

4.8 HAZARDS AND HAZARDOUS MATERIALS

This section provides an overview of hazardous materials and evaluates impacts associated with the proposed project. Topics addressed will include an evaluation of the potential hazards associated with the proposed project; the routine transport, use, disposal and potential hazards within the West Adams CPA.

The proposed project is evaluated in terms of whether the implementation of the West Adams New Community Plan would expose people or structures to adverse effects related to hazardous materials within the West Adams CPA compared to existing conditions.

REGULATORY FRAMEWORK

The following section provides a regulatory framework, describing applicable agencies and regulations related to hazards and hazardous materials.

Federal

Primary federal agencies with responsibility for hazardous materials management include the USEPA, Department of Labor (Federal Occupational Safety and Health Administration [OSHA]), United States Department of Transportation (USDOT), and the Nuclear Regulatory Commission (NRC).

Resource Conservation and Recovery Act (RCRA). RCRA gives the USEPA the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste by "large-quantity generators" (1,000 kilograms per month or more). Under RCRA regulations, hazardous wastes must be tracked from the time of generation to the point of disposal. At a minimum, each generator of hazardous waste must register and obtain a hazardous waste activity identification number. If hazardous wastes are stored for more than 90 days or treated or disposed at a facility, any treatment, storage, or disposal unit must be permitted under RCRA. Additionally, all hazardous waste transporters are required to be permitted and must have an identification number. RCRA allows individual states to develop their own program for the regulation of hazardous waste as long as it is at least as stringent as RCRA. The USEPA has delegated RCRA enforcement to the State of California.

Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA). CERCLA, commonly known as Superfund, was enacted by Congress on December 11, 1980. This law created a tax on the chemical and petroleum industries and provided broad federal authority to respond directly to releases or threatened releases of hazardous substances that may endanger public health or the environment. Over five years, \$1.6 billion was collected and the tax went to a trust fund for cleaning up abandoned or uncontrolled hazardous waste sites. CERCLA:

- Established prohibitions and requirements concerning closed and abandoned hazardous waste sites;
- Provided for liability of persons responsible for releases of hazardous waste at these sites; and
- Established a trust fund to provide for cleanup when no responsible party could be identified.

The law authorizes two kinds of response actions:

- Short-term removals, where actions may be taken to address releases or threatened releases requiring prompt response; and
- Long-term remedial response actions, that permanently and significantly reduce the dangers associated with releases or threats of releases of hazardous substances that are serious, but not immediately life threatening. These actions can be conducted only at sites listed on USEPA's National Priorities List (NPL).

CERCLA also enabled the revision of the National Contingency Plan (NCP). The NCP provided the guidelines and procedures needed to respond to releases and threatened releases of hazardous substances, pollutants, or contaminants. The NCP also established the NPL.

Superfund Amendments and Reauthorization Act of 1986 (SARA). SARA amended CERCLA on October 17, 1986. SARA reflected USEPA's experience in administering the complex Superfund program during its first six years and made several important changes and additions to the program. Primarily, SARA:

- Stressed the importance of permanent remedies and innovative treatment technologies in cleaning up hazardous waste sites;
- Required Superfund actions to consider the standards and requirements found in other state and federal environmental laws and regulations;
- Provided new enforcement authorities and settlement tools;
- Increased state involvement in every phase of the Superfund program;
- Increased the focus on human health problems posed by hazardous waste sites;
- Encouraged greater citizen participation in making decisions on how sites should be cleaned up; and
- Increased the size of the trust fund to \$8.5 billion.

SARA also required USEPA to revise the Hazard Ranking System (HRS) to ensure that it accurately assessed the relative degree of risk to human health and the environment posed by uncontrolled hazardous waste sites that may be placed on the NPL.

Occupational Safety and Health Act of 1970. The Occupational Safety and Health Act, which is implemented by OSHA, contains provisions with respect to hazardous materials handling. Federal OSHA requirements, as set forth in Title 29 of the Code of Federal Regulations (CFR) Section 1910, et. seq., are designed to promote worker safety, worker training, and a worker's right-to-know. OSHA has delegated the authority to administer OSHA regulations to the State of California.

Title 49 of the CFR, which contains the regulations set forth by the Hazardous Materials Transportation Act of 1975, specifies additional requirements and regulations with respect to the transport of hazardous materials. Title 49 of the CFR requires that every employee who transports hazardous materials receive training to recognize and identify hazardous materials and become familiar with hazardous materials requirements. Drivers are also required to be trained in function and commodity specific requirements.

Hazardous Materials Transportation Regulations. The USDOT prescribes strict regulations for the safe transportation of hazardous materials, including requirements for hazardous waste containers and licensed haulers who transport hazardous waste on public roads.

Other federal laws include:

- Community Environmental Response Facilitation Act (CERFA) of 1992
- Clean Water Act
- Clean Air Act
- Safe Drinking Water Act
- Atomic Energy Act
- Toxic Substances Control Act (TSCA)
- Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA)

State

Primary State agencies with jurisdiction over hazardous chemical materials management are the Department of Toxic Substances Control (DTSC) and the Regional Water Quality Control Board (RWQCB). Other State agencies involved in hazardous materials management are California Occupational Safety and Health Administration (Cal/OSHA), the Department of Industrial Relations (State OSHA implementation), State Office of Emergency Services (OES—California Accidental Release Prevention implementation), California

Department of Fish Game (CDFG), California Air Resources Board (CARB), California Highway Patrol (CHP), State Office of Environmental Health Hazard Assessment (OEHHA—Proposition 65 implementation) and California Integrated Waste Management Board (CIWMB).

Authority for the Statewide administration and enforcement of RCRA rests with DTSC. While the DTSC has primary State responsibility in regulating the generation, storage, and disposal of hazardous materials, DTSC may further delegate enforcement authority to local jurisdictions. In addition, the DTSC is responsible and/or provides oversight for contamination cleanup, and administers state-wide hazardous waste reduction programs. DTSC operates programs to accomplish the following: (1) deal with the aftermath of improper hazardous waste management by overseeing site cleanups; (2) prevent releases of hazardous waste by ensuring that those who generate, handle, transport, store, and dispose of wastes do so properly; and (3) evaluate soil, water, and air samples taken at sites.

The storage of hazardous materials in underground storage tanks (USTs) is regulated by California Environmental Protection Act (Cal/EPA) State Water Resources Control Board (SWRCB), which has delegated authority to the RWQCB and typically on the local level, to the local fire department.

Cal/OSHA is administered and enforced by the Division of Occupational Safety and Health (DOSH). Cal-OSHA is very similar to the Federal OSHA program. For example, both programs contain rules and procedures related to exposure to hazardous materials during demolition and construction activities. In addition, Cal-OSHA requires employers to implement a comprehensive, written Injury and Illness Prevention Program (IIPP). An IIPP is an employee safety program for potential workplace hazards, including those associated with hazardous materials.

Hazardous Waste Source Reduction and Management Review Act of 1989. This Act requires generators of 12,000 kilograms/year of typical/operational hazardous waste to conduct an evaluation of their waste streams every four years and to select and implement viable source reductions alternatives. This Act does not apply to non-typical hazardous waste (such as asbestos and polychlorinated biphenyls). The California Vehicle Code (Title 13 of the California Code of Regulations (CCR)) also states that every motor carrier transporting hazardous materials (for which the display of hazardous materials placards are required or in excess of 500 pounds, transported for a fee, which would require placarding if shipped in greater amounts in the same manner) must have a Hazardous Materials Transportation License issued by the CHP.

The transport of hazardous waste materials is further governed by the California Health and Safety Code (Section 25163) and Title 22, Chapter 13, of the CCR. Specifically, Section 25163 of the Health and Safety Code requires transporters of hazardous waste to hold a valid registration issued by the DTSC in his/her possession while transporting hazardous waste. Additionally, Title 22, Chapter 13 of the CCR includes a number of requirements, which include, but are not limited to the following:

- Transporters shall not transport hazardous waste without first receiving an identification number and a registration certificate from DTSC;
- Registration as a hazardous waste transporter expires annually, on the last day of the month in which the registration was issued;
- To be registered as a hazardous waste transporter, an application must be submitted;
- Hazardous waste shall not be accepted for transport without a Uniform Hazardous Waste Manifest that has been properly completed and signed by generator and transporter; and
- Hazardous waste shall be delivered to authorized facilities only.

Asbestos Regulations. The Clean Air Act regulates asbestos as a hazardous air pollutant, which subjects it to regulation by South Coast Air Quality Management District (SCAQMD) under its Regulation 11, Rule 2. OSHA also regulates asbestos as a potential worker safety hazard. These rules and regulations prohibit emissions of asbestos from demolition or construction activities, require medical examinations and monitoring of employees engaged in activities that could disturb asbestos fibers, and require notice to federal and local government agencies prior to renovation or demolition activities that could disturb asbestos.

Lead Regulations. Because of its toxic properties, lead is regulated as a hazardous material. Lead is also regulated as a toxic air contaminant. State-certified contractors must perform inspection, testing, and removal (abatement) of lead-containing building materials in compliance with applicable health and safety and hazardous materials regulations.

Other State laws include:

- Hazardous Waste Control Law
- Safe Drinking Water and Toxic Enforcement Act of 1986 (Proposition 65)
- Carpenter-Presley-Tanner Hazardous Substances Account Act
- Hazardous Waste Management Planning and Facility Siting (Tanner Act)
- Hazardous Materials Release Response Plan and Inventory Law of 1985 (Business Plan Act)
- California Medical Waste Management Act

Local

The primary local agency, known as the Certified Unified Program Agency (CUPA), with responsibility for implementing federal and State laws and regulations pertaining to hazardous materials management is Los Angeles County Health Department, Environmental Health Division. The Unified Program is the consolidation of six state environmental regulatory programs into one program under the authority of a CUPA. A CUPA is a local agency that has been certified by Cal/EPA to implement the six state environmental programs within the local agency's jurisdiction. This program was established under the amendments to the California Health and Safety Code made by SB 1082 in 1994. The six consolidated programs are:

- Hazardous Materials Release Response Plan and Inventory (Business Plans)
- California Accidental Release Prevention (CalARP)
- Hazardous Waste (including Tiered Permitting)
- Underground Storage Tanks (USTs)
- Above Ground Storage Tanks (Spill Prevention Control and Countermeasures (SPCC) requirements)
- Uniform Fire Code (UFC) Article 80 Hazardous Material Management Program (HMMP) and Hazardous Material Identification System (HMIS)

As the CUPA for the County of Los Angeles, the Los Angeles County Health Department, Environmental Health Division maintains the records regarding location and status of hazardous materials sites in the county and administers programs that regulate and enforce the transport, use, storage, manufacturing, and remediation of hazardous materials. By designating a CUPA, Los Angeles County has accurate and adequate information to plan for emergencies and/or disasters and to plan for public and firefighter safety.

A Participating Agency (PA) is a local agency that has been designated by the local CUPA to administer one or more Unified Programs within their jurisdiction on behalf of the CUPA. The City of Los Angeles Fire Department (LAFD) is a PA with the Los Angeles County Health Department, Environmental Health Division as the CUPA. The LAFP monitors the storage of hazardous materials in the City for compliance with local requirements. Specifically, businesses and facilities which store more than threshold quantities of hazardous materials as defined in Chapter 6.95 of the California Health and Safety Code are required to file an Accidental Risk Prevention Program with the LAFD. This program includes information such as emergency contacts, phone numbers, facility information, chemical inventory, and hazardous materials handling and storage locations. The LAFD also has delegated authority to administer and enforce federal and State laws and local ordinances for USTs. Plans for the construction/installation, modification, upgrade, and removal of USTs are reviewed by LAFD Inspectors.

City of Los Angeles Methane Ordinance (2004). The City of Los Angeles has adopted the City of Los Angeles Methane Ordinance (2004), which requires compliance with the Methane Mitigation Standards in Los Angeles Municipal Code (LAMC) Section 91.7102, and as directed and approved by the Los Angeles Department of Building and Safety (LADBS) and LAFD.

