3.6 Hazards and Hazardous Materials

Section 3.6, Hazards and Hazardous Materials, evaluates the impacts of the proposed project on hazards and hazardous materials and includes the following information:

- A description of the existing hazards and hazardous materials conditions within the project site.
- A discussion of the applicable federal, state, and local policies regulations.
- An analysis of the impacts associated with hazards and hazardous materials.
- A description of mitigation measures proposed to reduce impacts.
- A discussion of whether the project would contribute to cumulative impacts.

3.6.1 Introduction

This section provides an assessment of impacts related to hazards and hazardous materials that would result from the project. Hazards addressed in this section include exposure to hazardous materials from legacy contaminants in subsurface soils and groundwater, hazards associated with demolition activities, use of hazardous materials during construction, and releases of hazardous materials during construction and operation. Refer to Section 3.2, Air Quality, for discussion of toxic air contaminants and Section 3.8, Hydrology and Water Quality, for a discussion of effects on water quality.

The analysis contained in this section is based upon literature review, previously prepared reports, and the Phase I Environmental Site Assessment (Phase I) prepared by Environmental Management Strategies, Incorporated, August 17, 2001 (EMS 2001) (Appendix H1), the EDR radius search report dated September 26, 2006 (Appendix H2), the Phase I Environmental Site Assessment, prepared by ATC, October 13, 2010, covering a portion of the project site (ATC 2010) (Appendix H3), and the Phase I Environmental Site Assessment (Phase I) prepared by Partner Engineering and Science, Incorporated, August 22, 2016 (Appendix H4). In addition, an updated review of available environmental release databases was conducted to verify previous collected data.

3.6.2 Environmental Setting

Definitions

A “hazardous material” is defined in the State Health and Safety Code (Chapter 6.95, Section 25501(n)) as any material that, because of quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment. Materials and waste are generally considered hazardous if they are poisonous (toxicity), can be ignited by open flame (ignitability), corrode other materials (corrosivity), or react violently or explode or generate vapors when mixed with water (reactivity).

A hazardous waste, for the purpose of this EIR, is any hazardous material that is abandoned, discarded, or recycled, as defined in the State Health and Safety Code (Chapter 6.95,
Section 25125). The transportation, use, and disposal of hazardous materials, as well as the releases of hazardous materials to the environment, are closely regulated through many state and federal laws.

**Potential Receptors/Exposure**

The sensitivity of potential receptors in the areas of known or potential hazardous materials contamination is dependent on several factors, the primary factor being the potential pathway for human exposure. Exposure pathways include external exposure, inhalation, and ingestion of contaminated soil, air, water, or food. The magnitude, frequency, and duration of human exposure can cause a variety of health effects, from short-term acute symptoms to long-term chronic effects.

**Hazardous Building Materials**

Development and redevelopment projects often involve the need to demolish existing older structures. Many older buildings contain building materials that consist of hazardous materials. Hazardous building materials typically include lead-based paint, asbestos-containing materials (ACM), and polychlorinated biphenyls (PCBs).

Prior to the U.S. Environmental Protection Agency (USEPA) ban in 1978, lead-based paint was commonly used on interior and exterior surfaces of buildings. When lead-based paint remains contained, it presents no significant health risk, however, though such disturbances as sanding and scraping activities, renovation work, gradual wear and tear, old peeling paint, and paint dust particulates, lead may contaminate surface soils or migrate and affect indoor air quality. Exposure to residual lead can cause severe adverse health effects especially in children. Please see Draft EIR Section 3, Air Quality, for additional details regarding the health effects associated with lead.

Asbestos is a naturally occurring fibrous material that was extensively used as a fireproofing and insulating agent in building construction materials before such uses were banned by the USEPA in the 1970s. Asbestos-containing materials (ACMs) were commonly used for insulation of heating ducts as well as ceiling and floor tiles. Similar to lead-based paint, ACMs contained within building materials present no significant health risk because there is no exposure pathway. However, once these tiny fibers are disturbed, they can become airborne and become a respiratory hazard. The fibers are very small and cannot be seen with the naked eye. Once they are inhaled, they can become lodged into the lungs, and may cause cancer, lung disease or other pulmonary complications.

PCBs are organic oils that were formerly used primarily as insulators in many types of electrical equipment, including transformers and capacitors. After PCBs were determined to be a carcinogen in the mid to late 1970s, the USEPA banned PCB use in most new equipment and began a program to phase out certain existing PCB-containing equipment. Fluorescent lighting ballasts manufactured after January 1, 1978, do not contain PCBs and are required to have a label clearly stating that PCBs are not present in the unit. Chronic (long-term) exposure to some PCB formulations by inhalation in humans results in respiratory tract symptoms, gastrointestinal effects, mild liver effects, and effects on the skin and eyes such as chloracne, skin rashes, and eye irritation. Epidemiological studies indicate an association between dietary PCB exposures and
developmental effects. Human studies provide inconclusive, yet suggestive, evidence of an association between PCBs exposure and cancer. Animal studies have reported an increase in liver tumors in rats and mice exposed orally to all tested PCB formulations. EPA has classified PCBs as a Group B2, probable human carcinogen.

