  
28 weather conditions and are later washed off during storm events. The magnitude of this  
29 effect is not known, but there is no reason to expect that project operations would result  
30 in substantially greater atmospheric deposition than currently exists, and the modern  
31 storm drain facilities that would be installed at the Project and relocation sites would  
32 intercept more of such pollutants than at present.

33 Without project design measures, operational activities associated with the proposed  
34 Project due to the increase in paved surface from new SCIG facility and associated  
35 buildings, roads and paved areas, relocated businesses, and widened bridges have the  
36 potential to adversely affect the quality of stormwater runoff. Stormwater sampling at  
37 other industrial facilities in the Project area (MBC, 2005) detected pollutants such as  
38 metals and semivolatile organic compounds: copper, lead, mercury, nickel, and zinc  
39 occurred in stormwater samples at elevated concentrations. However, the study  
40 concluded that mixing with receiving waters would rapidly dilute the pollutants so that  
41 receiving water standards would not be exceeded. It is reasonable to expect that these  
42 findings would also apply to stormwater runoff from the proposed Project site. The  
43 proposed Project would be subject to the County SUSMP and its water quality treatment  
44 and flow mitigation requirements, as outlined above, and the operators of the Project  
45 facilities would implement the requirements of their Industrial Stormwater General  
46 permits, which would mandate the use of post-construction design-phase BMPs such as  
47 (but not limited to) oil/water separators, catch basin inserts, media filtration, and  
48 extended detention basins. With these controls, runoff during the operational phase of the

1 proposed Project would not create pollution, contamination, a nuisance, or violate any  
2 water quality standards.

3 Operations at the relocation sites would be similar to current operations, and would  
4 therefore not be expected to generate additional impacts related to leaks or spills of  
5 hazardous substances. Increased impermeable surfaces in some areas (for example, the  
6 currently largely unpaved ACTA relocation site would be mostly paved under the  
7 proposed Project) would result in increased runoff, but the sites would have improved  
8 stormwater management facilities and new operational SWPPPs, and other areas such as  
9 the railyard would have less impermeable surface than at present, which would reduce the  
10 potential for contaminated runoff compared to baseline conditions.

### 11 **Impact Determination**

12 With implementation of the measures described above, operations associated with the  
13 proposed Project would not result in discharges that would create pollution or cause  
14 water quality standards to be violated. Therefore, the impact to water quality from  
15 operational discharges would be less than significant.

### 16 *Mitigation Measures*

17 No mitigation is required.

### 18 *Residual Impacts*

19 Less than significant impact.

### 20 **Impact WR-2b: Operation of the proposed Project would not substantially 21 accelerate natural processes of wind and water erosion and sedimentation 22 resulting in sediment runoff or deposition that would not be contained or 23 controlled onsite.**

24 Surfaces at the SCIG facility and relocation sites would be either paved or stabilized with  
25 landscaping, and thus not susceptible to wind or water erosion. Operation of the proposed  
26 Project would not include routine disturbance or exposure of soil surfaces. Accordingly,  
27 operation of the proposed Project would not accelerate the natural processes of wind and  
28 water erosion. BMPs implemented under the operational water quality permits (see  
29 Impact WR-1b) would further reduce the likelihood of silt and other particulates  
30 generated onsite reaching receiving waters.

### 31 **Impact Determination**

32 Because operation of the proposed Project would not increase erosion of site soils, it  
33 would not result in sediment runoff or deposition that could not be controlled onsite.  
34 Accordingly, impacts related to sediment runoff and deposition would be less than  
35 significant.

### 36 *Mitigation Measures*

37 No mitigation is required.

### 38 *Residual Impacts*

39 Less than significant impact.

1           **Impact WR-3b: Operation of the proposed Project would not substantially**  
2           **alter the existing drainage pattern of the site or area or substantially**  
3           **increase the rate or amount of surface runoff in a manner which would**  
4           **produce a substantial change in the current or direction of water flow.**

5           The physical features of the proposed Project would be similar to baseline conditions in  
6           consisting of industrial structures on essentially flat land. The exceptions would be enlarged  
7           road/rail grade separations and the embankment necessary to carry the north lead track over  
8           the SCE parcel access road, which would be elevated above the existing grade. Site grading  
9           would direct storm runoff to onsite storm drains designed for a 10-year event, which is  
10          the standard design capacity for the storm drain systems. Runoff associated with larger  
11          storm events (e.g., 50-year or 100-year events) could exceed the capacity of the onsite  
12          storm drain system, resulting in temporary sheet flow or ponding of water onsite, but that  
13          occurrence would be no more severe than under current conditions.