City of Los Angeles General Plan, Safety and Conservation Elements. State law since 1975 has required City general plans to include a safety element which addresses the issue of protection of its people from unreasonable risks associated with natural disasters, e.g., fires, floods, earthquakes. The Safety Element of the General Plan complies with State law by providing a contextual framework and overview of the City’s natural hazards, hazard mitigation, and emergency response operations. Within the City, the LAFD is designated as the enforcement agency for the City, State, and federal hazardous materials regulations. Therefore, the Safety Element primarily addresses hazardous materials relative to other potential natural hazards.

The Safety Element provides a contextual framework for understanding the relationship between hazard mitigation, response to a natural disaster, and initial recovery from a natural disaster. The policies of the Safety Element reflect the comprehensive scope of the City’s Emergency Operations Organization (EOO), which is tasked with integrating the City’s emergency operations into a single operation. In particular, the Safety Element addresses the storage, accidental release, and containment of hazardous materials.

The intent of the Conservation Element of the General Plan is the conservation and preservation of natural resources. Policies of the Conservation Element address the conservation of petroleum resources (i.e., oil and gas) and appropriate, environmentally sensitive extraction of petroleum deposits to protect the petroleum resources for the use of future generations and to reduce the city’s dependency on imported petroleum and petroleum products.

Policies from the Safety and Conservation Elements related to Hazards and Hazardous Materials are listed below in **Table 4.8-1**.

TABLE 4.8-1: RELEVANT GENERAL PLAN HAZARDOUS MATERIALS GOALS, OBJECTIVES, AND POLICIES	
Goal/Objective/Policy	Goal/Objective/Policy Description
SAFETY ELEMENT – HAZARD MITIGATION	
Policy 1.1.1	Coordination. Coordinate information gathering, program formulation and program implementation between City agencies, other jurisdictions and appropriate public and private entities to achieve the maximum mutual benefit with the greatest efficiency of funds and staff.
Policy 1.1.2	Disruption reduction. Reduce, to the greatest extent feasible and within the resources available, potential critical facility, governmental functions, infrastructure and information resource disruption due to natural disaster.
Policy 1.1.3	Facility/systems maintenance. Provide redundancy (back-up) systems and strategies for continuation of adequate critical infrastructure systems and services so as to assure adequate circulation, communications, power, transportation, water and other services for emergency response in the event of disaster related systems disruptions.
Policy 1.1.4	Health/environmental protection. Protect the public and workers from the release of hazardous materials and protect City water supplies and resources from contamination resulting from accidental release or intrusion resulting from a disaster event, including protection of the environment and public from potential health and safety hazards associated with program implementation.
Policy 1.1.5	Risk reduction. Reduce potential risk hazards due to natural disaster to the greatest extent feasible within the resources available, including provision of information and training.
SAFETY ELEMENT – EMERGENCY RESPONSE (MULTI-HAZARD)	
Policy 2.1.1	Coordination. Coordinate program formulation and implementation between City agencies, adjacent jurisdictions and appropriate private and public entities so as to achieve, to the greatest extent feasible and within the resources available, the maximum mutual benefit with the greatest efficiency of funds and staff.
Policy 2.1.2	Health and environmental protection. Develop and implement procedures to protect the environment and public, including animal control and care, to the greatest extent feasible within the resources available, from potential health and safety hazards associated with hazard mitigation and disaster recovery efforts.
Policy 2.1.3	Information. Develop and implement, within the resources available, training programs and informational materials designed to assist the general public in handling disaster situations in lieu of or until emergency personnel can provide assistance.

TABLE 4.8-1: RELEVANT GENERAL PLAN HAZARDOUS MATERIALS GOALS, OBJECTIVES, AND POLICIES	
Goal/Objective/Policy	Goal/Objective/Policy Description
Policy 2.1.4	Interim procedures. Develop and implement pre-disaster plans for interim evacuation, sheltering and public aid for disaster victims displaced from homes and for disrupted businesses, within the resources available. Plans should include provisions to assist businesses which provide significant services to the public and plans for reestablishment of the financial viability of the City.
Policy 2.1.5	Response. Develop, implement, and continue to improve the City's ability to respond to emergency events.
Policy 2.1.6	Standards/fire. Continue to maintain, enforce and upgrade requirements, procedures and standards to facilitate more effective fire suppression. The Fire Department and/or appropriate City agencies shall revise regulations or procedures to include the establishment of minimum standards for location and expansion of fire facilities, based upon fire flow requirements, intensity and type of land use, life hazard, occupancy and degree of hazard so as to provide adequate fire and emergency medical event response. At a minimum, site selection criteria should include the following standards which were contained in the 1979 General Plan Fire Protection and Prevention Plan:12 <ul style="list-style-type: none"> • Fire stations should be located along improved major or secondary highways. If, in a given service areas, the only available site is on a local street, the site must be on a street which leads directly to an improved major or secondary highway. • Fire station properties should be situated so as to provide drive-thru capability for heavy fire apparatus. • If a fire station site is on the side of a street or highway where the flow of traffic is toward a signalized intersection, the site should be at least 200 feet from that intersection in order to avoid blockage during ingress and egress. The total number of companies which would be available for dispatch to first alarms would vary with the required fire flow and distance as follows: (a) less than 2,000 g.p.m. would require not less than 2 engine companies and 1 truck company; (b) 2,000 but less than 4,500 g.p.m., not less than 2 or 3 engine companies and 1 or 2 truck companies; and (c) 4,500 or more g.p.m., not less than 3 engine companies and 2 truck companies.
Policy 2.1.7	Volunteers. Develop and implement, within the resources available, strategies for involving volunteers and civic organizations in emergency response activities.
SAFETY ELEMENT – DISASTER RECOVERY (MULTI-HAZARD)	
Policy 3.1.1	Coordination. Coordinate with each other, with other jurisdictions and with appropriate private and public entities prior to a disaster and to the greatest extent feasible within the resources available, to plan and establish disaster recovery programs and procedures which will enable cooperative ventures, reduce potential conflicts, minimize duplication and maximize the available funds and resources to the greatest mutual benefit following a disaster.
Policy 3.1.2	Health/safety/environment. Develop and establish procedures for identification and abatement of physical and health hazards which may result from a disaster. Provisions shall include measures for protecting workers, the public and the environment from contamination or other health and safety hazards associated with abatement, repair and reconstruction programs.
Policy 3.1.4	Interim services/systems. Develop and establish procedures prior to a disaster for immediate reestablishment and maintenance of damaged or interrupted essential infrastructure systems and services so as to provide communications, circulation, power, transportation, water and other necessities for movement of goods, provision of services and restoration of the economic and social life of the City and its environs pending permanent restoration of the damaged systems.
Policy 3.1.5	Restoration. Develop and establish prior to a disaster short- and long-term procedures for securing financial and other assistance, expediting assistance and permit processing and coordinating inspection and permitting activities so as to facilitate the rapid demolition of hazards and the repair, restoration and rebuilding, to a comparable or a better condition, those parts of the private and public sectors which were damaged or disrupted as a result of the disaster.
CONSERVATION ELEMENT – RESOURCE MANAGEMENT (FOSSIL LIBRARY)-PETROLEUM (OIL AND GAS)	
Policy 1	Continue to encourage energy conservation and petroleum product reuse.
Policy 3	Continue to protect neighborhoods from potential accidents and subsidence associated with drilling, extraction and transport operations, consistent with California Department of Conservation, Division of Oil and Gas requirements.
SOURCE: City of Los Angeles General Plan, <i>Safety Element</i> , 1996, and <i>Conservation Element</i> , 2001.	

City of Los Angeles Municipal Code (LAMC). The primary purpose of zoning is to segregate uses that are thought to be incompatible; in practice, zoning is used as a permitting system to prevent new development from harming existing residents or businesses and to preserve the "character" of a community. With respect to hazards, the City of Los Angeles uses zoning to separate businesses that use, store, transport, treat, or dispose of hazardous materials, or businesses that engage in potentially hazardous activities, such as manufacturing or refining, from residential areas and the general public.

LAMC Chapter IX, Article 1, Division 71, Sections 91.7103 and 91.7104 establish requirements for mitigation and other general building requirements to prevent potential environmental and harmful health effects which could be caused by the construction of buildings located in a defined Methane Hazard Zone within the City of Los Angeles. All buildings that are constructed within these defined zones must comply with the LAMC codes and regulations as stated above and the construction of which must be approved by the LADBS.¹ As established under Sections 91.7101 et seq. of the LAMC, the LADBS has the authority to withhold permits on projects located within a Methane Zone or Methane Buffer Zone. Building permits may be issued upon submittal of detailed plans that show adequate protection against flammable gas incursion by providing the installation of suitable methane mitigation and monitoring systems. Lastly, Section 91.7109.2 of the LAMC requires LAFD notification when an abandoned oil well is encountered during construction activities, and requires that any abandoned oil well not in compliance with existing regulations be re-abandoned in accordance with applicable rules and regulations of the California Division of Oil, Gas, and Geothermal Resources (DOGGR).

City of Los Angeles Fire Department (LAFD). The LAFD administers hazardous materials environmental compliance programs within City jurisdiction. These programs include a hazardous materials disclosure and business plan, UST program, aboveground storage tank (AST) spill prevention control and countermeasure, hazardous waste generator program (administered by LAFD), and the California Accidental Release Prevention Program.

EXISTING SETTING

Hazardous Materials

The term "hazardous material" can have varying definitions for different regulatory programs. For the purpose of the proposed project, the term "hazardous materials" refers to both hazardous materials and hazardous waste. The California Health and Safety Code Section 25501(k) defines hazardous materials as follows:²

"Hazardous material means any material that because of its quantity, concentrations, 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. Hazardous materials include but are not limited to hazardous substances, hazardous waste, and any material which a handler or the administering agency has a reasonable basis for believing would be injurious to the health and safety of persons or harmful to the environment if released into the workplace or environment."

A waste is hazardous if it exhibits one or more of the characteristics defined below:³

Toxic Substance: Toxic substances may cause short-term or long-lasting health effects, ranging from temporary effects to permanent disability, or even death. For example, such substances can cause disorientation, acute allergic reactions, asphyxiation, skin irritation, or other adverse health effects if human exposure exceeds certain levels the level depends on the substances involved and is chemical-specific).

¹City of Los Angeles Municipal Code, *Chapter IX Building Regulations, Article 1 Buildings*, available at http://www.amlegal.com/nxt/gateway.dll?f=templates&fn=default.htm&vid=amlegal:lamc_ca, accessed January 9, 2012.

²CEQA Guidelines, Section 66261.3.

³CEQA Guidelines, Section 66261.20-66261.24.

Carcinogens (substances that can cause cancer) are a special class of toxic substances. Examples of toxic substances include benzene (a component of gasoline and suspected carcinogen) and methylene chloride (a common laboratory solvent and a suspected carcinogen).

Ignitable Substances: Ignitable substances are hazardous because of their ability to burn. Gasoline, hexane, and natural gas are examples of ignitable substances.

Corrosive Materials: Corrosive materials can cause severe burns. Corrosives include strong acids and bases such as sodium hydroxide (lye) or sulfuric acid (battery acid).

Reactive Materials: Reactive materials may cause explosions or generate toxic gases. Explosives, pure sodium or potassium metals (which react violently with water), and cyanides are examples of reactive materials.

Soil and groundwater can become contaminated by hazardous material releases in a variety of ways, including permitted or illicit use and accidental or intentional disposal or spillage. Before the 1980s, most land disposal of chemicals was unregulated, with the result that numerous industrial properties and public landfills became dumping grounds for unwanted chemicals. The largest and most contaminated of these sites became Superfund sites, so named for their eligibility to receive cleanup money from a federal fund established under CERCLA. Sites are added to the NPL following a hazard ranking system.

