3.7 HAZARDS AND HAZARDOUS MATERIALS

As a result of the analysis undertaken in the Initial Study for the Los Angeles Mission College Facilities Master Plan, the Los Angeles Community College District (LACCD) determined that the proposed project may result in environmental impacts to hazards and hazardous materials.\(^1\) Therefore, this issue is being carried forward for detailed analysis in this EIR. This analysis was undertaken to identify opportunities to avoid, reduce, or otherwise mitigate potential significant impacts to hazards and hazardous materials, as well as to identify potential alternatives.

The analysis of hazards and hazardous materials includes a description of the regulatory framework that guides the decision-making process, existing conditions of the proposed project area, thresholds for determining if the proposed project would result in significant impacts, anticipated impacts (direct, indirect, and cumulative), mitigation measures, and level of significance after mitigation. The potential impacts to hazards and hazardous materials have been analyzed in accordance with the methodologies provided by the Los Angeles Community College District, County of Los Angeles General Plan, City of Los Angeles General Plan, published maps, and available information from the City of Los Angeles.

3.7.1 Setting

3.7.1.1 Regulatory Setting

**Federal**

*Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA)*

CERCLA, also known as Superfund, outlines the potential liability related to the cleanup of hazardous substances, available defenses to such liability, appropriate inquiry into site status under Superfund, and statutory definitions of hazardous substances and petroleum products. The proposed project would be subject to CERCLA for the cleanup of any hazardous substances.

*SARA Amendment and Reauthorization Act Title III (SARA)*

SARA of 1986 is the Emergency Planning and Community Right-to-Know Act.\(^2\) Facilities are required to report the following items on U.S. Environmental Protection Agency (EPA) Form R, the Toxic Chemical Release Inventory Reporting Form: facility identification, off-site locations to which toxic chemicals are transferred in wastes, chemical-specific information, and supplemental information.

Form R requires a facility to list the hazardous substances that are handled on site and to account for the total aggregate releases of listed toxic chemicals for the calendar year. Releases to the

\(^1\) Los Angeles Community College District. 6 July 2006. *Los Angeles Mission College Facilities Master Plan Initial Study.* Prepared by: URS Corporation, 915 Wilshire Blvd., Suite 700, Los Angeles, CA 90017

environment are to include emissions to the air, discharges to surface water, and on-site releases to land and underground injection wells. The proposed project would be subject to SARA for the use, storage, transport, disposal, or release of toxic chemicals.

Resource Conservation and Recovery Act (RCRA)

RCRA was the first major federal act regulating the potential health and environmental problems associated with solid waste hazards and nonhazardous waste. It gave the U.S. EPA the authority to control hazardous waste from the cradle to the grave. RCRA regulates the potential health and environmental problems associated with hazardous and nonhazardous solid waste. RCRA and the implementation regulations developed by the U.S. EPA provide the general framework for the national hazardous and nonhazardous waste management systems. This framework includes the determination of whether hazardous wastes are being generated, techniques for tracking wastes to eventual disposal, and the design and permitting of hazardous waste management facilities.

RCRA amendments enacted in 1986 began the process of eliminating land disposal as the principal hazardous waste disposal method. Hazardous waste regulations promulgated in 1991 address siting, design, construction, operation, monitoring, corrective action, and closure of disposal facilities.

Additional regulations addressing solid waste issues are contained in Title 40, Code of Federal Regulations (CFR), Part 258. The proposed project would be subject to the requirements of RCRA related to the generation, storage, or disposal of hazardous and nonhazardous solid wastes.

State

Hazardous Waste Control Law of 1972

The Hazardous Waste Control Law of 1972 is the original hazardous waste control law in California. This law initiated programs that track hazardous waste generators and their hazardous waste streams and handling practices. The proposed project would be subject to requirements of this law related to the generation, storage, and disposal of hazardous wastes.

Titles 22, 23, and 27 of the California Code of Regulations

In California, Titles 22 and 23 of the California Code of Regulations (CCR) address hazardous materials and wastes. Title 22 defines, categorizes, and lists hazardous materials and wastes. Title 23 addresses public health and safety issues related to hazardous materials and wastes, and it specifies disposal options. Title 27 of the CCR addresses landfill closure standards and landfill-related public health and safety issues. The proposed project would be subject to requirements of this law related to the use, generation, storage, and disposal of hazardous wastes.

California Health and Safety Code, Section 25500 et seq. governs hazardous materials handling, reporting requirements, and local agency surveillance programs. The proposed project would be subject to requirements of this law related to maintaining hazardous material inventories, business plans, and emergency response plans.