Regional and Local Setting

The project site and vicinity is characterized by a mix of land uses, including commercial and office, but primarily detached single-family residential and a few apartments. Commercial land uses, and to a lesser degree, residential land uses often include hazardous materials such as petroleum fuels, oils, solvents, and pesticides. These hazardous materials can be stored in small containers or even in bulk quantities within underground storage tanks. It is very common, especially when underground storage tanks are involved for unauthorized releases of hazardous materials to occur and affect underlying soil and groundwater. In general, sources of hazardous materials include sites that have had or currently have underground fuel storage tanks such as gasoline service stations and commercial uses that handle solvents or other hazardous materials such as dry cleaners.

According to the 2001 and 2010 Phase I Environmental Site Assessments conducted for the project site, there were no identified recognized environmental conditions found for the project site (EMS 2001 and ATC 2010). However, the 2001 Phase I report did note that there were two service stations located south of the project site on the corners of the intersection of W 182nd Street and Hawthorne Boulevard. However, both of these leaking underground fuel tanks (LUFT) sites are currently listed as closed cases indicating that no further threat to human health or the environment remains (SWRCB 2016).

A regulatory database search of existing sites within and immediately adjacent to the project site was conducted for the purpose of this analysis. A 1,000-foot buffer was chosen considering the general use of hazardous materials in the project site and surroundings, the size of the project site, and the 1,000-foot radius would ensure that it is sufficient to capture hazmat impacts on the project. The database search involved a search of the Department of Toxic Substances Control (DTSC) (EnviroStor) and State Water Resources Control Board (SWRCB) (GeoTracker) environmental databases for sites with documented use, storage, or release of hazardous materials or petroleum products (DTSC 2016 and SWRCB 2016).

The GeoTracker database includes sites found on what are identified as Spills, Leaks, Investigations, and Cleanups (SLIC) sites (generally non-petroleum related releases) as well as the Leaking Underground Fuel Tank (LUFT) program, both of which are overseen by the Regional Water Quality Control Board (RWQCB). The database search identified two sites located within 1,000 feet of the project site: Southbay Place/Classic Cleaners evaluation located at 4427 Redondo Beach Place and a LUFT site, Triangle Shopping Center located at 2323 Hawthorne Boulevard (DTSC 2016 and SWRCB 2016). The Southbay Place/Classic Cleaners

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1 Recognized environmental conditions is a standard term for Phase I Investigations and is defined “in ASTM International E1527-13 as ‘the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.’”
site is being overseen by the Los Angeles County Fire Department, Health Hazardous Materials Division, Site Mitigation Unit, and there was notification by this agency that it was entering into a remedial action agreement in January 2000. The Triangle Shopping Center is listed as a closed LUFT site indicating that no further threat to human health or the environment remains.

The project site address is listed as a cleanup program site that is currently inactive and as of 2010 was considered not ready for closure (SWRCB 2016). However, this database entry refers to this case as the “southern shopping center.” According to the 2001 Phase I, this entry is related and probably a duplicate entry of a former underground storage tank associated with a former Tires Battery and Accessories business that was removed and received a closure letter from the RWQCB (EMS 2001 and SWRCB 2016).

The Envirostor database identified, no Superfund sites, State Response Sites, Voluntary Cleanup Sites, Military evaluations, or School Cleanup sites located within the project site and surroundings (DTSC 2016).

### 3.6.3 Regulatory Framework

This section describes the federal, state, and local laws and regulations relevant to the storage, handling, transportation, and disposal of hazardous materials and other hazards discussed in this section.

**Federal Regulations**

**Comprehensive Environmental Compensation Response and Liability Act. Superfund Amendments and Reauthorization Act of 1986 (42 USC Section 9601 et seq.)**

The Comprehensive Environmental Response Compensation and Liability Act, also known as Superfund, provides for the response and cleanup of hazardous substances that may endanger public health or the environment. The Superfund Amendments and Reauthorization Act (SARA) amended Superfund to increase state involvement and required Superfund actions to consider state environmental laws and regulations. SARA also established a regulatory program for the Emergency Planning and Community Right-to-Know Act otherwise known as Title III. Title III requires states to establish a process for developing local chemical emergency preparedness programs and to receive and disseminate information on hazardous substances present at facilities in local communities. The law provides primarily for planning, reporting, and notification concerning hazardous substances. Key provisions require notification when extremely hazardous substances are present above their threshold planning quantities; immediate notification to the local emergency planning committee and the state emergency response commission when a hazardous material is released in excess of its reportable quantity; and that material safety data sheets for all hazardous materials or a list of all hazardous materials be submitted to the state and local emergency planning agencies and local fire department.

**Clean Air Act (42 USC 7401 et seq. as amended)**

Regulations under the Clean Air Act are designed to prevent accidental releases of hazardous materials. The regulations require facilities that store a threshold quantity or greater of listed
regulated substances to develop a risk management plan, including hazard assessments and response programs to prevent accidental releases of listed chemicals.