Numerous smaller properties also have been designated as contaminated sites. Often these are gas station sites where leaking USTs were upgraded under a federal requirement in the late 1980s. Another category of sites which may have some overlap with the types already mentioned is “brownfields” – previously used, often abandoned, sites that because of actual or suspected contamination are undeveloped or underused. Both the USEPA and DTSC maintain lists of known brownfields sites. These sites are often difficult to inventory due to their owners’ reluctance to publically label their property as potentially contaminated.

Use, Transport, and Disposal. The use of hazardous materials is typically associated with industrial land uses. Activities such as manufacturing, plating, cleaning, refining, and finishing frequently involve chemicals that are considered hazardous when accidentally released into the environment. Industrial land uses are primarily located in the northern portion of the West Adams CPA along the corridors of Venice, Washington, Adams, and Jefferson Boulevards. A large concentration of industrial land is located in the northwest portion of the West Adams CPA, west of Fairfax Avenue between Adams Boulevard and Rodeo Road. Smaller areas of industrial activity are also located along Rodeo Road in the northern portion of the West Adams CPA, and Hyde Park Boulevard in the southern portion of the West Adams CPA.

To a lesser extent, hazardous materials may also be used by various commercial enterprises. Dry cleaners, in particular, use cleaning agents considered to be hazardous materials. Hardware stores typically stock paints and solvents, as well as fertilizers, herbicides and pesticides; swimming pool supply stores stock acids, algaecides, and caustic agents. In fact, most commercial business occasionally use commonly available cleaning supplies which, when used in accordance with manufacturers’ recommendations, are considered safe by the State of California, but when not handled properly can be considered hazardous. Private residences also use and store commonly available cleaning materials, paints, solvents, swimming pool and spa chemicals, as well as fertilizers, herbicides and pesticides. While most homes use small quantities of such items, given the large number of homes within the West Adams CPA, the total quantities of such chemicals can be great.

If improperly handled, hazardous materials can result in public health hazards through human contact with contaminated soils or groundwater, or through airborne releases in vapors, fumes, or dust. There is also the potential for accidental or unauthorized releases of hazardous materials that would pose a public health concern. The use, transport, and disposal of hazardous materials and wastes are required to occur in accordance with federal, State and local regulations. In accordance with such regulations, the transport of hazardous materials and wastes can only occur with transporters who have received training and appropriate

licensing. Additionally, hazardous waste transporters are required to complete and carry a hazardous waste manifest. Most transportation of hazardous materials through and within the West Adams CPA is via trucks along highways such as the I-10 Freeway and major thoroughfares in the West Adams CPA including Crenshaw, Venice, Washington, Adams, and Jefferson Boulevards. Two railroad rights-of-way extend through the West Adams CPA, both currently owned by the Los Angeles County Metropolitan Transportation Authority (Metro). The abandoned Southern Pacific alignment has been developed as part of the Expo LRT, while portions of the Burlington Northern Santa Fe (BNSF) Harbor Subdivision alignment will be developed as part of the Crenshaw/LAX Corridor LRT.

Hazardous Materials Sites

As previously discussed, hazardous materials are found throughout the West Adams CPA in a multitude of forms and quantities. The locations where such materials are used, stored, treated and/or disposed comes to the attention of regulatory agencies through various means including licensing and permitting, enforcement actions, anonymous tips, and so forth. In some cases, businesses that use hazardous materials in quantities greater than certain established thresholds are required to file business plans with the LAFD. Other businesses that engage in the transport, storage, treatment, or disposal of hazardous materials are required to maintain detailed records of all their hazardous materials-related activities. To the extent possible, locations of these businesses and operations are recorded in several database lists maintained by various State, federal, and local regulatory agencies. The following database lists were reviewed to determine whether the current or previous use of any site within or adjacent to the West Adams CPA involving the use, storage, and/or disposal of hazardous substances or petroleum hydrocarbons may have resulted in the presence of a recognized environmental condition (REC) within the West Adams CPA.⁴

National Priorities List (NPL)-Federal Superfund. The NPL is a USEPA listing of private, State, and federally-owned sites that have been included on the federal Superfund list for remediation. There are no NPL sites within the West Adams CPA.⁵

CERCLIS. The USEPA's CERCLIS listings are a compilation of sites that have been brought to the attention of the USEPA through various means, as being possible sites of hazardous waste activity. The CERCLIS listings are an information database and not necessarily an action list. There is one CERCLIS site within the West Adams CPA: Bumper Express Restoration located at 2141 W. Jefferson Boulevard.⁶

USEPA's Resource Conservation and Recovery Information System - Treatment, Storage, and Disposal Facilities (RCRIS-TSD) Facilities Listing. The RCRIS-TSD identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRIS-TSD database is a compilation by the USEPA of reporting facilities that transport, treat, store, or dispose of hazardous waste. A search of the RCRIS-TSD database identified a total of 231 facilities that transport, treat, store, or dispose of hazardous waste within the West Adams CPA (**Table 4.8-2** and **Figure 4.8-1**).⁷ By far, most of these facilities are small generators. A facility which generates less than 2,200 pounds of hazardous waste per calendar month would have a small generator. All hazardous waste generated by the small generator that is not treated on-site must be sent to an off-site treatment, storage, and disposal facility (TSDF) permitted to handle hazardous waste or to an approved designated facility (e.g., recycling facility).

⁴According to the American Society for Testing and Materials (ASTM) Standard Practice for Environmental site Assessment (E1527-00), an REC is "The presence or likely presence of any hazardous substance or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of release of any hazardous substances or petroleum products into structures on the property or into ground, groundwater or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies."

⁵USEPA, National Priority List website, <http://www.epa.gov/superfund/sites/npl/>, accessed January 9, 2012.

⁶*Ibid.*

⁷USEPA, System Data Searches website, http://www.epa.gov/enviro/html/rcris/rcris_query_java.html, accessed January 9, 2012.

TABLE 4.8-2: FACILITIES THAT TRANSPORT, TREAT, STORE, AND DISPOSE OF HAZARDOUS MATERIALS IN THE WEST ADAMS CPA		
Facility Name	Address	Handler Type
1-Day Paint & Body Centers Inc	3412 W Pico Blvd, 90019	Small Generator
20 th Century Plastics	3628 Crenshaw Blvd, 90016	Small Generator
7 Eleven Store 20545	4343 W Slauson, 90043	Small Generator
A B C Cleaners	4700 W Washington Blvd, 90016	Small Generator
A Barnard Trucking Service	4263 W 62 nd St, 90043	Transporter
AAA Flag and Banner Mfg Co Inc	8951 & 8966 Nat'l Blvd, 90034	Small Generator
Abbott Electronics Incorporated	2727 S. La Cienega Boulevard, 90034	Small Generator
Abbott Transistor Labs Inc	5200 W Jefferson Blvd, 90016	Small Generator
Ace-Tech Auto Center	4334 W Pico Blvd, 90019	Small Generator
Admires Scientific Cleaners	3438 W 43 rd St, 90008	Small Generator
Advantage Ind	2818 La Cienega Blvd, 90034	Small Generator
Aetna Dry Cleaners	1600 6 th Ave, 90019	Small Generator
Allenwood Technologies Inc	4865 Exposition Blvd, 90016	Small Generator
American Medical Response	5420 W Jefferson Blvd, 90016	Small Generator
Angeles Mesa Elementary School	2611 W 52 nd St, 90043	Large Generator
Angelus Funeral Home	3875 Crenshaw Blvd, 90008	Small Generator
Angelus-Hudson Inc	4833 Exposition Blvd, 90016	Transporter
Apollo Plating Co	4928 W Jefferson Blvd, 90016	Small Generator
Apt Medical Transportation	3773 Crenshaw Blvd, 90016	Small Generator
Apt Medical Transportation	3411 W 36th St, 90018	Small Generator
Arco Facility No. 00177	4371 Crenshaw Blvd, 90008	Small Generator
Arco Facility No. 05180	5851 Rodeo Rd, 90016	Small Generator
Arco Facility No. 09637	4406 Adams Blvd, 90016	Small Generator
Asbestos Instant Response	3517 W Washington Blvd, 90018	Transporter
Asia Auto Body	3700 West Pico Boulevard, 90019	Small Generator
Axminster Medical Group Inc	4314 W Slauson Ave, 90043	Small Generator
B & P Construction Co	8737 Venice Blvd, 90034	Transporter
Baldwin Hill Cleaners	3717 S La Brea, 90016	Small Generator
Baldwin Hills Body And Paint	2320 Vernon Ave, 90008	Small Generator
Baldwin Hills Elementary School	5421 Rodeo Road, 90016	Large Generator
Batsons Cleaners	6732 Crenshaw Blvd, 90043	Small Generator
Beverly Hill Custom Auto Body	2035 S. La Cienega Blvd, 90034	Small Generator
Beverly Hills Scandinavian Mtrs	3040 S. Robertson Blvd, 90034	Small Generator
Big Bug Pictures Inc	3334 La Cienega Pl, 90016	N/A /a/
Blues Cleaners	4653 Adams Blvd, 90016	Small Generator
Bruce Eicher Inc	4014 W Jefferson Blvd, 90016	Large Generator
Buggy Builders	4980 Venice Blvd, 90019	Small Generator
By Taylor Inc	5017 W Jefferson, 90016	Small Generator
C&H Auto Center	4522 Jefferson Blvd, 90016	Small Generator
Campbell Custom Glass LLC	4845 Exposition Blvd, 90016	Small Generator
Candella Lighting Co Inc	4863 Exposition Blvd, 90016	Small Generator
Celebrity Cleaners	2370 S. Robertson, 90034	Small Generator
Central News Wave Publications	2621 W 54 th St, 90043	Small Generator
Central Region ES No 13	3200 W Washington Blvd, 90018	Large Generator
Central West Support Unit	3741 S La Brea Ave, 90016	Large Generator
Centurion Oil Company	1814 Buckingham Rd, 90019	Transporter
Chem-Ran Pumping Servs Inc	3761 Stocker St Ste 109, 90008	Transporter
Cheviot Hills Continuation	9200 Cattaraugus Ave, 90034	Large Generator