14          The enlarged grade separations would represent minor increases in topographic relief and  
15          would not be expected to alter site drainage substantially. The north lead track  
16          embankment would represent a new topographic feature that would alter site drainage on  
17          the northern portion of the SCIG facility. However, the embankment would not block any  
18          existing water course, and the storm drain system would be designed to accommodate the  
19          new surface runoff pattern.

20           **Impact Determination**

21          Based on the fact that operation of the proposed Project would not adversely affect  
22          surface water bodies, including the Dominguez Channel, water flows would not be  
23          substantially altered. In addition, the existing drainage pattern of the project site would  
24          not be substantially altered. Accordingly, impacts related to water currents and direction  
25          of flow would be less than significant.

26           *Mitigation Measures*

27          No mitigation is required.

28           *Residual Impacts*

29          Less than significant impact.

30           **Impact WR-4b: Operation of the proposed Project would not create or**  
31           **contribute runoff water which would exceed the capacity of existing or**  
32           **planned stormwater drainage systems or provide substantial additional**  
33           **sources of polluted runoff.**

34          The proposed Project is subject to the requirements and operational procedures outlined in  
35          the Industrial Storm Water Permit (SWRCB Water Quality Order 97-03-DWQ/NPDES  
36          General Permit CAS000001) including pollutant handling and stormwater monitoring and  
37          sampling. Additionally, the proposed Project is subject to both GCASP and Municipal  
38          Stormwater and related SUSMP requirements. The SCIG facility would include permeable  
39          surfaces to reduce runoff, which could offset the increase in impermeable surfaces  
40          associated with development of the relocation sites. Any additional runoff resulting from  
41          the proposed Project would be managed in accordance with the BMPs outlined in Impact  
42          WR-1b, such as (but not limited to) oil/water separators, catch basin inserts, media  
43          filtration, and extended detention basins. These BMPs would minimize the discharge of  
44          pollutants into stormwater runoff. With the incorporation of permeable surfaces into the

1 design and the implementation of BMPs, site runoff would not increase as a result of the  
2 proposed Project, water pollutants would not exceed regulatory standards, and the  
3 existing storm drain system serving the Project sites would be able to accommodate  
4 design flows. With incorporation of these required design measures, the proposed Project  
5 would not create or contribute runoff water which would exceed the capacity of existing  
6 or planned stormwater drainage systems to or provide substantial additional sources of  
7 polluted runoff.

8 As described in Impact WR-3b, runoff associated with larger storm events (e.g., 50-year  
9 or 100-year events) could exceed the capacity of the onsite storm drain system, resulting  
10 in temporary sheet flow or ponding of water onsite, but that occurrence would be no more  
11 severe than under current conditions.

### 12 **Impact Determination**

13 With implementation of the measures required under existing regulations or included as  
14 part of the proposed Project (as described above), the impacts would be less than  
15 significant.

### 16 *Mitigation Measures*

17 No mitigation is required.

### 18 *Residual Impacts*

19 Less than significant impact.

### 20 **Impact WR 5b: Operation of the proposed Project would not place within a** 21 **100-year floodplain structures which would impede or redirect flood flows** 22 **or have the potential to harm people or damage property.**

23 As described in Impact WR-5a, the Project Site and relocation areas, with the exception  
24 of the Dominguez Channel railroad bridge, are located outside the 100-year floodplain.  
25 Accordingly, Project-related structures on the railyard, relocation, and lead track areas of  
26 the Project site would not be placed within the 100-year floodplain.

27 The Dominguez Channel rail bridge would not represent a new structure, but rather a  
28 minor modification of an existing structure. The modified structure would not be  
29 expected to alter the flow of the Dominguez Channel because the pilings and abutments  
30 would be oriented parallel to the shoreline, which is straight and is hardened with riprap,  
31 in the same alignment as the existing abutments. Furthermore, hydrodynamic modeling  
32 and design refinements in support of the US Army Corps of Engineers, Regional Water  
33 Quality Control Board, and Department of Fish and Game permits, as well as conditions  
34 of those permits, would ensure that stream flow would be unimpeded by the modified  
35 structure.