**Toxic Substances Control Act (15 USC 2605)/Resource Conservation and Recovery Act (42 USC 6901 et seq.)/Hazardous and Solid Waste Act**

The Federal Toxic Substances Control Act (1976) and the Resource Conservation and Recovery Act of 1976 established a program administered by the USEPA for the regulation of the generation, transportation, treatment, storage, and disposal of hazardous waste. The Resource Conservation and Recovery Act was amended in 1984 by the Hazardous and Solid Waste Act, which affirmed and extended the “cradle to grave” system of regulating hazardous wastes.


The U.S. Department of Transportation, in conjunction with the USEPA, is responsible for enforcement and implementation of federal laws and regulations pertaining to transportation of hazardous materials. The Hazardous Materials Transportation Act directs the U.S. Department of Transportation to establish criteria and regulations regarding the safe storage and transportation of hazardous materials. Code of Federal Regulations (CFR) 49, 171–180 and Title 13 California Code of Regulations, regulates the transportation of hazardous materials, types of material defined as hazardous, and the marking of vehicles transporting hazardous materials. It requires that every employee who transports hazardous materials receive training to recognize and identify hazardous materials and become familiar with hazard materials requirements. Carriers are required to report accidental releases of hazardous materials to USDOT at the earliest practical moment. Other incidents must be reported include deaths, injuries requiring hospitalization, and property damage exceeding $50,000. The CHP and California Department of Transportation (Caltrans) are the state agencies with primary responsibility for enforcing federal and state regulations related to transportation within California. These agencies respond to hazardous materials transportation emergencies. Together, these agencies determine container types to be used and grant licenses to hazardous waste haulers for hazardous waste transportation on public roads.

**Occupational Safety and Health Administration, Title 29 CFR 1910**

The Occupational Safety and Health Administration’s (OSHA) mission is to ensure the safety and health of America’s workers by setting and enforcing standards; providing training, outreach, and education; establishing partnerships; and encouraging continual improvement in workplace safety and health. The OSHA staff establishes and enforces protective standards and reaches out to employers and employees through technical assistance and consultation programs. The Occupational Safety and Health Act of 1970 (Title 8 CCR) is implemented by the California Department of Occupational Safety and Health Administration (Cal/OSHA), which has primary responsibility for developing and enforcing standards for safe workplaces and work practices in California. For example, under Title 8 CCR 5194 (Hazard Communication Standard), construction workers must be informed about hazardous substances that may be encountered. Compliance with Injury Illness Prevention Program (IIPP) requirements (Title 8 CCR 3203) would ensure that workers are properly trained to recognize workplace hazards and to take
appropriate steps to reduce potential risks due to such hazards. This would be relevant if previously unidentified contamination or buried hazards are encountered. If additional investigation or remediation is determined to be necessary, compliance with Cal/OSHA standards for hazardous waste operations (Title 8 CCR 5192) would be required for those individuals involved in the investigation or cleanup work. A Site Health and Safety Plan must be prepared prior to commencing any work at a contaminated site or involving disturbance of building materials containing hazardous substances, to protect workers from exposure to potential hazards.

**State Regulations**

*Health and Safety Code, Section 25249.5 et seq. Safe Drinking Water and Toxics Enforcement Act, Proposition 65*

This law identifies chemicals that cause cancer and reproductive toxicity, provides information for the public, and prevents discharge of the chemicals into sources of drinking water. Lists of the chemicals of concern are published and updated periodically. Businesses are required to notify Californians about the chemicals in products they purchase, in the workplace, or that are released to the environment. By providing this information, individuals are able to make informed decisions about protecting themselves from exposure to these chemicals.

*Health and Safety Code, Section 25500 et seq.*

This code and the related regulations in 19 CCR 2620, et seq., require local governments to regulate local business storage of hazardous materials in excess of certain quantities. The law also requires that entities storing hazardous materials be prepared to respond to releases. Those using and storing hazardous materials are required to submit a Hazardous Materials Business Plan (HMBP) to their local Certified Unified Program Agency (CUPA) and to report releases to their CUPA and the State Office of Emergency Services.

*Health and Safety Code, Section 25531 et seq.*

This code and the California Accidental Release Program regulate the registration and handling of regulated substances. Regulated substances are any chemicals designated as an extremely hazardous substance by the USEPA as part of its implementation of SARA Title III. Health and Safety Code Section 25531 overlaps or duplicates some of the requirements of SARA and the Clean Air Act. Facilities handling or storing regulated substances at or above threshold reportable quantities must register with their local CUPA and prepare a risk management plan.

*Hazardous Materials Release Response Plans and Inventory Act of 1985*

The Hazardous Materials Release Response Plans and Inventory Act, also known as the Business Plan Act, requires businesses using hazardous materials to prepare a plan that describes their facilities, inventories, emergency response plans, and training programs. Business plans contain basic information on the location, type, quantity, and health risks of hazardous materials stored, used, or disposed.