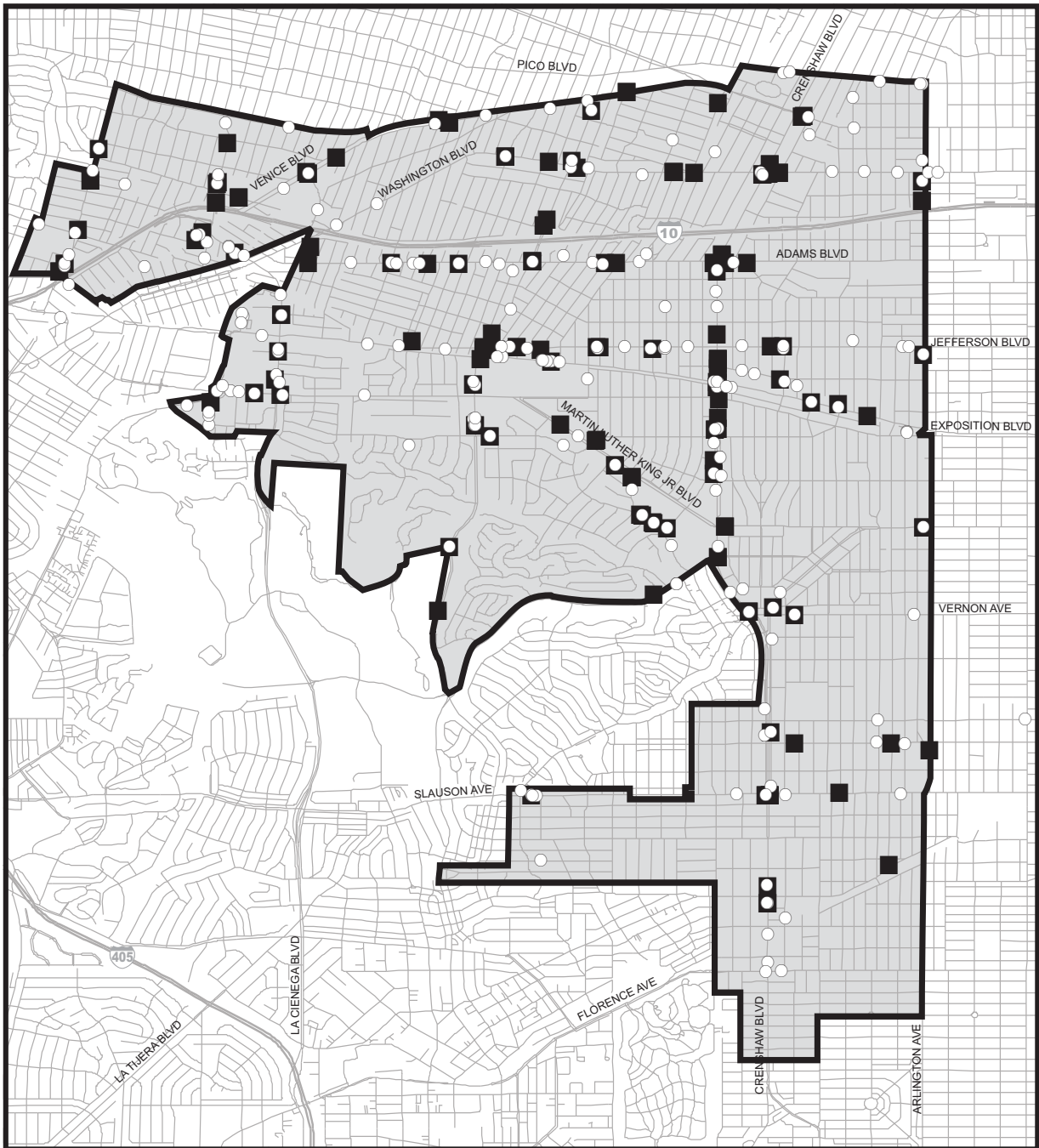
TABLE 4.8-2: FACILITIES THAT TRANSPORT, TREAT, STORE, AND DISPOSE OF HAZARDOUS MATERIALS IN THE WEST ADAMS CPA		
Facility Name	Address	Handler Type
Chevron Station No. 92314	5240 W Venice, 90019	Small Generator
Chevron Station No. 92178	3742 S La Brea Ave, 90016	Small Generator
Chevron Station No. 92754	3405 S Arlington Ave, 90018	Small Generator
Chevron Station No. 95552	4081 Marlton, 90008	Small Generator
Chevron Station No. 90920	4340 W Slauson Ave, 90043	Small Generator
Chevron Station No. 92324	3029 S Robertson Blvd, 90034	Large Generator
Chevron Station No. 95231	2546 S La Brea Ave, 90016	Small Generator
Chevron Station No 90598	1865 S La Brea Ave, 90019	Large Generator
Chevron Station No 93691	2065 S La Cienega Blvd, 90034	Large Generator
Chevron Station No 94125	1907 Arlington Ave, 90018	Small Generator
Classic Cleaners	4233 Crenshaw Boulevard, 90008	Small Generator
Cleaners Plus	4209 W Washington Blvd, 90016	Small Generator
Coast Radiator Company	3505 W Slauson Ave, 90043	Small Generator
Compared To What Silkscreen	2629 Crenshaw Blvd, 90016	Small Generator
Continental Cleaners	5700 S Crenshaw Blvd, 90043	Small Generator
Crenshaw Body Shop	6530 Crenshaw Blvd, 90043	Small Generator
Crenshaw Collision Center	4610 Crenshaw Blvd, 90043	Small Generator
Crenshaw Motors Inc	5311 Crenshaw Blvd, 90043	NA
Crenshaw Sq Cleaners	3824 Crenshaw Blvd, 90008	Small Generator
Crenshaw Village Cleaners	3917 Santa Rosalia Dr, 90008	Small Generator
Culver City Redevelopment Agency	9070 Venice Blvd, 90034	Small Generator
Dae Woo Engineering Co Inc	4333 W Pico Blvd, 90019	Transporter
Debbie's Imperial Cleaners #2	4132 S Crenshaw Blvd, 90008	Small Generator
Devin Company	4801 Exposition Blvd, 90016	Small Generator
Don Alderson Associates	3327 La Cienega Pl, 90016	Small Generator
Donahue Printing Company	5716 W. Jefferson Blvd., 90016	Small Generator
Dreamscape Lighting MFG Inc	5521 W Washington Blvd, 90016	Small Generator
E C Group Inc	5960 Bowcroft St, 90016	Small Generator
Edgardo Ulises Pineda	2314 Corning St., 90034	Transporter
Esquire Quality Cleaners	4356 W Adams Blvd, 90019	Small Generator
Evermark Tape Inc	5915 Rodeo Rd, 90016	Small Generator
Expo Line Construction Authority	3792 2nd Ave, 90018	Large Generator
Exxonmobil Oil Corp 12768	7130 S Crenshaw Blvd, 90043	Small Generator
Exxonmobil Oil Corp No 10916	1925 Crenshaw Blvd, 90016	Small Generator
Exxonmobil Oil Corp No. 17314	5501 W Adams, 90016	Small Generator
Fancy Cleaners	2895 S Robertson, 90034	Small Generator
Fedco Number 2	3535 S La Cienega Blvd, 90016	Small Generator
Gebe Electronic Services Inc	4112 W Jefferson Blvd, 90016	Small Generator
Georges Dry Cleaners Plant	5408 W Adams Blvd, 90016	Small Generator
Griffen Cleaners	3811 W Slauson Ave, 90043	Small Generator
Home Savings of America	4609-4663 Coliseum St, 90016	NA
Hughes Aircraft Co SCG	5901 W Rodeo Road, 90016	Small Generator
Image Graphics Systems Inc.	2414 W. 9 th Street, 90018	Small Generator
Imex Auto Ctr	5635 W Washington Blvd, 90016	Small Generator
Imperial Nissan	2929 Crenshaw Blvd, 90016	Small Generator
International Terra Cotta	3821 W Jefferson Blvd, 90016	Small Generator
Italmond	5181 W Adams Blvd, 90016	Small Generator
J B Dry Cleaners	2031 S La Cienega, 90034	Small Generator

TABLE 4.8-2: FACILITIES THAT TRANSPORT, TREAT, STORE, AND DISPOSE OF HAZARDOUS MATERIALS IN THE WEST ADAMS CPA		
Facility Name	Address	Handler Type
J B French Cleaners L L C	6040 W Jefferson Blvd, 90016	Small Generator
J W Manufacturing DBA Van Petty	5033 Exposition Blvd, 90016	Small Generator
Jessie Owens Community Day School	2400 West 54 th St, 90043	Large Generator
Joy Cleaners	2817 Crenshaw Blvd, 90016	Small Generator
K Darling Cleaners	4828 W Adams Blvd, 90016	Small Generator
Kens Automotive	5787 W Adams Blvd, 90016	Small Generator
Kenyon Press Inc.	3650 Holdrege Avenue, 90016	Small Generator
LA 11 th Ave Animal Shelter	3612 11 th Ave, 90018	Small Generator
LA Angles Mesa Library	2700 W 52 nd St, 90043	Small Generator
LA Baldwin Hills Library	2906 South La Brea Avenue, 90016	Small Generator
LA Crenshaw AIP	3761 Stocker St, 90008	Small Generator
La Cienega Car Wash	1907 S. La Cienega Blvd., 90034	Small Generator
LA Dst Senior Citizen Facility	2528 West Blvd, 90016	Small Generator
LA Fire Station No. 34	3661 7 th Avenue, 90018	Small Generator
LA Fire Station No. 34	4470 Coliseum St., 90016	Small Generator
LA Fire Station No. 54	5730 Crenshaw Blvd, 90043	N/A
LA Hyde Park Library	6527 Crenshaw Blvd, 90043	Small Generator
LA Jefferson Library	2211 W Jefferson Blvd, 90018	Small Generator
LA Microwave Station	4201 S La Brea Ave, 90016	Small Generator
LA Pumping Plant #3	4000 Buckingham Rd, 90008	Small Generator
LA Pumping Plant #49	5250 W Jefferson Blvd., 90016	Small Generator
LA Seinan Senior Citizens Center	3116 W Jefferson Blvd, 90018	Small Generator
LA Senior Citizens Service Center	5133 S Crenshaw Blvd, 90043	Small Generator
La St Maint Storage Yard	1451 E 6 th St, 90019	Small Generator
LAUSD Alta Loma EI	1745 Vineyard Ave, 90019	Small Generator
LAUSD Arlington Heights EL	1717 7 th Avenue, 90019	Small Generator
LAUSD Castle Heights Elementary	9755 Cattaraugus Ave., 90034	Large Generator
LAUSD Dorsey High School	3537 Farmdale Ave, 90016	Large Generator
LAUSD Westside Alternative	2985 S Robertson Blvd, 90034	Small Generator
LA Ventilator Station 9	3301 Exposition Blvd, 90018	Small Generator
LA Washington Irving Library	1803 S Arlington Ave, 90019	Small Generator
LA West Adams Branch Office	2612 Palm Grove Ave, 90016	Small Generator
LA Western District Storage Yard	2801 Exposition Blvd, 90018	N/A
LA WG Still Community Art Center	2520 W View St, 90016	Small Generator
LADWP Palms Service Center	2311 S Fairfax Avenue, 90016	Large Generator
LADWP Receiving Station D	5950 Venice Blvd, 90034	N/A
LADWP Western District Yard	5898 Venice Blvd., 90019	Large Generator
Lausd 6th Ave Elem School	3109 Sixth Ave, 90018	Small Generator
LAUSD Cienega Elem School	2611 S Orange Dr, 90016	Small Generator
LAUSD Mt. Vernon Junior HS	4066 W 17 th St, 90019	Large Generator
LAUSD Virginia Elem School	2925 Virginia Rd, 90016	Small Generator
LAUSD-Maintenance & Operations Dist G	6620 11 th Ave, 90043	Large Generator
Leimert Auto Care	4376 Leimert Blvd, 90008	Small Generator
Los Angeles Center For Enriched Studies	5931 W. 18 th St., 90035	Large Generator
Los Angeles Technology Center	3721 W Washington Blvd, 90018	Small Generator
Lou Marine Cleaners	2131 W Jefferson Blvd, 90018	Small Generator
Lube USA	2680 S La Cienega, 90034	Small Generator
Lynch Body Shop	2625 S La Cienega Ave, 90034	Small Generator