36 Ongoing and future climate change has the potential to alter the potential for flooding at  
37 the site by altering sea level and the frequency and severity of storms. Because climate  
38 change in the context of CEQA is linked to greenhouse gas emissions, this issue is  
39 addressed in Section 3.6, Greenhouse Gases

### 40 **Impact Determination**

41 Because the landside features of the proposed Project are not located within the 100-year  
42 floodplain, Project operations would not involve structures within the 100-year



1 floodplain, and no impact to the 100-year floodplain would result from the proposed  
2 Project. The reconstructed Dominguez Channel railroad bridge would not impede or  
3 redirect flood flows, and therefore would have a less than significant impact on the 100-  
4 year floodplain and flood flows.

5 *Mitigation Measures*

6 No mitigation is required.

7 *Residual Impacts*

8 Less than significant impact.

9 **Impact WR-6b: Operation of the proposed Project would not expose soils**  
10 **containing toxic substances and petroleum hydrocarbons, associated with**  
11 **prior operations, which would be deleterious to humans, based on**  
12 **regulatory standards established by the lead agency for the site.**

13 Soils and groundwater at the Project site and relocation areas have been affected by  
14 hazardous substances and petroleum products as a result of past industrial uses (see  
15 Section 3.7 for more detail on known site contamination). Soil contamination represents a  
16 threat to groundwater and surface water resources because contaminated soil can enter  
17 surface runoff and contamination from soil can migrate down into the groundwater.

18 Soil contamination in areas that would be occupied by Project features would be  
19 remediated during construction (see Impact WR-6a, Section 2.4.3.2, and Section 3.7).  
20 During operation of the proposed Project, no activities would be conducted that would  
21 expose soils containing toxic substances or petroleum hydrocarbons at concentrations  
22 exceeding regulatory standards because no excavations would occur. Operation of the  
23 proposed Project would take place in an area that would be largely paved, which  
24 effectively would serve as an impermeable surface barrier above any soil contamination  
25 that remained in place after construction.

26 **Impact Determination**

27 Soil remediation during construction and the placement of an impermeable layer (paving)  
28 over the Project site would prevent exposure of contaminated soils during operation of  
29 the proposed Project. Accordingly, operation of the proposed Project would have less  
30 than significant impacts related to exposure of contaminated soils.

31 *Mitigation Measures*

32 No mitigation is required.

33 *Residual Impacts*

34 Less than significant impact.

35 **Impact WR-7b: Operation of the proposed Project would not cause changes**  
36 **in the rate or direction of movement of existing groundwater contaminants,**  
37 **expansion of the area affected by contaminants, or increased level of**  
38 **groundwater contamination, which would increase risk of harm to humans.**

39 Soil and groundwater at the Project site and relocation areas have been affected by  
40 hazardous substances and petroleum products as a result of past industrial uses.

1 Operation of the proposed Project would take place in an area that would be largely  
2 paved, which effectively would serve as an impermeable surface barrier above any soil or  
3 groundwater contamination. Any additional runoff resulting from the proposed Project  
4 would be treated and mitigated onsite and would not permeate the soil or enter the  
5 groundwater. In addition, the controls described in Impact WR-1b would limit the  
6 possibility of site contaminants entering the groundwater, and no subsurface operations  
7 would take place. Consequently, the proposed Project is not expected to change the rate,  
8 direction, or extent of existing groundwater contamination.

#### 9 **Impact Determination**

10 With implementation of the measures required under existing regulations or included as  
11 part of the proposed Project (as described above), the Project's impacts on the rate,  
12 direction of movement, extent, or magnitude of groundwater contamination would be less  
13 than significant.

#### 14 *Mitigation Measures*

15 No mitigation is required.

#### 16 *Residual Impacts*

17 Less than significant impact.

### 18 **3.12.4.4 Summary of Impact Determinations**

19 A summary of the impact determination for Water Resources is shown in Table 3.12-4.  
20 Significant impacts to groundwater and surface water resources from construction of the  
21 proposed Project were identified. Under Impact WR-1a, construction could create  
22 discharges to the Dominguez Channel as a result of spills, leaks, and erosion, despite the  
23 implementation of standard construction BMPs. These discharges would represent a  
24 significant impact. Construction impacts WR 2a through WR-4a, as well as WR-6a and  
25 WR-7a, were determined to be less than significant, and under Impact WR-5a there  
26 would be no impact. All operational impacts (WR-1b through WR-7b) were determined  
27 to be less than significant.