*Hazardous Waste Control Act*

The Hazardous Waste Control Act created the State hazardous waste management program, which is similar to but more stringent than federal Resource Conservation and Recovery Act
program. The act is implemented by regulations contained in Title 26 of the CCR, which describes the following required aspects for the proper management of hazardous waste: identification and classification; generation and transportation; design and permitting of recycling treatment, storage and disposal facilities; operation of facilities and staff training; and closure of facilities and liability requirements. These regulations list more than 800 materials that may be hazardous and establish criteria for identifying, packaging, and disposing of such waste. Under the Hazardous Waste Control Act and Title 26, the generator of hazardous waste must complete a manifest that accompanies the waste from generator to transporter to the ultimate disposal location. Copies of the manifest must be filed with the DTSC.

**Unified Hazardous Waste and Hazardous Materials Management Regulatory Program (Unified Program)**

This program requires the administrative consolidation of six hazardous materials and waste programs (Program Elements) under one agency, a CUPA. The following Program Elements are consolidated under the Unified Program:

- Hazardous Waste Generator and On-site Hazardous Waste Treatment Programs (a.k.a., Tiered Permitting)
- Above-ground Petroleum Storage Tanks
- Hazardous Materials Release Response Plans and Inventory Program (a.k.a. Hazardous Materials Disclosure or “Community-Right-To-Know”)
- California Accidental Release Prevention Program
- UST Program
- Uniform Fire Code Plans and Inventory Requirements

The Unified Program is intended to provide relief to businesses complying with the overlapping and sometimes conflicting requirements of formerly independently managed programs. The Unified Program is implemented at the local government level by CUPAs. Some CUPAs have contractual agreements with another local agency, a participating agency, which implements one or more Program Elements in coordination with the CUPA. The Los Angeles County Fire Department Health Hazardous Materials Division (HHMD) is the CUPA responsible for Unified Program for hazardous materials.

**Asbestos**

Prior to renovation or demolition of buildings containing asbestos, contractors licensed to conduct asbestos abatement work must be retained. Asbestos abatement contractors must follow state regulations contained in 8 CCR 1529, and 8 CCR 341.6 through 341.14 where there is asbestos-related work involving 100 square feet or more of asbestos-containing material. The South Coast Air Quality Management District (SCAQMD) and the California Occupational Safety and Health Administration (Cal/OSHA) must be notified 10 days prior to initiating construction and demolition activities. Asbestos encountered during demolition of an existing building must be transported and disposed of at an appropriate facility. The contractor and hauler of the material are required to file a Hazardous Waste Manifest that details the hauling of the material from the site and the disposal of it. Section 19827.5 of the California Health and Safety Code, adopted
January 1, 1991, requires that local agencies not issue demolition or alteration permits until an applicant has demonstrated compliance with notification requirements under applicable federal regulations regarding hazardous air pollutants, including asbestos.

SCAQMD Rule 1403 (Asbestos Emissions from Demolition/Renovation Activities) specifies work practices to limit asbestos emissions from building demolition and renovation activities including the removal and disturbance of asbestos-containing material (ACM). This rule is generally designed to protect uses surrounding demolition or renovation activities from exposure to asbestos emissions. Rule 1403 requires of any facility being demolished or renovated for the presence of all friable and Class I and II non-friable ACM. Rule 1403 also establishes notification procedures, removal procedures, handling operations, and warning label requirements. Approved procedures for ACM removal to protect surrounding uses identified in Rule 1403 include HEPA filtration, the glovebag method, wetting, and some methods of dry removal.

**Polychlorinated Biphenyls**

In 1979, the USEPA banned the use of PCBs in most new electrical equipment and began a program to phase out certain existing PCB-containing equipment. The use and management of PCBs in electrical equipment is regulated pursuant to the Toxic Substances Control Act, 15 USC § 2601 et seq. The Toxic Substances Control Act and its implementing regulations generally require labeling and periodic inspection of certain types of PCB equipment and set forth detailed safeguards to be followed for disposal of such items.

**Lead and Lead-Based Paint**

Regulations to manage and control exposure to lead-based paint are described in CFR Title 29, Section 1926.62 and CCR Title 8 Section 1532.1. These regulations cover the demolition, removal, cleanup, transportation, storage, and disposal of lead-containing material. The regulations outline the permissible exposure limit, protective measures, monitoring, and compliance to ensure the safety of construction workers exposed to lead-based materials. Cal/OSHA’s Lead in Construction Standard requires project proponents to develop and implement a lead compliance plan when lead-based paint would be disturbed during construction. The plan must describe activities that could emit lead, methods for complying with the standard, safe work practices, and a plan to protect workers from exposure to lead during construction activities. Cal/OSHA requires 24-hour notification if more than 100 square feet of lead-based paint would be disturbed.

**Waste Classification Criteria**

In accordance with Title 22 of the CCR Section 66261.20 et seq., excavated soil is classified as a hazardous waste if it exhibits the characteristics of ignitability, corrosivity, reactivity, and/or toxicity. A waste is considered toxic in accordance with 22 CCR 66261.24 if it contains:

- total concentrations of certain substances at concentrations greater than the Total Threshold Limit Concentration (TTLC);
- soluble concentrations greater than the Soluble Threshold Limit Concentration (STLC);
- soluble concentrations of certain substances greater than federal toxicity regulatory levels using the Toxicity Characteristic Leaching Procedure (TCLP); or
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- specified carcinogenic substances at a single or combined concentration of 0.001 percent.