TABLE 4.8-2: FACILITIES THAT TRANSPORT, TREAT, STORE, AND DISPOSE OF HAZARDOUS MATERIALS IN THE WEST ADAMS CPA		
Facility Name	Address	Handler Type
M Latter Mfg Inc	3669 7 th Ave, 90018	Small Generator
Majestic Pontiac And Honda	3740 Crenshaw Blvd, 90016	Small Generator
Mckay Dj Inc	3820 Cochran Ave, 90008	Transporter
Mechano Engineering	9021 Exposition Blvd., 90034	Small Generator
Mels Auto Body	3423 W Jefferson Blvd, 90018	Small Generator
Micro Motors	5939 Rodeo Rd, 90016	Small Generator
Micro Page Inc.	2754 S La Cienega Blvd, 90034	Small Generator
Mi Jack Products	3770 Washington Boulevard, Ste. 1, 90019	Small Generator
Montique Corp	3411 Exposition Blvd, 90018	Small Generator
New Creations Silkscreen & Printwear	4000 Jefferson Blvd, 90016	Small Generator
Novamatic Systems	2685 S La Cienega Blvd, 90034	Small Generator
Oconnor Lincoln Mercury	3737 Crenshaw Blvd, 90016	Small Generator
One Hour Cleaners	4321 W Martin Luther King Blvd, 90008	Small Generator
One Hr Photo Jun	3886 S Crenshaw Blvd, 90008	Small Generator
Ottos Cleaners	1904 S La Brea, 90016	Small Generator
Pacific Bell	3233 W Vernon Ave, 90008	Small Generator
Pacific Bell	5333 W Jefferson Blvd, 90016	NA
Pacific Bell C/O Packer	5035 Coliseum St, 90016	Small Generator
Pacific Designs & Mfg	3111-1/2 S La Cienega Blvd, 90016	Small Generator
Palms Service Ctr	2311 S Fairfax Ave, 90016	Large Generator
Park Lane Cleaners	3574 S La Cienega Blvd, 90016	Small Generator
Pedestal Litho Inc	8551 Venice Blvd, 90034	Small Generator
Peerless Suede & Leather	3115 W Jefferson Ave, 90018	Small Generator
Pegasus Design Inc	4005 W Jefferson Blvd, 90016	Small Generator
Pio Pico ES	1512 S Arlington Avenue, 90019	Small Generator
Postal Graphics	1830 S La Cienega Blvd, 90035	Small Generator
Premier Auto Center	1439 S La Brea Avenue, 90019	Small Generator
Pyramid Press	5037 W Jefferson Blvd, 90016	Small Generator
Quality Cleaners	5782 Rodeo Rd, 90016	Small Generator
Raintree Buckles & Jewelry	3630 Holdrege Ave, 90016	N/A
Ray Fa Cleaners	3286 W Slauson Ave, 90043	Small Generator
Research Development	9200 Exposition Blvd. 90034	Small Generator
Residence Furniture	3629 10 th St, 90016	Small Generator
Rite Aid 5458	3550 S La Brea, 90016	Small Generator
Rite Aid 5451	3230 W. Slauson Ave, 90043	Conditionally Exempt Small Generator
Robert's Negative & Stripping	8567 Venice Blvd, 90034	Small Generator
Rod Davis Firestone	5300 Crenshaw Blvd, 90043	Small Generator
Rodeo Tire & Auto Services Inc	3535 S La Brea Ave, 90016	Small Generator
Roes Cleaners	3839 Santa Rosalia Dr, 90008	Small Generator
Ruart Bearing Co	4525 W Jefferson Blvd, 90016	Small Generator
Saturn Elementary School	5360 Saturn Street, 90019	Large Generator
Sears AC 6038	3755 Santa Rosalia, 90008	Small Generator
Shell Service Station	4044 W Martin L King Jr. Blvd, 90008	Small Generator
Shell Service Station	2215 M L King Jr. Blvd, 90008	Small Generator
Shell Service Station	3300 S La Cienega, 90016	Small Generator
Shell Service Station	3645 S Crenshaw, 90016	Small Generator
Shell Service Station	5164 W Washington Blvd, 90016	Small Generator




TABLE 4.8-2: FACILITIES THAT TRANSPORT, TREAT, STORE, AND DISPOSE OF HAZARDOUS MATERIALS IN THE WEST ADAMS CPA		
Facility Name	Address	Handler Type
Shell Service Station	5805 Crenshaw Blvd, 90043	Small Generator
Shell Service Station 117407	1860 Crenshaw / Washington, 90019	Small Generator
Shell Service Station 135541	1606 S La Brea Av / Venice, 90019	Small Generator
Shenandoah Elementary School	2450 Shenandoah St, 90034	Large Generator
Silver Star Auto Body & Paint	4151 W Venice Blvd, 90019	Small Generator
Smith Maintenance Communication	3611 Exposition Blvd, 90016	Small Generator
So Dist Bldg Svc 36th St Yard	3330 W 36 th St, 90018	Small Generator
Softone Cleaners	3939 Crenshaw Blvd, 90008	Small Generator
South Sea House	2301 24 th Street, 90018	Small Generator
Sparkletts Drinking Water Corp	3475 S La Cienega Blvd, 90016	Small Generator
Spraylat Corporation LA Division	3465 S. La Cienega Boulevard, 90016	Small Generator
Stella Academy Charter	2636 Mansfield Ave., 90016	Large Generator
Stutzman Plating Co	5045 Exposition Boulevard, 90016	Small Generator
Super Auto Body Shop	4299 Leimert Blvd, 90008	Small Generator
Superior Cleaners	5661 Angeles Vista Dr, 90043	Small Generator
Support Unit Central West	3710 S La Brea Ave, 90016	Large Generator
System 3 Cleaners	3631 Crenshaw Blvd #101, 90016	Small Generator
Target #1306	3535 S. La Cienega Blvd, 90016	Large Generator
Tectron Inc	3361 La Cienega Pl., 90016	Small Generator
Therien Studio Workshop	5645 West Adams Avenue, 90016	Small Generator
Triplett Cleaners	5476 W Adams	Small Generator
Tropical Tees	5522 Venice Blvd, 90019	Small Generator
Tsm Recovery & Recycling Co Inc	3422 W Pico Blvd, 90019	Small Generator
Tsudas Body Shop	3794 2nd Ave, 90018	Small Generator
Tuneup Masters No 15	3404 W Florence Ave, 90043	Small Generator
Turner Entertainment Co	5890 Jefferson Blvd, 90016	Small Generator
Twelve Signs Inc	4301 W Jefferson Blvd, 90016	Small Generator
Unocal - Service Station #2954	2038 S. Robertson Blvd, 90034	Small Generator
Valet Cleaners	5376 W Adams Blvd, 90016	Small Generator
Venice Cleaners	5401 Venice Blvd., 90019	Small Generator
Volvos Only	6415 Crenshaw Blvd, 90043	Small Generator
Walker Cleaners	4875 W Washington Blvd, 90016	Small Generator
Washington Autobody & Repair	2456 W Washington Blvd, 90018	Small Generator
West Coast Paint and Body Shop	5060 Venice Boulevard, 90019	Small Generator
Western Automatic Transmission	1807 52 nd Ave, 90019	Small Generator
Western District Yard	5898 Venice Blvd, 90019	Large Generator
Windsor Cleaners	4293 Crenshaw Blvd, 90008	Small Generator
World Oil Co	5234 W Adams, 90016	Small Generator
Wrights Community Center	3309 W Florence Ave, 90043	Large Generator; Transporter
Young Continuation High School	3051 W. 52 nd St., 90043	Large Generator

/a/ Not Available.
 Note: Because the inventories shown in this table are constantly updated by the inclusion of new sites every year, this table is subject to change in the future and should not be viewed as the single definitive list of facilities that transport, treat, store, or dispose of hazardous materials in the West Adams CPA.
SOURCE: USEPA website, http://www.epa.gov/enviro/html/rcris/rcris_query_java.html, accessed January 9, 2012.



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LEGEND:

-  West Adams CPA
-  Leaking Underground Storage Tanks (LUST),
Underground Storage Tanks (UST), and Other Hazardous Sites
-  Hazard Sites

APPROX.
SCALE



0 0.45 0.9 MILES

SOURCE: City of Los Angeles, ESRI, and TAHA, 2012.

FIGURE 4.8-1

LOCATIONS OF RCRIS-TSD FACILITIES

State Water Resources Control Board (SWRCB) Regulated Facilities. According to the SWRCB, there are 174 leaking underground tank (LUST) cleanup sites, other clean-up sites, and permitted underground storage tank (UST) facilities within the West Adams CPA (**Table 4.8-3** and **Figure 4.8-1**, above).⁸ As indicated in **Table 4.8-3**, 75 of these sites (approximately 43 percent) do not require clean-up. Of the remaining sites, clean-up has been completed for 51 sites (approximately 29 percent); and their cases have been closed. There remain 48 sites with cases open for assessment and/or remediation within the West Adams CPA.

TABLE 4.8-3: LUST, PERMITTED UST, AND OTHER CLEAN-UP SITES IN THE WEST ADAMS CPA		
Facility Name	Address	Status
20 th Century Plastics	3628 Crenshaw Blvd	Completed - Case Closed
20 th Century Plastics	3628 Crenshaw Blvd	Completed - Case Closed
AAA Acme Audio/Video Inc	4774 W Adams Blvd	N/A /a/
Abbott Electronics	2727 La Cienega Blvd S	Completed - Case Closed
Alex John Shell	5805 Crenshaw Blvd	N/A
Alexander Shell	1860 Crenshaw Blvd	N/A
Angelus Funeral Home	3875 Crenshaw Blvd	Completed - Case Closed
Angelus-Hudson Inc	4833 Exposition Blvd	N/A
Arakel Benjamin Property	2641 Crenshaw Blvd	Completed - Case Closed
Arco #0027	3412 Crenshaw Blvd S	Completed - Case Closed
Arco #0176	5804 Crenshaw Blvd	Completed - Case Closed
Arco #0177	4371 Crenshaw Blvd	Completed - Case Closed
Arco #5180	5851 Rodeo Rd	Open - Remediation
Arco Ss# 177	4371 Crenshaw Blvd	N/A
Arco Ss# 5180	5851 Rodeo Rd	N/A
Ashraf Javeed	4169 Venice Blvd	N/A
Auto Service Center	1617 West Blvd	N/A
Auto-Spa Car Wash	4314 Adams Blvd W	Completed - Case Closed
Baldwin Hills Pump Station	4401 S La Brea Av	N/A
Baldwin Hills Signal	4201 S La Brea Av	N/A
Beasley Broadcasting Grp Inc	5901 Venice Blvd	N/A
Bill's Auto Care	3227 W 54 th St	N/A
Boyd Peterson	3833 Crenshaw Blvd	Completed - Case Closed
Brothers Paint Store	8550 Venice Blvd.	Open
Brown's Motor Tune Up	2540 La Brea Ave	Open - Site Assessment
C.B.S. Crenshaw Body Shop	6530 Crenshaw Blvd	N/A
Cameo Cleaners	3650 Crenshaw Blvd	Open - Site Assessment
Charles Auto Service Center	3203 W Jefferson Blvd	N/A
Chevron #306435 (Former Unocal #2954)	2036 Robertson Blvd S	Open - Remediation
Chevron #9-1400	2538 Crenshaw Blvd	Completed - Case Closed
Chevron #9-2178	3742 La Brea Ave S	Completed - Case Closed
Chevron #9-2314	5420 Venice Blvd W	Completed - Case Closed
Chevron #9-2748	3405 Arlington Ave S	Completed - Case Closed
Chevron #9-3691	2065 La Cienega Blvd	Open - Remediation
Chevron #9-4125	1907 Arlington Ave	Open - Site Assessment
Chevron #9-5231	2546 La Brea Ave S	Open - Site Assessment
Chevron Station # 9-5231	2546 S La Brea Ave	N/A
Chevron Station #9-0485	3063 Crenshaw Blvd	N/A
Chevron Station #9-0598	1865 S La Brea Ave	N/A
Chevron Station #9-2178	3742 S La Brea Ave	N/A

⁸State Water Resources Control Board website, <http://geotracker.waterboards.ca.gov/map>, accessed January 9, 2012.