### 28 **3.12.4.5 Mitigation Monitoring**

29 Mitigation monitoring is required for MM WR-1. In addition, the lease requirements for  
30 Site Remediation and Contamination Contingency Plan are included for tracking and  
31 reporting purposes.

1 **Table 3.12-4. Impact Determinations for the Proposed Project.**

Environmental Impacts	Impact Determination	Mitigation Measures	Residual Impacts After Mitigation
<p><b>WR-1a:</b> Construction could create discharges that cause pollution, contamination, or a nuisance as defined in Section 13050 of the California Water Code (CWC) or that cause regulatory standards to be violated, as defined in the applicable NPDES stormwater permits or Water Quality Control Plan for the receiving water body.</p>	<p><b>Significant impact</b></p>	<p><b>MM WR-1:</b> The following measures shall be implemented during the reconstruction of the Dominguez Channel Railroad Bridge</p> <p>No construction materials, equipment, debris, or waste shall be placed or stored where it may be subject to erosion or could flow into the channel. Construction materials shall not be stored in contact with the soil.</p> <p>Floating booms shall be used to assist in containing debris discharged into Dominguez Channel, and any debris discharged shall be removed as soon as possible but no later than the end of each day.</p> <p>A silt curtain shall be utilized to help control turbidity during reconstruction of the Dominguez Channel Bridge. BNSF shall limit, to the greatest extent possible the suspension of benthic sediments into the water column.</p> <p>Reasonable and prudent measures shall be taken to prevent all discharge of fuel or oily waste from heavy machinery or construction equipment or power tools into the Dominguez Channel. Such measures include deployed oil booms and a silt curtain around the proposed construction zone at all times to minimize the spread of any accidental fuel spills, turbid construction-related water discharge, and debris; training construction workers on emergency spill notification procedures; proper storage of fuels and lubricants; and provisions for on-site spill response kits.</p>	<p>Less than significant</p>
<p><b>WR-2a:</b> Construction would not accelerate natural processes of wind and water erosion and sedimentation resulting in sediment runoff or deposition that would not be contained or controlled onsite</p>	<p>Less than significant impact</p>	<p>Mitigation not required</p>	<p>Less than significant impact</p>

Environmental Impacts	Impact Determination	Mitigation Measures	Residual Impacts After Mitigation
<b>WR-3a:</b> Construction would not substantially alter the existing drainage pattern of the site or area in a manner which would produce a substantial change in the current or direction of water flow.	Less than significant impact	Mitigation not required	Less than significant impact
<b>WR-4a:</b> Construction would not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.	Less than significant impact	Mitigation not required	Less than significant impact
<b>WR-5a:</b> Construction would not place within a 100-year floodplain structures which would impede or redirect flood flows or have the potential to harm people or damage property.	No impact	Mitigation not required	No impact
<b>WR-6a:</b> Construction could expose soils containing toxic substances and petroleum hydrocarbons, associated with prior operations, but would not be deleterious to humans, based on regulatory standards established by the lead agency for the site.	Less than significant impact	Mitigation not required	Less than significant impact
<b>WR-7a:</b> Construction would not cause changes in the rate or direction of movement of existing groundwater contaminants, expansion of the area affected by contaminants, or increased level of groundwater contamination, which would increase risk of harm to humans.	Less than significant impact	Mitigation not required	Less than significant impact
<b>WR-1b:</b> Operation would not create discharges that cause pollution, contamination, or a nuisance as defined in Section 13050 of the California Water Code (CWC) or that cause regulatory standards to be violated, as defined in the applicable NPDES stormwater permits or Water Quality	Less than significant impact	Mitigation not required	Less than significant impact