State and federal regulations consider waste to be hazardous if the soluble concentration exceeds the federal regulatory level as determined by the TCLP. Because the TCLP involves a 20-to-1 dilution of the sample, the total concentration of a substance in the soil would need to exceed 20 times the regulatory level for the soluble concentration to exceed the regulatory level in the extract. A waste is also considered hazardous under state regulations if the soluble contaminant concentration exceeds the STLC as determined by the waste extraction test method. Because the waste extraction test analysis is performed using a 10-to-1 dilution of the sample, the total concentration of a substance would need to exceed 10 times the STLC for the soluble concentration to possibly exceed the STLC in the extract. A waste may also be classified as toxic if testing indicates toxicity greater than the specified criteria. Soil that is not classified as a hazardous waste can be accepted at a Class II or Class III designated landfill, depending on the waste acceptance criteria for the specific landfill.

**California Office of Emergency Services**

In order to protect the public health and safety and the environment, the California Office of Emergency Services is responsible for establishing and managing statewide standards for business and area plans relating to the handling and release or threatened release of hazardous materials. Basic information on hazardous materials handled, used, stored, or disposed of (including location, type, quantity, and the health risks) needs to be available to firefighters and public safety officers, and the needs of regulatory agencies must be included in business plans in order to prevent or mitigate the damage to the health and safety of persons and the environment from the release or threatened release of these materials into the workplace and environment. These regulations are covered under Chapter 6.95 of the California Health and Safety Code Article 1–Hazardous Materials Release Response and Inventory Program (Sections 25500 to 25520) and Article 2–Hazardous Materials Management (Sections 25531 to 25543.3).

**Utility Notification Requirements**

Title 8, Section1541 of the CCR requires excavators to determine the approximate locations of subsurface installations such as sewer, telephone, fuel, electric, and water lines (or any other subsurface installations that may reasonably be encountered during excavation work) prior to opening an excavation. The California Government Code (Sections 4216 et seq.) requires owners and operators of underground utilities to become members of and participate in a regional notification center. According to §4216.1, operators of subsurface installations who are members of, participate in, and share in the costs of a regional notification center are in compliance with this section of the code. Underground Services Alert of Northern California (known as USA North) receives planned excavation reports from public and private excavators and transmits those reports to all participating members of USA North that may have underground facilities at the location of excavation. Members will mark or stake their facilities, provide information, or give clearance to dig (USA North 2011).
**Uniform Fire Code**

The Uniform Fire Code, Article 80, includes specific requirements for the safe storage and handling of hazardous materials. These requirements reduce the risk of a release of hazardous materials and for mixing of incompatible chemicals, and specify the following specific design features to reduce the risk of a release of hazardous materials that could affect public health or the environment:

- Separation of incompatible materials with a noncombustible partition.
- Spill control in all storage, handling, and dispensing areas.
- Separate secondary containment for each chemical storage system. The secondary containment must hold the entire contents of the tank, plus the volume of water needed to supply the fire suppression system for a period of 20 minutes in the event of a catastrophic spill.

**California Occupational Safety and Health Administration**

Cal/OSHA is the primary agency responsible for worker safety in the handling and use of chemicals in the workplace. Cal/OSHA standards are generally more stringent than federal regulations. The employer is required to monitor worker exposure to listed hazardous substances and notify workers of exposure (8 CCR Sections 337-340). The regulations specify requirements for employee training, availability of safety equipment, accident-prevention programs, and hazardous substance exposure warnings.

**California Highway Patrol**

A valid Hazardous Materials Transportation License, issued by the California Highway Patrol, is required by the laws and regulations of State of California Vehicle Code Section 3200.5 for transportation of hazardous materials shipments for which the display of placards is required by State regulations; or hazardous materials shipments of more than 500 pounds, which would require placards if shipping greater amounts in the same manner.

Additional requirements on the transportation of explosives, inhalation hazards, and radioactive materials are enforced by the California Highway Patrol under the authority of the State Vehicle Code. Transportation of explosives generally requires consistency with additional rules and regulations for routing, safe stopping distances, and inspection stops (Title 14, CCR, Chapter 6, Article 1, Sections 1150-1152.10). Inhalation hazards face similar, more restrictive rules and regulations (Title 13, CCR, Chapter 6, Article 2.5, Sections 1157-1157.8.)

**Regional**

**Los Angeles Regional Water Quality Control Board**

The Los Angeles RWQCB is the enforcing agency for the protection and restoration of water resources, including remediation of unauthorized releases of hazardous substances in soil and groundwater. The UST Section directs environmental cleanup activities at leaking UST sites. Such sites include active and inactive gasoline stations, agricultural sites, brownfield redevelopment sites, airports, bulk petrochemical storage terminals, pipeline facilities, and
various chemical and industrial facilities. The Site Cleanup Section oversees activities at non-
UST sites where soil or groundwater contamination have occurred. Many of these sites are former
industrial facilities and dry cleaners, where chlorinated solvents were spilled, or have leaked into
the soil or groundwater.