TABLE 4.8-3: LUST, PERMITTED UST, AND OTHER CLEAN-UP SITES IN THE WEST ADAMS CPA		
Facility Name	Address	Status
Chevron Station #9-2314	5420 Venice Blvd	N/A
Chevron Station #9-2324	3029 S Robertson Blvd	N/A
Chevron Station #9-3691	2065 S La Cienega Blvd	N/A
Chevron Station 9-2324	3029 Robertson Blvd, S.	Completed - Case Closed
Chevron Station 9-4125	1907 Arlington Ave	NA
Choi's Shell Service	4044 W Martin Luther King Jr Blvd	N/A
Commercial Property	4155 Washington Blvd	Completed - Case Closed
Crenshaw Car Wash	3518 Crenshaw Blvd	Completed - Case Closed
Crenshaw Center Hospital	3831 Stocker St	N/A
Cruz Auto Service	4469 W Washington Blvd	N/A
Current Occupant	2510 S Genesee Ave	N/A
D Hauptman Co	4856 Jefferson Blvd	Completed - Case Closed
Danny's Mobil Service Station	2339 La Brea Ave S	Open - Remediation
Davis Fluorescents	8536 Venice Blvd	Open - Site Assessment
Dean Alco	5930 West Jefferson Blvd	Open - Site Assessment
Exxon #7-2560	4406 Adams Blvd W	Completed - Case Closed
Exxon #7-2577	4180 Washington Blvd	Completed - Case Closed
Exxon #7-8701	3071 Robertson Blvd S	Completed - Case Closed
Exxonmobil #18-LLF	4380 Adams Blvd W	Completed - Case Closed
Exxonmobil S/S#18-KK6	1925 Crenshaw Blvd	Open - Site Assessment
F & S Auto Care	4155 W Washington Blvd	Open - Site Assessment
Film Processing Facility	3602 Crenshaw Blvd	Open
Fire Station #94	4460 Coliseum St	Open - Site Assessment
Firestone/Rod Davis Property	5300 Crenshaw Blvd	Completed - Case Closed
Former Chinese Laundry	3847 Santa Rosalia Dr	Open - Site Assessment
Former Crenshaw Collision Center	6530 Crenshaw Blvd. E.	Open - Remediation
Former Crenshaw Village Cleaners	3917 Santa Rosalia Dr	Open - Site Assessment
Former Roe's Cleaners	3839 Santa Rosalia Dr	Open - Site Assessment
Former Shell Station	3553 S La Brea Ave	Open - Verification Monitoring
Frederick N Smith Trustee	3555 S La Cienega Blvd	N/A
Fulcor Realty Inc	3602 Crenshaw Blvd	N/A
George's Mobil & Mini Llf	4380 W Adams Blvd	N/A
Golden Day Schools Incorporated	6422 Crenshaw Blvd	N/A
Gregory Potap	4750 Adams Blvd W	Completed - Case Closed
Hak Auto Service	4545 W Washington Blvd	N/A
Harding Market Company	3022 Cochran Ave S	Open - Site Assessment
Henry E Garrett	4100 W Jefferson Blvd	N/A
Hillcrest Tire Center	4541 W Washington Blvd	N/A
J. J. Cleaners	3933 Santa Rosalia Dr	Open - Site Assessment
James Lee Service Center	3950 Martin Luther King Bl.	Open - Site Assessment
James Service Center	3950 W Martin Luther King Jr Blvd	N/A
Jean Croghan Property	2060 La Cienega Blvd S	Completed - Case Closed
Jim's Auto Sales	5501 Venice Blvd	N/A
John D Jones Shopping Center	4501 Martin Luther King Blvd	Completed - Case Closed
John's Auto Center	4081 Marlton Ave	Open - Site Assessment
Kaiser Foundation Hospital/C	6041 Cadillac Ave	N/A
Kaiser Permanente West La Med.	6041 Cadillac Ave	Completed - Case Closed
Ken's Automotive	5787 Adams Blvd W	Open - Remediation
Kim's Shell	1604 S La Brea Ave	N/A

TABLE 4.8-3: LUST, PERMITTED UST, AND OTHER CLEAN-UP SITES IN THE WEST ADAMS CPA		
Facility Name	Address	Status
Kim's Shell Service	5164 W Washington Blvd	N/A
L M Motors Inc	8535 Venice Blvd	N/A
La Brea Rodeo Shell	3553 S La Brea Ave	N/A
La Brea Shell Auto Center	2339 S La Brea Ave	N/A
La Cienega Car Wash	1907 La Cienega Blvd S	Open - Remediation
La City Fire Station #34	3661 7 th Ave	Open - Site Assessment
La City Fire Station #94	4470 Coliseum St	Open - Site Assessment
La Dpw Western District-H.Q.	5898 Venice Blvd	Open - Remediation
Lacmta Div. 5	5425 S Van Ness Ave	N/A
Lees Arco	5804 Crenshaw Blvd	N/A
Lee's Arco Smog Pros	5804 Crenshaw Blvd	Open - Site Assessment
Lees Union 76/ Station #3224	3555 W Martin Luther King Jr Blvd	N/A
Leimert Auto Service	4376 Leimert Blvd.	Open - Remediation
Lester Williams	2901 W Slauson Ave	N/A
Los Angeles Fire Station 68	5023 W Washington Blvd	N/A
Louise Mitchell	2500 W 54 th St	N/A
Lube Express	4200 Crenshaw Blvd	N/A
Majestic Pontiac & Honda	3740 Crenshaw Blvd	N/A
Matchmaster Dying & Fin	3700 Crenshaw Blvd	N/A
Mckesson Water Products	3475 La Cienega Blvd S	Completed - Case Closed
Mercury O'Connnor	3737 Crenshaw Blvd	Completed - Case Closed
Mercury O'Connor	3737 Crenshaw Blvd	Completed - Case Closed
Meyer's Roofing Company Inc	5048 W Jefferson Blvd	N/A
Mobil #17-489	3950 Martin Luther King Blvd W	Completed - Case Closed
Mobil #18-G67 (Former #11G67)	2305 La Cienega Blvd S	Open - Remediation
Mobil #18-Kk6 Former #11Kk6	1925 Crenshaw Blvd	Completed - Case Closed
Mobil 17314 (Former)	5501 Adams Blvd.	Open - Remediation
Mobil 18-Leg	2121 Arlington Ave S	Open - Remediation
Mobil Service Station Kk6	1925 Crenshaw Blvd	N/A
Mobil Station	2305 S La Cienega Blvd	N/A
Pacific Bell	3233 W Vernon Ave	N/A
Pacific Bell	5035 Coliseum St	N/A
Pacific Bell Telephone Co	5035 Coliseum Street	Completed - Case Closed
Park Labrea Proj (Parcels A&B)	6220 Third	Open
Peerless Suede & Leather	3115 Jefferson Blvd W	Completed - Case Closed
Penny Roofing Company	2501 Exposition Blvd	N/A
Pierce Service Station Former	2868 Robertson Blvd	Completed - Case Closed
Professional Packers And Forwarders, Inc.	5930 Jefferson Blvd. W.	Open - Remediation
Robertson Car Wash	2460 Robertson Blvd	Completed - Case Closed
Robertson Car Wash	2460 S Robertson Blvd	N/A
Robertson Car Wash	3071 S Robertson Blvd	N/A
Rodeo Shell	3645 Crenshaw Blvd	N/A
Ruart Bearing Company	4525 Jefferson Blvd W	Completed - Case Closed
Sam's Chevron	2530 Crenshaw Blvd	N/A
Sebring Enterprises, Inc.	5101 Jefferson Blvd W	Completed - Case Closed
Service Station 1068	4927 W Washington Blvd	N/A
Shell	1860 Crenshaw Blvd	Completed - Case Closed
Shell	3300 La Cienega Blvd S	Open - Site Assessment
Shell	5805 Crenshaw Boulevard	Open - Site Assessment

TABLE 4.8-3: LUST, PERMITTED UST, AND OTHER CLEAN-UP SITES IN THE WEST ADAMS CPA		
Facility Name	Address	Status
Shell #204-4531-8106	4044 Martin Luther King Blvd	Open - Site Assessment
Shell #204-4540-5705	3300 La Cienega Blvd S	Completed - Case Closed
Shell (Former)	2315 La Brea Ave S	Completed - Case Closed
Shell Oil Company Service Station	5164 Washington	Open - Site Assessment
Shell Oil Company Service Station	5164 Washington	Open - Site Assessment
Shell Service	3300 S La Cienega Blvd	N/A
Shell Service Station	2215 Martin Luther King Jr. Blvd.	Completed - Case Closed
Shell Service Station	3645 Crenshaw Blvd. S.	Open - Site Assessment
Southern California Gas Co.	3124 W 36 th St	N/A
Southland Corp #20545	4343 Slauson Ave W	Completed - Case Closed
Southland Location #25330	5791 Rodeo Rd	Completed - Case Closed
Spaulding Mortuary	3045 La Brea Ave S	Completed - Case Closed
Sun Service Auto Repair	5350 Adams Blvd W	Completed - Case Closed
System Cleaners	3631 Crenshaw Blvd	Open - Site Assessment
Thrifty #242	4200 Crenshaw Blvd	Completed - Case Closed
Thrifty Drug	3430 La Brea Ave S	Completed - Case Closed
Thrifty Oil Co Ss #241--9637	4406 W Adams Blvd	N/A
Tosco - 76 Station #2015	5100 Jefferson Blvd W.	Open - Site Assessment
Tosco - 76 Station #6201	4176 Venice Blvd	Open - Site Assessment
Tosco Corporation #30422	5100 W Jefferson Blvd	N/A
Tosco Corporation #31123	4176 Venice Blvd	N/A
United Oil #50	2121 Arlington Ave	N/A
Unocal #2015	5100 Jefferson Blvd W	Completed - Case Closed
Unocal #3224	3555 Martin Luther King Blvd	Completed - Case Closed
Van Shell	2215 W Martin Luther King Jr Blvd	N/A
Walters Transfer	5850 Venice Blvd	N/A
West Jefferson Build Materials	5001 W Jefferson Blvd	NA
West Jefferson Building Materials	5001-5015 W Jefferson Blvd	Open - Site Assessment
Western District Headquarters	5898 Venice Blvd	N/A
Western Yard/Pub Wks Dept.	2801 Exposition Blvd	N/A
Westside Arco #1	3412 Crenshaw Blvd	N/A
Westside Arco No. 1	3412 Crenshaw Blvd	Completed - Case Closed
Wilshire Police Station	4861 Venice Blvd	Open - Site Assessment
Wilshire Police Station Garage	4861 Venice Blvd	N/A
Wonder Bread	4505 W Jefferson Blvd	N/A
World Oil #27	5234 Adams Blvd W	Open - Verification Monitoring
/a/ Not Available		
Notes: Some sites have the same address and name, but different geotracker identifications. Therefore, they have been listed separately. Because the inventories shown in this table are constantly updated by the inclusion of new sites every year, this table is subject to change in the future and should not be viewed as the single definitive list of LUST, Permitted UST, and other clean-up sites in the West Adams CPA.		
SOURCE: State Water Resources Control Board website, http://geotracker.waterboards.ca.gov/map , accessed January 9, 2012.		

Cortese List. The Cortese list includes tank leaks compiled by the SWRCB, abandoned hazardous waste sites by the DTSC, California Bond Expenditure Plan (BEP) and solid waste disposal sites with known migration of hazardous waste. There are no sites within the West Adams CPA on the Cortese List.⁹

⁹California Department of Toxic Substances Control, Site Cleanup website, http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm, accessed January 9, 2012.

Methane Gas

Methane gas is produced by anaerobic decay of organic matter deep under the Earth's surface and is the major component of natural gas, about 87 percent by volume.¹⁰ In common usage, deposits rich in natural gas (i.e., methane) are called natural gas fields. At room temperature and standard pressure, methane is a colorless, odorless gas. While not toxic, it is highly flammable and may form explosive mixtures with air. Methane is also an asphyxiant and may displace oxygen in an enclosed space. The concentrations at which flammable or explosive mixtures form are much lower than the concentration at which asphyxiation risk is significant. Because natural gas is lighter than water, it tends to rise from its sources until it either seeps to the surface or is trapped by a non-permeable layer of rock. When structures are built on or near landfills or naturally occurring natural gas fields, methane gas can penetrate the buildings' interiors and expose occupants to significant levels of methane. Methane Zones and Methane Buffer Zones in the West Adams CPA are shown in **Figure 4.8-2**. As shown, the largest concentration of methane is located in the northeast portion of the West Adams CPA, primarily north of the I-10 Freeway and east of La Brea Avenue. Another concentration of methane occurs in the Baldwin Hills area in the west/central portion of the West Adams CPA. There are also several smaller pockets of methane dispersed throughout the central portion of the West Adams CPA.