Environmental Impacts	Impact Determination	Mitigation Measures	Residual Impacts After Mitigation
Control Plan for the receiving water body.			
<b>WR-2b:</b> Operation would not accelerate natural processes of wind and water erosion and sedimentation resulting in sediment runoff or deposition that would not be contained or controlled onsite	Less than significant impact	Mitigation not required	Less than significant impact
<b>WR-3b:</b> Operation would not substantially alter the existing drainage pattern of the site or area in a manner which would produce a substantial change in the current or direction of water flow.	Less than significant impact	Mitigation not required	Less than significant impact
<b>WR-4b:</b> Operation would not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.	Less than significant impact	Mitigation not required	Less than significant impact
<b>WR-5b:</b> Operation would not place within a 100-year floodplain structures which would impede or redirect flood flows or have the potential to harm people or damage property.	Less than significant impact	Mitigation not required	Less than significant impact
<b>WR-6b:</b> Operation would not expose soils containing toxic substances and petroleum hydrocarbons, associated with prior operations, which would be deleterious to humans, based on regulatory standards established by the lead agency for the site.	Less than significant impact	Mitigation not required	Less than significant impact
<b>WR-7b:</b> Operation would not cause changes in the rate or direction of movement of existing groundwater contaminants, expansion of the area affected by contaminants, or increased level of groundwater contamination, which would increase risk of harm to humans.	Less than significant impact	Mitigation not required	Less than significant impact

1 **Table 3.12-5. Mitigation Monitoring for Water Resources.**

<p><b>WR-1a: Construction could create discharges that cause pollution, contamination, or a nuisance as defined in Section 13050 of the California Water Code (CWC) or that cause regulatory standards to be violated, as defined in the applicable NPDES stormwater permits or Water Quality Control Plan for the receiving water body.</b></p>	
<p>Mitigation Measures</p>	<p><b>MM WR-1:</b> The following measures shall be implemented during the reconstruction of the Dominguez Channel Railroad Bridge</p> <p>No construction materials, equipment, debris, or waste shall be placed or stored where it may be subject to erosion or could flow into the channel. Construction materials shall not be stored in contact with the soil.</p> <p>Floating booms shall be used to assist in containing debris discharged into Dominguez Channel, and any debris discharged shall be removed as soon as possible but no later than the end of each day.</p> <p>A silt curtain shall be utilized to help control turbidity during reconstruction of the Dominguez Channel Bridge. BNSF shall limit, to the greatest extent possible the suspension of benthic sediments into the water column.</p> <p>Reasonable and prudent measures shall be taken to prevent all discharge of fuel or oily waste from heavy machinery or construction equipment or power tools into the Dominguez Channel. Such measures include deployed oil booms and a silt curtain around the proposed construction zone at all times to minimize the spread of any accidental fuel spills, turbid construction-related water discharge, and debris; training construction workers on emergency spill notification procedures; proper storage of fuels and lubricants; and provisions for on-site spill response kits.</p>
<p>Timing</p>	<p>During the Project Construction period (2013-2015)</p>
<p>Methodology</p>	<p><b>MM WR-1</b> will be required in the contract specifications for construction. LAHD will monitor implementation of mitigation measures during construction.</p>
<p>Responsible Parties</p>	<p>BNSF construction contractor(s) for SCIG and construction contractor(s) for Relocated Tenants will be responsible for implementing the mitigation measures in the contract specifications reviewed and approved by LAHD Environmental Management Division.</p>
<p>Residual Impacts</p>	<p>Less than significant</p>