**South Coast Air Quality Management District**

The SCAQMD works with the California Air Resources Board (ARB) and is responsible for
developing and implementing rules and regulations regarding air toxics on a local level. The
SCAQMD establishes permitting requirements, inspects emission sources, and enforces measures
through educational programs and/or fines. Rule 1150.1, Control of Gaseous Emissions from
Municipal Solid Waste Landfills (amended April 1, 2011) establishes criteria for monitoring
methane emissions from active and inactive landfills, action levels, and mitigations.

**County of Los Angeles**

**Health Hazardous Materials Division (HHMD)**

The Los Angeles County Fire Department HHMD is the CUPA responsible for Unified Program
for hazardous materials. As part of the Unified Program, the HHMD provides oversight and
enforcement of applicable regulations on above-ground petroleum tanks, hazardous waste,
hazardous materials, underground storage tanks, and implements Cal-ARP regulations that are
designed to prevent accidental releases of hazardous materials. Any business that handles a
hazardous material and/or hazardous waste of quantities at any one time during a year equal to or
greater than a total volume of 55 gallons, a total weight of 500 pounds, or 200 cubic feet of a
compressed gas, is a hazardous materials “handler” and must report Owner/Operator, Business
Activities, Inventory, Site Map, and Emergency Response and Contingency Plan and Employee
Training Plan information in the California Environmental Reporting System (CERS).

3.6.4 Impacts and Mitigation Measures

**Methodology**

The proposed project was analyzed to determine if any impacts related to hazards and hazardous
materials would occur as a result of construction and operations on the project site, and if those
impacts would be considered significant under the California Environmental Quality Act (CEQA)
as defined in the Thresholds of Significance described below.

**Thresholds of Significance**

The proposed project would result in significant impacts to hazards and hazardous materials if it
would:

- Create a significant hazard to the public or the environment through the routine transport, use,
or disposal of hazardous materials. (See Impact HAZ-1.)
- Create a significant hazard to the public or the environment through reasonably foreseeable
upset and accident conditions involving the release of hazardous materials into the
environment. (See Impact HAZ-2.)
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- Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment. (See Impact HAZ-3.)

The Initial Study/Notice of Preparation (IS/NOP) (Appendix A) found that the project would not Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school. The nearest existing schools to the project site are Washington Elementary School and Adams Middle School located approximately 0.35 mile southwest of the project site. Therefore, no further analysis of the significance criteria on the project site is included in the Draft EIR. The Initial Study/NOP (Appendix A) found that the project is not located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, resulting in a safety hazard for people residing or working in the area. The nearest public-use airports to the project site are the Hawthorne Municipal Airport approximately 3.5 miles north of the site. Therefore, no further analysis of the significance criteria on the project site is included in the Draft EIR. The Initial Study/NOP (Appendix A) found that the project is not located within the vicinity of a private airstrip resulting in a safety hazard for people residing or working in the area. The nearest private airstrip to the project site is the Goodyear Blimp Base Airport approximately 5 miles southeast of the project site. Therefore, no further analysis of the significance criteria on the project site is included in the Draft EIR. The Initial Study/NOP (Appendix A) found that the project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, because the project would not stage or store construction materials or construction equipment on public roadways. Therefore, no further analysis of the significance criteria on the project site is included in the Draft EIR. Lastly, the Initial Study/NOP (Appendix A) found the project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands, because the project site is not located within a Fire Hazard Severity Zone mapped by the California Department of Forestry and Fire Prevention and is not located within a wildland area or an urban-wildland interface zone. Therefore, no further analysis of the significance criteria on the project site is included in the Draft EIR.

Impacts and Mitigation

Impact HAZ-1: The project would not create a significant hazard to the public or the environment from the routine transport, use, and disposal of hazardous materials during construction and operation.

Construction

Existing structures on the project site have the potential to contain hazardous materials such as lead-based paint, ACMs, and PCBs.

Exposure to lead can cause serious adverse health effects. Lead-based paint and other lead-containing materials associated with the proposed project would be handled in compliance with California Occupational Safety and Health Administration (Cal/OSHA) regulations regarding lead-based paints and materials. The California Code of Regulations, Section 1532.1, requires testing, monitoring, containment, and disposal of lead-based paints and materials, such that
exposure levels do not exceed Cal/OSHA standards. Compliance with applicable standards would ensure impacts related to hazardous materials are less than significant.

Friable asbestos (ACM) is regulated as a hazardous air pollutant under the Clean Air Act and ACMs, as a worker safety hazard, is regulated under the authority of Cal/OSHA and by SCAQMD Rule 1403. In structures slated for demolition, any ACMs would be abated in accordance with state and federal regulations prior to the start of demolition or renovation activities and in compliance with all applicable existing rules and regulations, including SCAQMD Rule 1403 (Asbestos Emissions from Demolition/Renovation Activities). SCAQMD Rule 1403 requires work practices that limit asbestos emissions from building demolition and renovation activities, including the removal and disturbance of ACM. This rule is designed to protect uses and persons adjacent to demolition or renovation activity from exposure to asbestos emissions. Rule 1403 requires surveys of any facility being demolished or renovated for the presence of all friable and Class I and II non-friable ACM. Rule 1403 also establishes notification procedures, removal procedures, handling operations, and warning label requirements, including High-efficiency particulate air (HEPA) filtration, the glovebag method, wetting, and some methods of dry removal that must be implemented when disturbing appreciable amounts of ACM (more than 100 square feet of surface area).