Schools

An analysis of hazardous materials in relation to schools is required as part of the CEQA guidelines. A proposed project would have an impact if it emitted hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. The Los Angeles Unified School District (LAUSD) provides public education from K-12 grade and currently operates 23 public schools in the West Adams CPA. Additional information regarding schools within the West Adams CPA is provided in Section 4.14, Public Services of this Draft EIR.

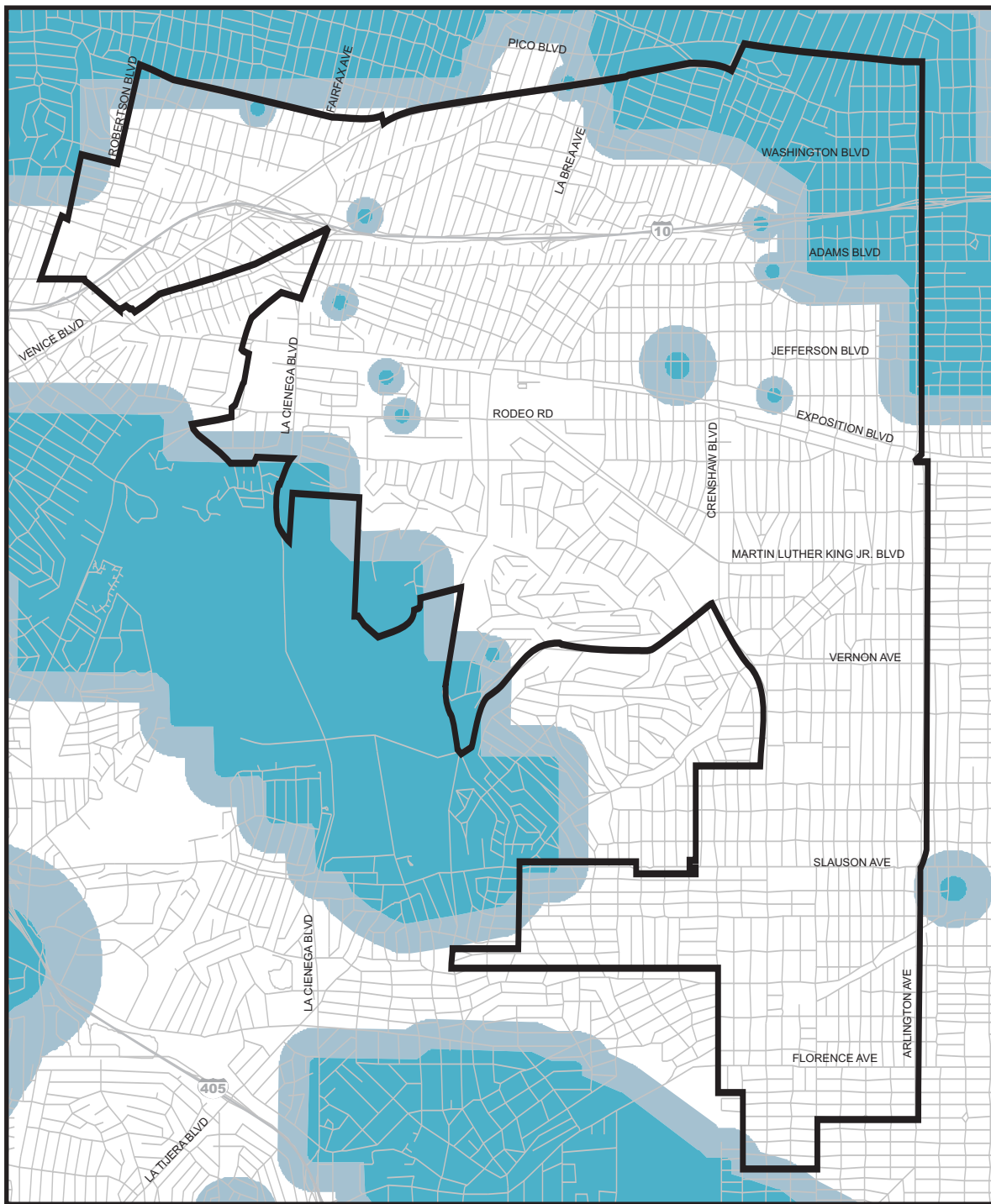
Airport Hazards

There are no airports within the West Adams CPA. The closest airport to the West Adams CPA is Los Angeles International Airport (LAX), located over three miles southwest from the boundary of the West Adams CPA. Nearby general aviation airports include Hawthorne Airport (located approximately three miles south) and Compton Airport (located approximately ten miles southeast). The West Adams CPA is not in the approach path of LAX or the two general aviation airports.

Emergency Response Plan




Rescue and provision of medical care to victims of fires and other emergencies are the responsibilities of the LAFD. However, because the West Adams CPA adjoins other jurisdictions (unincorporated Los Angeles County and the cities of Culver City and Inglewood), the City of Los Angeles has several joint-use agreements with other jurisdictions for cooperative response and management of fires and other emergency incidences. Under such agreements, the first respondents would usually be the nearest fire or police units, regardless of jurisdictional boundaries. Key to a successful rapid response is the LAFD's goal of maintaining adequate response distances from any given fire outbreak to the closest fire station. Equally important to adequate response time is the adequacy of water supplies for fire suppression purposes. **Table 4.8-4** provides a summary of required fire flows and maximum responses distances for urban uses.

¹⁰Anaerobic Decay is the process by which microorganisms break down biodegradable material in the absence of oxygen.



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LEGEND:

-  West Adams CPA
-  Methane Zone
-  Methane Buffer Zone

APPROX.
SCALE



0 2,000 4,000 FEET

SOURCE: City of Los Angeles, ESRI, and TAHA, 2012.

FIGURE 4.8-2

METHANE ZONES

TABLE 4.8-4: SUMMARY OF LAFD REQUIRED FIRE FLOWS AND RESPONSE DISTANCES		
Land Use	Required Fire Flows	Maximum Response Distance in LAFD
Low Density Residential	2,000 gallons per minute (gpm) from three adjacent hydrants flowing simultaneously	1.5 miles
High Density Residential and Commercial Neighborhood	4,000 gpm from four adjacent hydrants flowing simultaneously	1.5 miles
Industrial and Commercial	6,000 to 9,000 gpm from four to six hydrants flowing simultaneously	1.5 miles
High Density Industrial and Commercial or Industrial (Principal Business Districts or Centers)	12,000 gpm available to any block (where local conditions indicate that consideration must be given to simultaneous fires, an additional 2,000 to 8,000 gpm will be required)	1 mile
SOURCE: Los Angeles Fire Department website, http://lafd.org/prevention/hydrants/division_9_fc.html , accessed April 20, 2011.		

Wildland Fires

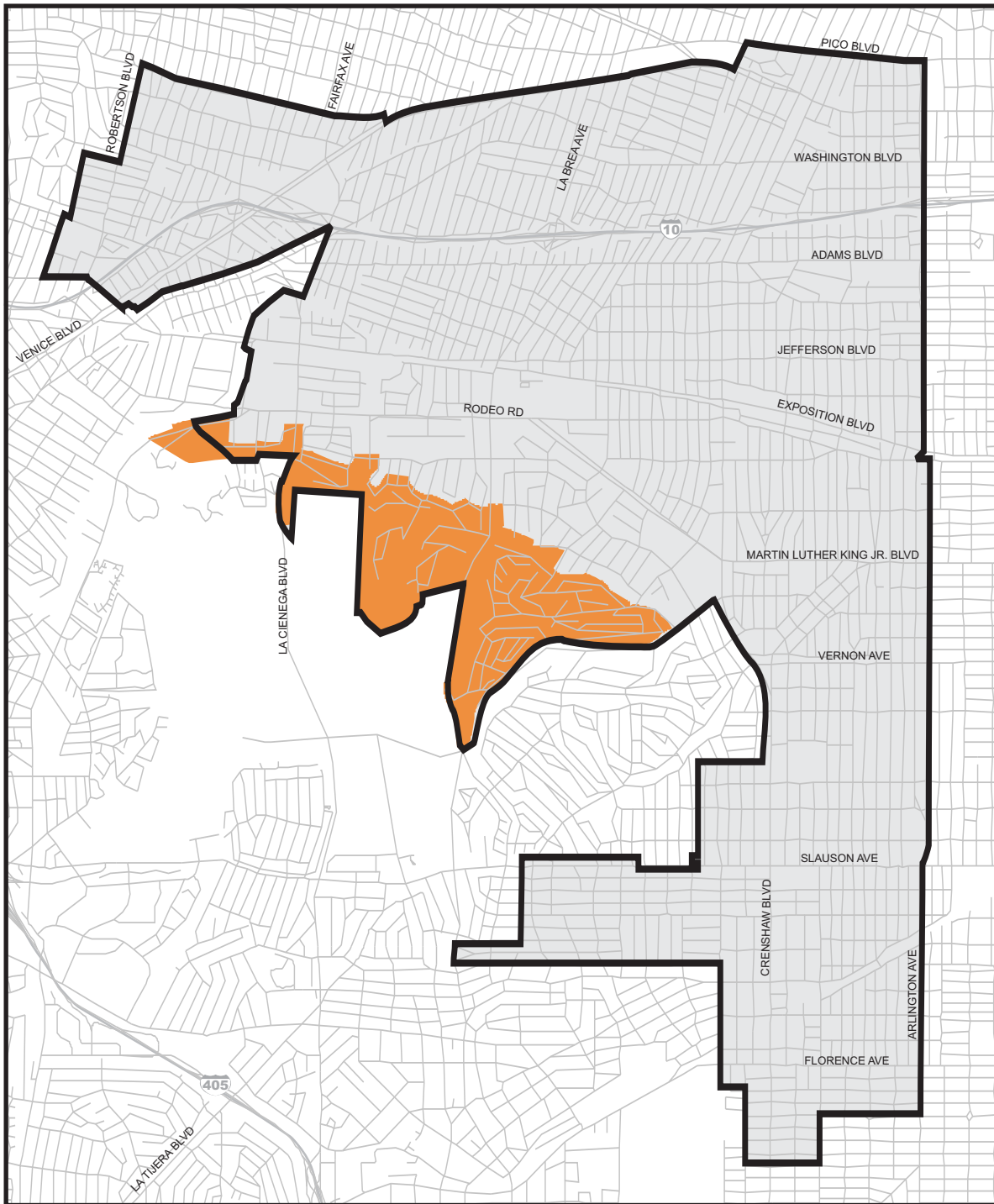
Brush fires continue to be a major threat to life and property throughout the region due to unique fuel, terrain, and climatic conditions. The hazard is especially great when the dry “Santa Ana” winds arrive, usually in the fall and winter seasons. In response to such conditions, the Very High Fire Hazard Severity Zone was established in the City of Los Angeles in 1999 and replaced the older “Mountain Fire District” and “Buffer Zone.” Based on the premise that fire prevention is the best method for deducing fire incidence and devastation, new construction in the “Zone” must comply with a variety of strict requirements including provisions for emergency vehicle access, use of approved building materials and design, and brush clearance. Areas located in the hilly central western part of the West Adams CPA are designated as “Very High Fire Hazard Severity Zone” (Figure 4.8-3).¹¹

THRESHOLDS OF SIGNIFICANCE

In accordance with Appendix G of the State CEQA Guidelines, the proposed project would have a significant impact related 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;
- 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 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, would it 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, would the project result in a safety hazard for people residing or working in the project area;
- For a project within the vicinity of a private airstrip, would the project 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; and/or
- 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 adjacent to urbanized areas or where residences are intermixed with wildlands.

¹¹Los Angeles Fire Department, Brush Clearance Zones website, http://lafd.org/brush/lafd_bcz8x11.pdf, accessed January 9, 2012.



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LEGEND:

- West Adams CPA
- Fire Brush Zone

APPROX.
SCALE



SOURCE: City of Los Angeles, ESRI, and TAHA, 2012.