Title 8 of the California Code of Regulations

The California Occupational Safety and Health Administration (Cal/OSHA) has established requirements to limit occupational exposure to lead. Construction, alteration and repair work, including demolition, is subject to Title 8, CCR, Section 1532.1 for lead, which outlines permissible exposure limits, exposure assessment requirements, methods of compliance, and necessary respiratory protection and protective clothing. Demolition work associated with construction of the proposed project will be subject to this law.

Regional

Asbestos-Containing Materials (ACMs)

Title 40, CFR, Part 61.145, National Emission Standard for Asbestos, Standard for Demolition and Renovation; and the South Coast Air Quality Management District (SCAQMD) Rule 1403, Asbestos Emissions from Demolition/Renovation Activities, require the following:

The facility must conduct a survey to inspect, identify, and quantify all friable and Class I and Class II nonfriable asbestos-containing materials (ACMs) prior to demolition or restoration.

Proper notification must be submitted to SCAQMD.

An on-site representative must be present during removal, disturbance, and handling of ACMs.

ACMs must be removed in accordance with the required schedule and procedures and following the proper handling operations.

ACMs must be disposed of following proper disposal methodology, including maintaining waste shipment records and using appropriate labeling.

Underground Storage Tanks

The Los Angeles Regional Water Quality Control Board (RWQCB) oversees the Underground Storage Tank (UST) Program for the Los Angeles regional area. Specific areas of concern within the Los Angeles RWQCB jurisdiction are the Los Angeles River Watershed, the San Gabriel River Watershed, and the Los Angeles/Ventura Coastal Area. Regulatory authority for USTs in the proposed project area is held by the Certified Unified Program Agency (CUPA). As part of the CUPA, the City of Los Angeles Fire Department oversees tank monitoring, installation, removal, and site mitigation.
**Contaminated Soil and Groundwater Under California Water Code, Division 7, Section 13304**

The Los Angeles RWQCB oversees investigation and mitigation of sites contaminated from USTs, wells, or other sources. Oversight by the Los Angeles RWQCB is not limited to specific pollutants or specific media but is focused on determining if an unauthorized release may result in pollution of regional water bodies. In addition, SCAQMD Rule 1166 sets control requirements for volatile organic compound (VOC) emissions from excavating, grading, handling, or treating contaminated soil and SCAQMD Rule 1150 requires implementation of an approved Excavation Management Plan for excavations of landfill material. Requirements include development and approval of a mitigation plan, notification to SCAQMD, monitoring, and handling requirements for the contaminated soil. **Underground Storage Tanks** The Los Angeles Regional Water Quality Control Board (RWQCB) oversees the Underground Storage Tank (UST) Program for the Los Angeles regional area. Specific areas of concern within the Los Angeles RWQCB jurisdiction are the Los Angeles River Watershed, the San Gabriel River Watershed, and the Los Angeles/Ventura Coastal Area. Regulatory authority for USTs in the proposed project area is held by the Certified Unified Program Agency (CUPA). As part of the CUPA, the City of Los Angeles Fire Department oversees tank monitoring, installation, removal, and site mitigation.

**Contaminated Soil and Groundwater**

Under California Water Code, Division 7, Section 13304 The Los Angeles RWQCB oversees investigation and mitigation of sites contaminated from USTs, wells, or other sources. Oversight by the Los Angeles RWQCB is not limited to specific pollutants or specific media but is focused on determining if an unauthorized release may result in pollution of regional water bodies. In addition, SCAQMD Rule 1166 sets control requirements for volatile organic compound (VOC) emissions from excavating, grading, handling, or treating contaminated soil and SCAQMD Rule 1150 requires implementation of an approved Excavation Management Plan for excavations of landfill material. Requirements include development and approval of a mitigation plan, notification to SCAQMD, monitoring, and handling requirements for the contaminated soil.

**Local**

Regulatory authority of hazardous materials management in the community of Sylmar, as part of the City of Los Angeles, is held by the Certified Unified Program Agency (CUPA). As part of the CUPA, the Los Angeles Fire Department regulates storage and disposal of hazardous materials through enforcement and education programs. The Fire Department manages the Hazardous Waste Generator Inspection Program and California Accidental Risk Prevention (CalARP) Program, which requires facilities with greater than threshold levels of hazardous materials to file a hazardous materials inventory that includes storage locations and emergency contact information for the facility. The Fire Department oversees the Hazardous Materials Inspection/Business Plan Program to monitor compliance with hazardous materials storage requirements. The Hazardous Materials Division also works with the Department to respond to chemical emergencies to ensure proper containment and clean up.
Regulation 29, CFR, Section 1910.120, Hazardous Waste Operations and Emergency Response, under the authority of the federal Occupational Safety and Health Administration (OSHA) and Cal/OSHA, outlines methods and requirements for workers who handle or are potentially exposed to hazardous wastes and materials.