Project construction would also include the use of construction machinery that would involve the transport, use, and disposal of hazardous materials such as paints, solvents, oils, grease, and caulking. Additionally, hazardous materials would be needed for fueling and servicing construction equipment on the site. While these types of hazardous materials are not acutely hazardous, all storage, handling, use, and disposal of these materials are regulated by county, state, and federal regulations and compliance with applicable standards discussed in Section 3.6.3 would ensure impacts related to hazardous materials are less than significant.

Fluorescent lighting ballasts manufactured prior to 1978, and electrical transformers, capacitors, and generators manufactured prior to 1977, may contain PCBs. In accordance with the Toxic Substances Control Act and other federal and state regulations, the applicant would be required to properly handle and dispose of electrical equipment and lighting ballasts that contain PCBs, ensuring that impacts would be less than significant.

**Operation**

Once constructed, the proposed project would include the use, storage, and disposal of limited quantities of hazardous materials associated with building maintenance and with retail commercial land uses. As required by law, any business that includes the use, storage, or disposal of hazardous materials must prepare a Hazardous Materials Business Plan (HMBP) that outlines hazardous materials storage and handling, emergency response and notification procedures, and employee health and training requirements. All chemical storage facilities would be designed and constructed in accordance with specific requirements for the safe storage and handling of hazardous materials set forth in Article 80 of the Uniform Fire Code. Some of the Fire Code requirements specifically applicable to the project include spill control in all storage, handling and dispensing areas, separate secondary containment for each chemical storage system, and separation of incompatible materials with a non-combustible partition. These requirements reduce
the potential for a release of hazardous materials and for mixing of incompatible materials that could pose a public health or water quality risk and would reduce the potential for fires and explosions associated with flammables storage.

In addition, the HMBP would include an emergency response/contingency plan specifying procedures to contain a release or threatened release of hazardous materials, as well as required training for employees involved in hazardous materials handling. With compliance with legal requirements for the transport, storage, and disposal of hazardous materials, impacts during project operations would be less than significant.

**Mitigation Measures**

No mitigation is required.

**Residual Impacts**

Impacts would be less than significant.

**Impact HAZ-2: The project would not create a hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.**

**Construction**

Temporary construction activities associated with development of the Project may involve limited quantities of gasoline, diesel fuel, hydraulic fluid, solvents, oils, and paints. These materials would be transported along the roadways and temporarily stored on site. If not managed appropriately, these hazardous materials could be inadvertently released causing adverse effects to construction workers, the public, or the environment. However, containment and spill cleanup is encompassed in the Storm Water Pollution Prevention Plan (SWPPP) required by the National Pollutant Discharge Elimination System (NPDES) Construction General Permit discussed in Section 4.9, *Hydrology and Water Quality*, that would include requirements for best management practices (BMPs) to prevent hazardous materials from being released through upset and accident conditions. Hazardous materials being generated during construction would be disposed of as described in the required SWPPP. Therefore, compliance with existing regulations (NPDES) and those requirements contained in Section 3.6.3 would address potential upsets and accidents and ensure that impacts during construction would be less than significant.

**Operation**

As noted above, proposed commercial uses could include involve the use of hazardous materials. These chemicals could include familiar materials such as toners, paints, lubricants, and kitchen and restroom cleaners as well as relatively small quantities of fuels, oils, and other petroleum-based products. As described above, any businesses that would store hazardous materials and/or waste at its business site would be required to submit a HMBP in accordance with federal, state, and local requirements. Both the federal and state governments require all businesses that handle more than a specified amount of hazardous materials to submit an annual business plan to the local CUPA. With adherence to these existing regulatory requirements, the impacts would be less than significant.
Mitigation Measures

No mitigation is required.

Residual Impacts

Impacts would be less than significant.

Impact HAZ-3: The Project is located on a known hazardous materials site pursuant to Government Code Section 65962.5 and could have a significant impact if it created a significant hazard to the public or the environment as a result.

As noted above in the Section 3.6.2, Environmental Setting, the project site address is listed as a cleanup program site that is currently inactive (SWRCB 2016). However, this database entry refers to this case as the “southern shopping center” and is reportedly associated with the former Robinsons-May department store (EMS 2001). According to the 2001 Phase I, this entry is considered a duplicate entry of a former underground storage tank (UST) associated with a former Tires Battery and Accessories business associated with the Robinsons-May store (EMS 2001). The UST was removed and the subsequent closure of this case by the RWQCB in a closure letter dated June 5, 2009, which indicates that there were no further threats to human health and the environment remaining at this location (SWRCB 2016). As a result, the Phase I concluded that there was no environmental concern related to this database entry (EMS 2001). The current database review conducted for this analysis did not discover any other release incidents or other cases in the vicinity of the site that would indicate a potential for encountering contaminants in subsurface materials during construction (DTSC 2016 and SWRCB 2016). Therefore, the impacts related to the site being on a known release site pursuant to Government Code Section 65962.5 would be less than significant.