<p><b>WR-6a: Construction could expose soils containing toxic substances and petroleum hydrocarbons, associated with prior operations, but would not be deleterious to humans, based on regulatory standards established by the lead agency for the site.</b></p>	
<p>Lease Measures</p>	<p><b>Site Remediation Lease Measure.</b> Unless otherwise directed by the lead regulatory agency for any given site, the Tenant shall remediate all contaminated media within proposed Project boundaries that are encountered and managed during demolition and grading activities. Any discolored and/or odorous soil encountered during excavation shall be handled and disposed in compliance with local, state, and federal regulations, as described in Section 3.12.3, and as directed by the Los Angeles Fire Department, DTSC, and/or RWQCB. Excavated contaminated soil shall not be placed in another location on-site; it must be properly disposed of off-site. All imported soil to be used as backfill in excavated areas should be sampled to ensure that the soil is free of contamination. Current Los Angeles Harbor Department import soil guidance documents must be followed and all import soil must meet criteria as defined in those documents. Unless otherwise authorized by the lead regulatory agency for any given site, areas of soil contamination shall be remediated prior to, or in conjunction with, project demolition, grading, and construction.</p> <p>Existing groundwater contamination encountered during the excavation within the boundary of the proposed Project shall continue to be monitored and remediated, simultaneous and/or subsequent to site redevelopment, in accordance with direction provided by the RWQCB or lead regulatory agency.</p> <p><b>Contamination Contingency Plan Lease Measure.</b> The following contingency plan shall be implemented by the Tenant to address previously unknown contamination during demolition, grading, and construction:</p> <ol style="list-style-type: none"> <li>a. All excavation and filling operations within the boundaries of the construction area shall be observed for the presence of free petroleum products, chemicals, or otherwise chemically impacted soil (CIS). Deeply discolored soil, suspected contaminated soil, or soil registering greater than 50 ppmv when measured with a photoionization detector (PID) or organic vapor analyzer (OVA) shall be segregated from clean soil. In the event unexpected suspected chemically impacted material (soil or water) is encountered during construction, the contractor shall notify the Los Angeles Harbor Department's Chief Harbor Engineer and Director of Environmental Management (EMD). Harbor Department EMD personnel shall confirm the presence of the suspect material and direct the contractor to remove, stockpile or contain, and characterize the suspect material(s). Continued work at a contaminated site shall require the approval of the Chief Harbor Engineer.</li> <li>b. A photoionization detector (or other similar devices) shall be present during grading and excavation of suspected chemically impacted soil.</li> <li>c. Excavation of VOC-impacted soil (defined as soil which registers a concentration of 50 ppm or greater of Volatile Organic Compounds as measured before suppression materials have been applied and at a distance of no more than three inches from the surface of the excavated soil</li> </ol>



	<p>with an organic vapor analyzer calibrated with hexane) will require the Tenant to obtain and comply with a South Coast Air Quality Management District Rule 1166 permit.</p> <ul style="list-style-type: none"> <li>d. The remedial option(s) selected shall be dependent upon a number of criteria (including but not limited to types of chemical constituents, concentration of the chemicals, health and safety issues, time constraints, cost, etc.) and shall be determined on a site-specific basis. Both off-site and on-site remedial options shall be evaluated.</li> <li>e. The extent of removal actions shall be determined on a site-specific basis. At a minimum, the chemically impacted area(s) within the boundaries of the construction area shall be remediated to the satisfaction of the lead regulatory agency for the site and/or to ensure protection of project workers. The Port Project Manager overseeing removal actions shall inform the contractor when the removal action is complete.</li> <li>f. Copies of hazardous waste manifests or other documents indicating the amount, nature, and disposition of such materials shall be submitted to the Chief Harbor Engineer within 30 days of project completion.</li> <li>g. In the event that contaminated soil is encountered, all on-site personnel handling or working in the vicinity of the contaminated material shall be trained in accordance with Occupational Safety and Health and Administration (OSHA) regulations for hazardous waste operations. These regulations are based on CFR 1910.120 (e) and 8 CCR 5192, which states that “general site workers” shall receive a minimum of 40 hours of classroom training and a minimum of three days of field training. This training provides precautions and protective measures to reduce or eliminate hazardous materials/waste hazards at the work place.</li> <li>h. In cases where potential chemically impacted soil is encountered, a real-time aerosol monitor shall be placed on the prevailing downwind side of the impacted soil area to monitor for airborne particulate emissions during soil excavation and handling activities.</li> <li>i. All excavations shall be filled with structurally suitable fill material which is free from contamination (i.e., meets the criteria in current LAHD import soil guidance documents).</li> </ul>
Timing	During the Project Construction period (2013-2015)
Methodology	Lease measures will be required in the contract specifications for construction. LAHD will monitor implementation of mitigation measures during construction.
Responsible Parties	BNSF construction contractor(s) for SCIG and construction contractor(s) for Relocated Tenants will be responsible for implementing the lease measures in the contract specifications reviewed and approved by LAHD Environmental Management Division.
Residual Impacts	Less than significant

1 **3.12.5 Significant Unavoidable Impacts**

2 No significant unavoidable impacts associated with groundwater and surface water  
3 resources would occur during construction or operation of the proposed Project or any  
4 alternatives.

5