3.7.1.2 Environmental Setting

The following discussion outlines the environmental setting for hazards and hazardous materials under the Los Angeles Mission College (LAMC) Facilities Master Plan.

**Hazards**

**Aviation Activities**

The closest airport in the vicinity of the LAMC site is approximately four miles to the south. Whiteman Airport is a non-commercial airport (no scheduled passenger service) located one mile east of Los Angeles, has an operating control tower, and has one runway approximately 4,120 feet long x 75 feet wide. Aircraft operations consist of approximately 53% transient general aviation, 47% local general aviation, < 1% air taxi, and < 1% military.\(^3\)

The second closest airport in the vicinity of the LAMC site is approximately 10 miles to the southeast. The Bob Hope Airport (formerly known as the Burbank Airport) is a commercial airport located three miles northwest of the city of Burbank and has an operating control tower. The Bob Hope Airport served 2,761,184 passengers in the calendar year 2005. Aircraft operations consist of approximately 41% commercial, 28% transient general aviation, 25% air taxi, 6% local general aviation and < 1% military.\(^4\)

**Wildland Fires**

There are two distinct components of the fire issue: wildland fires and urban fires. Wildland fires can be naturally caused (e.g., by lightning) or caused by man. Urban fires are almost exclusively a man-made hazard. The urban-wildland interface forms a third, less distinct component, where the natural and urban components merge. Wildland fires are also known as brush or forest fires.

The LAMC campus is located within an urbanized area (e.g., predominantly single-family and multi-family residential), devoid of brush or forested areas. Further to the east are additional residential areas and a golf course. The Angeles National Forest is located approximately two miles east of the LAMC campus.

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Hazardous Materials

A hazardous material is defined as “any material that because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment.”

Envirofacts is a U.S. EPA database that encompasses information about activities that may affect air, water, and land anywhere in the United States. A search of the zip code 91342 was conducted to determine the number of these types of activities in the vicinity of LAMC. Table 3.7-1 reflects the results of that search.

| Table 3.7-1 |
| Results of Envirofacts Search for Zip Code 91342 |
| Facilities that produce and release air pollutants | 7 |
| Facilities that have reported toxic releases | 17 |
| Facilities that have reported hazardous waste activities (made up of the following) | 93 |
| Large quantity generators |
| Small quantity generators |
| Transporters |
| Treatment, storage or disposal facilities |
| Potential hazardous waste sites that are part of Superfund that exist (these sites are not on the National Priority List) | 2 |

Source: [www.epa.gov/enviro](http://www.epa.gov/enviro). Quicksearch - zip code 91342 (August 8, 2006).

LAMC itself was not listed in the Envirofacts database as a business associated with hazardous materials or hazardous waste activities. A preliminary review of the locations of these businesses indicated that none of the facilities are located within at least a one-mile radius of the project site as the area surrounding the college is predominantly single-family and multi-family residential. Most of the facilities found in the database are located further to the south and southwest of the project site. In addition, it should be noted that just because a facility is in this database, does not mean that the facility is not operating within the regulatory requirements as set forth in their operating, facility or generator permits. The database only reflects a list of businesses which are permitted facilities who engage in hazardous materials or hazardous waste activities.

A further search included that of the Department of Toxic Substances Control (DTSC) database of properties regulated by DTSC’s Site Mitigation and Brownfields Reuse Program. The “Envirostor” database includes properties where extensive investigation and/or cleanup actions are planned or have been completed. A previous environmental analysis prepared for LAMC identified a property at 12831 Hubbard Street approximately 0.8 mile from the project site. The property was listed in the database as the site of a historic medical facility.
3.7.2 Significance Thresholds

Pursuant to the CEQA guidelines, Appendix G, a project would normally create a significant impact on 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
- 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
- Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school
- 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, create a significant hazard to the public or the environment
- For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, result in a safety hazard for people residing or working in the project area
- For a project within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area
- Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan

5 www.envirostor.dtsc.ca.gov/public/profile_report
• 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

3.7.3 Environmental Impact Analysis

The following impact analysis compares the impacts of the proposed project with the specific significance criteria outlined above and explains whether or not the project may result in a significant adverse environmental effect.

3.7.3.1 Hazardous Material Transport, Use, Disposal

During the operational phase, the proposed project would not involve the use of significant quantities of hazardous materials or emissions above and beyond the current uses (i.e., for laboratory and utility purposes). As with the existing uses, operation of the proposed project would continue to involve the use, disposal, and transport of small quantities of hazardous materials and emissions from routine maintenance and operation of various types of equipment and facilities currently located onsite.