Mitigation Measures

No mitigation is required.

Residual Impacts

Impacts would be less than significant.

3.6.5 Cumulative Impacts

Risks associated with hazards and hazardous materials occur largely in a site-specific and localized context as adverse impacts associated with a hazardous materials release or spill diminish in magnitude with distance. Therefore, the geographic scope for cumulative impacts associated with hazards and hazardous materials encompasses the project site and a 0.25-mile radius out from the project site. Releases of hazardous materials tend to be infrequent isolated events when not associated with industrial land uses, which are not substantially present in the area.

With respect to hazardous materials in the environment, effects are generally limited to site-specific conditions and depend on past, present, and future site uses and existing soil and groundwater conditions. Other cumulative projects could be developed on known hazardous...
materials sites where construction activities could disturb legacy contaminants. Beyond the sites identified above within 1,000 feet of the project site, there are others located within the 0.25-mile radius analyzed for cumulative effects. Many of these sites have already received closure letters (i.e., Galleria Carwash at 17111 Hawthorne Boulevard, United Oil #4 at 16926 Hawthorne Boulevard, Standard Oil Station at 4749 Artesia Boulevard, Exxon #7-2515 at 2714 Artesia Boulevard, Unocal #6394 at 4373 182nd Street, and Chevron #9-7824) while others are inactive and need evaluation (i.e., Torrance City Airport). These active projects would undergo their own site-specific review and would be subject to regulatory requirements for site remediation, construction worker health and safety plans, management of hazardous materials in accordance with regulatory requirements. Similarly, some projects could involve the demolition of structures that may contain hazardous building materials, which would be subject to existing regulations requiring appropriate abatement of asbestos, lead-based paint or PCBs.

Similar to the proposed project, the cumulative projects could demolish structures with lead-based paint, ACMs, and PCBs. Any proposed project would have to follow existing regulations such as SCAQMD Rule 1403, Cal/OSHA regulations, and regulations identified in the Toxic Substances Control Act that would reduce cumulative construction hazard impacts associated with lead-based paint, ACMs, and PCBs to less than significant. Because the project and cumulative projects would also be required to comply with these regulations, the project’s incremental contribution to cumulative construction hazard impacts would be less than cumulatively considerable (Impact HAZ-1).

Operational activities associated with cumulative projects as well as the proposed project would include the use, storage and disposal of limited quantities of hazardous materials. As required by law, businesses that include the use, storage or disposal of hazardous materials must prepare a HMBP that outlines hazardous materials storage and handling, emergency response and notification procedures, and employee health and training requirements. Cumulative projects would be required to comply with these requirements, which would result in less than cumulative significant hazard impacts during operational activities. Because the project would also be required to comply with these regulations, the project’s incremental contribution to cumulative operational hazard impacts would be less than cumulatively considerable (Impact HAZ-1).

Construction of the cumulative projects and the proposed project could involve limited quantities of gasoline, diesel fuel, hydraulic fluid, solvents, oils, and paints. Similar to the proposed project, the cumulative projects would be required to comply with the NPDES Construction General Permit and prepare a SWPPP to include BMPs to prevent hazardous materials from being released through upset and accident conditions. Therefore, compliance with the existing regulations, impacts from cumulative projects and the proposed project would be less than significant. As a result, the proposed project’s incremental contribution to cumulative upset and accident conditions during construction activities would be less than cumulatively considerable (Impact HAZ-2).

Operational activities associated with cumulative projects and the proposed project could also create reasonably foreseeable upset and accident conditions that could result in a release of hazardous materials. Cumulative projects and the proposed project could use hazardous materials
such as toners, paints, lubricants, and kitchen and restroom cleaners as well as relatively small quantities of fuels, oils, and other petroleum-based products. Similar to the proposed project, cumulative projects would be required to submit a HMBP in accordance with federal, state, and local requirements to use, handle, or store hazardous materials. Compliance with these regulations by the cumulative projects would reduce upset and accident conditions to less than significant. As a result, the proposed project’s incremental contribution to cumulative upset and accident conditions during operational activities would be less than cumulatively considerable (Impact HAZ-2).

Based on a review of hazardous materials databases, no existing hazardous materials sites are located on or in the immediate vicinity of the project site. There are past hazardous material sites in the vicinity of the project site, but these sites have been investigated and remediated such that the supervising agency has determined no further investigation was required. Therefore, the implementation of the cumulative projects in the immediate vicinity of the project site as well as implementation of the proposed project would result in a less than significant cumulative hazard impact associated with a hazardous materials site. As a result, the proposed project’s incremental contribution to cumulative hazard impacts associated with a hazardous materials site during construction and operations would be less than cumulatively considerable (Impact HAZ-3).

### 3.6.6 Significant Unavoidable Impacts

No significant and unavoidable hazards and hazardous materials impacts were identified.

### 3.6.7 References