Construction activities may include the use of small quantities of hazardous materials; however, these materials would be used on a temporary basis for specific projects (e.g., painting), will not be stored for extended periods of time, and would be properly disposed in accordance with local, state and federal regulations.

Any onsite operational activities related to hazardous materials would fall under the jurisdiction of the CUPA. LAMC and all retained construction contractors will comply with all local, state and federal regulations regarding the transportation, use or disposal of hazardous materials.

Prior to any development on the Harding Street campus property, the District would comply with the recommendations in the Phase 1 Site Assessment prepared for this property and would have the roofing materials onsite tested for ACM prior to being properly removed and disposed. All handling and disposal of ACM would be conducted in accordance with local, state and federal regulations. In addition, this activity would be coordinated with the local CUPA. Should any contaminated soils or materials be encountered during construction, work would be stopped until the appropriate measures are determined for the handling, removal and ultimate transportation and disposal of the material. The CUPA would be notified and the proper methods for any remedial action would be approved by the required local, state and federal agencies. As a result of following these measures, no significant impacts would occur.

3.7.3.2 Release of Hazardous Materials

The proposed project would not involve the use of significant quantities of hazardous materials or emissions above and beyond the current uses, thus it would not result in a reasonably foreseeable upset or accident.
3.7.3.3 Emission and Handling of Hazardous Materials Near a School Site

The two schools closest to the project site are Hubbard Street Elementary School, located within .25-miles of the main LAMC campus; and Los Angeles Lutheran High School, located within .5-miles of the main LAMC campus. Harding Street Elementary School is located within .25-miles from the new offsite Harding Street property. The proposed project is not expected to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste significantly above the level that currently exists so it would not affect the LAMC campus or any other existing or proposed school in the area.

3.7.3.4 Hazardous Materials Sites

The LAMC site is not an abandoned hazardous waste facility, is not subject to corrective action, is not designated as hazardous waste property, and does not engage in unauthorized hazardous waste disposal on public lands. Therefore, no significant hazardous materials impacts would occur from project activities at this site.

3.7.3.5 Aviation Hazards

The proposed project is not located within the vicinity of a private airstrip, or located within an airport land use planning area. In addition, there are no structures expected to be constructed as part of the proposed project that will exceed the FAA’s height limitation of 200 feet, which would require a notification (FAA Form 7460-1). There are two airports located four and 10 miles away (Whiteman Airport and Bob Hope Airport, respectively), but the LAMC site is not located within an airport land use planning area. Therefore, the proposed project is not expected to result in a safety hazard for people residing or working in the project area, and no significant impacts would occur.

3.7.3.6 Emergency Response Plans

Pursuant to the Hazardous Materials Release Response Plans and Inventory Law of 1985, local agencies are required to develop “area plans” in order to respond to releases of hazardous materials and wastes. These emergency response plans depend to a large extent on the business plans submitted by persons who handle hazardous materials. An area plan must include pre-emergency planning of procedures for emergency response, notification, coordination of affected government agencies and responsible parties, training, and follow-up. The LAMC would modify its response plan to incorporate the new buildings added by the project. No impacts would occur.

The Los Angeles County Fire Department, Health Hazardous Materials Division, or CUPA works in conjunction with city and county firefighters to respond to hazardous materials incidents, assists the District Attorney in the investigation of environmental crimes, and responds to illegal waste disposal complaints. Since, the proposed project is not expected to impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, or to impede firefighter response, no significant impacts would occur.
3.7.3.7 Wildland Fires

The LAMC campus is located in an urbanized setting surrounded predominantly by single-family and multi-family residential land uses. The closest wildland to the project site is the Angeles National Forest which is located approximately two miles to the east of the proposed project site. Since this forest is 2 miles away from the site, it does not pose a significant risk of loss, injury, or death involving wildland fires. The Pacoima Wash, which could also be considered a wildland, also does not pose a significant risk involving wildland fires since it is primarily a gravel wash with virtually no potential for fire hazards. Therefore, no significant impacts relating to wildland fires would occur from project activities at this site.

3.7.3.8 Cumulative Impacts

There are no provisions of the proposed project that would result in either project-specific or cumulative hazards or hazardous materials impacts. Therefore, the proposed project’s contribution to adverse cumulative hazards or hazardous materials impacts is not considered to be cumulatively considerable and, therefore would not be significant.

3.7.4 Mitigation Measures

Since no significant adverse impacts to hazards or hazardous materials from the proposed project have been identified, no mitigation measures are necessary.

3.7.5 Level of Significance after Mitigation

Impacts would be less than significant.