FIGURE 4.8-3

WILDLAND FIRE ZONES

City of Los Angeles CEQA Thresholds Guidelines

In addition, based on the criteria set forth in the City of Los Angeles CEQA Thresholds Guide (2006), the determination of significance shall be made on a case-by-case basis, considering the following factors:

For impacts related to risk of upset/emergency preparedness:

- The probable frequency and severity of consequences to people or property as a result of a potential accidental release or explosion of a hazardous substance;
- The degree to which the project may require a new, or interfere with an existing emergency response evacuation plan, and the severity of consequences; and
- The degree to which the project design will reduce the frequency or severity of a potential accidental release or explosion of a hazardous substance.

For impacts related to human health hazards:

- The regulatory framework for the health hazard;
- The probable frequency and severity of consequences to people from exposure to the health hazard; and
- The degree to which project design would reduce the frequency of exposure or severity of consequences of exposure to the health hazard.

IMPACTS

The proposed project is the adoption of the West Adams New Community Plan and its implementing ordinances. These ordinances, which include standards and guidelines for projects within the West Adams CPA, include a Community Plan Implementation Overlay District (CPIO) containing several subdistricts throughout the plan area, as well as amendments to the existing Crenshaw Corridor Specific Plan. The proposed project further involves General Plan Amendments and zone changes to create consistency with the City's General Plan Framework Element, as well as create consistency between both planned and existing uses of parcels and their relationship to surrounding areas. Through implementation of the CPIO, the proposed project further restricts detrimental uses, incentivizes development in targeted areas, and provides development standards to ensure that new construction is consistent with neighborhood character, as well as corrects minor errors within the existing West Adams Community Plan. While there are hazards and hazardous materials within the West Adams CPA, they are subject to the federal, State, and local policies and guidelines mentioned above; therefore, the proposed West Adams New Community Plan and its implementing ordinances do not contain any specific guidelines that would affect hazards or hazardous materials except through the limitation of future uses identified as contributing to the presence of hazardous materials in the area.

Construction

The West Adams New Community Plan describes the capacity for future development for a portion of the City and does not constitute a commitment to any project-specific construction. Therefore, no further discussion of construction impacts is necessary.

Operations

Transport, Use, and Disposal

Industrial facilities tend to store, use, and generate larger quantities of hazardous materials and wastes than other types of land uses. Currently, the majority of industrial lands within the West Adams CPA are located in the area of the Hyde Park Industrial Corridor CPIO Subdistrict, with other areas of industrial uses located adjacent to Metro's Expo LRT right-of-way, and adjacent to the Crenshaw/LAX and Harbor Subdivision

Transit Corridor rights-of-way. Under the proposed West Adams New Community Plan, industrial land use acreage would decrease from 322 acres to 221 acres. The majority of the changes would occur along the corridors of Venice, Washington, Adams, and Jefferson Boulevards where land would change from Commercial Manufacturing and Limited Manufacturing to Hybrid Industrial, Limited Industrial, and Neighborhood Commercial. While much of this change would be in nomenclature only, several areas of rezoning are proposed as well. However, no changes in permitted existing uses would be impacted. Nonetheless, as discussed above, overall changes proposed as part of the West Adams New Community Plan would result in a 31 percent reduction of industrial land within the West Adams CPA. This would primarily relate to the rezoning of Commercial Manufacturing (CM) zoned parcels to the C2 Commercial Zone along east/west corridor segments located in the West Adams CPA where parcels are generally shallow, small, and often occupied with low-rise commercial structures constructed in the early 20th century to serve adjacent residential neighborhoods.

While the reduction in overall acreage would decrease the risk of hazardous material accidents during use, transport, and disposal, industrial uses would still be allowed within the West Adams CPA. However, individual facilities, or any facilities that use or store large quantities of hazardous materials on-site, are required to comply with all federal, State, and local regulations that deal with hazardous materials use and transport including RCRA, Title 22, the Hazardous Waste Control Law, Hazardous Materials Transportation Act, and Hazardous Materials Business Plans.

Asbestos-containing materials (ACMs) were widely used in structures built between 1945 and 1978. Given the high number of buildings predating 1978 throughout the West Adams CPA, it is reasonable to assume that these materials would be encountered during rehabilitation and demolition. However, removal of these materials is well regulated. Therefore, with implementation of all applicable local, State, and federal regulations, the proposed project would result in less-than-significant impacts related to the use, transport, and disposal of hazardous materials.

Upset and Accident Conditions

As mentioned above, the proposed project encourages targeted redevelopment within the West Adams CPA. Elements such as increasing the intensity of development in proposed transit areas and revitalizing existing commercial corridors and industrial areas would require the construction of new buildings that may release hazardous materials into the environment. Any new structures that are constructed within the West Adams CPA would be required to comply with all local, State, and federal regulations.

In addition, these new buildings would be replacing older structures that may have been built prior to the most recent building codes and regulations. Therefore, the proposed zone changes would reduce the risk of upset and accident conditions involving the release of hazardous materials near residential land uses.

Nearly a dozen Methane Zones occur in the West Adams CPA. Concentrations of methane are located in the northeast and central western portion of the West Adams CPA, with some small areas located near Exposition Boulevard and the I-10 Freeway (**Figure 4.8-2** above). However, as previously discussed, any new construction would be required to comply with the California Department of Conservation, Division of Oil and Gas requirements, and the SCAQMD regulations regarding methane gas. Therefore, impacts related to methane gas would be reduced to less than significant.

As described in the regulatory framework, businesses are required to comply with health and safety, and environmental protection laws and regulations, which require businesses handling or storing certain amounts of hazardous materials to prepare a hazardous materials business plan that includes an inventory of hazardous materials used or stored on-site, and procedures to be used in the event of a significant or threatening significant release of a hazardous material. The hazardous materials plan must include a Material Safety Data Sheet (MSDS) for each hazardous material used or stored on-site. To accomplish this, and to otherwise provide a safe and healthy environment, businesses that use hazardous materials must implement health and safety policies and procedures. In addition, future projects within the West Adams CPA will be required to

complete all applicable environmental review processes and to conform with environmental regulations related to new construction and hazardous materials storage, use and transport. Existing hazardous materials regulations would minimize the potential for exposure to adverse health or safety effects. Therefore, the proposed project would result in less-than-significant impacts related to upset and accident conditions.

Schools

LAUSD currently operates 23 schools in the West Adams CPA. These public schools include 16 elementary schools, 3 middle schools, and 4 high schools. It is likely that new development would occur in the vicinity of one or more of these schools. Individual projects developed as part of the proposed West Adams New Community Plan would be required to comply with federal, State, and local hazardous materials regulations. Construction activities would involve the utilization of diesel powered trucks and equipment, which result in diesel emissions that have been determined to be a health hazard. These impacts are discussed comprehensively in Section 4.2 Air Quality. Compliance with all applicable local, State, and federal laws and regulations, as described in the regulatory framework, would regulate, control, or respond to hazardous waste, transport, store, disposal, and clean-up in order to ensure that hazardous materials do not pose a significant risk to nearby receptors. Therefore, the proposed project would result in less-than-significant impacts related to schools.

Hazardous Materials Sites

As described above, there are 174 LUST cleanup sites, other clean-up sites, and permitted underground UST facilities within the West Adams CPA. Although the majority of these sites either have been cleaned up or are in the process of being cleaned up, the potential remains for USTs or contaminated soils to be uncovered or encountered during construction activities. Future development on a site identified in **Table 4.8-3**, above, or on a site previously occupied by a hazardous materials generating facility would have the potential to create a significant hazard to the public or the environment unless an environmental site assessment is conducted to determine potential risks and appropriate mitigation. Therefore, without mitigation, the proposed project would result in a significant impact related to hazardous materials sites.

Airport Hazards

The West Adams CPA is not within an airport land use plan, nor is it within two miles of a public or private airport. The nearest airport to the West Adams CPA is LAX, located approximately three miles to the southwest. While implementation of the proposed project could allow for height within one subarea of the Venice/National TOD up to 150 feet by right, due to the distance from the airport, even this increased height would not interfere with flight patterns. Therefore, no impact related to airport hazards would occur.

Emergency Response Plans

The proposed project would not impair implementation of, or physically interfere with, the Los Angeles County Operational Area Emergency Response Plan,¹² as the proposed project would not introduce new streets or otherwise change the overall land use pattern in the West Adams CPA.

Although the proposed project would result in an increase in population which could delay police or emergency response times, as discussed in Section 4.14 Public Services, impacts related to increased response times would be less than significant. Furthermore, policies, such as Safety Element Policies 1.1.1, 1.1.2, 1.1.3, 2.1.1, and 3.1.1 provide procedures for coordinating preparation and implementation of the proposed project. Compliance with these policies would help minimize the potential impact of interference with the County emergency response plan. Therefore, the proposed project would result in less-than-significant impacts related to emergency response plans.

¹²County of Los Angeles Office of Emergency Management, *Operational Area Emergency Response Plan*, February 1998, available at <http://lacoa.org/oaerp.htm>, accessed January 9, 2012.

Wildland Fire

The hilly central western portion of the West Adams CPA includes areas designated as a Very High Fire Hazard Severity Zone. Much of this area is designated as Low Density Residential and would not change substantially over the plan horizon, as the proposed project does not include land use changes that would encourage increased density or intensity in these areas. However, it is possible that new construction could occur in these areas, thereby potentially subjecting residents to wildfire hazards. New construction in these zones must comply with a variety of requirements from the LAMC (Chapter V, Article 7, *Fire Code*), including provisions for emergency vehicle access, use of approved building materials, design, and brush clearance. Implementation of existing local regulations would help minimize wildland fire hazards. Therefore, the proposed project would result in less-than-significant impacts related to wildland fire.

MITIGATION MEASURES

Construction

The West Adams New Community Plan describes the capacity for future development for a portion of the City and does not constitute a commitment to any project-specific construction. Therefore, no mitigation measures are required.

Operations

Transport, Use, and Disposal

Impacts related to the use, transport, and disposal of hazardous materials would be less than significant. No mitigation measures are required.

Upset and Accident Conditions

Impacts related to upset and accident conditions involving the release of hazardous materials would be less than significant. No mitigation measures are required.

Schools

Impacts related to schools would be less than significant. No mitigation measures are required.

Hazardous Materials Sites

HM1 As a condition of approval for any Discretionary or “*Active Change Area Project*”, as defined in Section 3.4 of the Project Description, the City shall require a Phase I Environmental Site Assessment to be prepared to ensure that potential hazards are evaluated and mitigated. The assessment shall be prepared by a Registered Environmental Assessor (REA) in accordance with State standards/guidelines to evaluate whether the site or the surrounding area is contaminated with hazardous substances from the potential past and current uses including storage, transport, generation, and disposal of toxic and hazardous waste or materials. Depending on the results of this study, further investigation and remediation may be required in accordance with local, State, and federal regulations and policies.

Airport Hazards

No impacts related to airport hazards would occur. No mitigation measures are required.

Emergency Response Plans

Impacts related to emergency response plans would be less than significant. No mitigation measures are required.

Wildland Fire

Impacts related to wildland fires would be less than significant. No mitigation measures are required.

SIGNIFICANCE OF IMPACTS AFTER MITIGATION

Construction

The West Adams New Community Plan describes the capacity for future development for a portion of the City and does not constitute a commitment to any project-specific construction. Therefore, no impacts related to construction would occur.

Operations

Transport, Use, and Disposal

Impacts related to the use, transport, and disposal of hazardous materials were determined to be less than significant without mitigation.

Upset and Accident Conditions

Impacts related to upset and accident conditions were determined to be less than significant without mitigation.

Schools

Impacts related to schools were determined to be less than significant without mitigation.

Hazardous Materials Sites

Implementation of Mitigation Measure **HMI1** would reduce the impacts related to hazardous materials sites to less than significant.

Airport Hazards

Impacts related to airport hazards were determined to be less than significant without mitigation.

Emergency Response Plans

Impacts related to emergency response plans were determined to be less than significant without mitigation.

Wildland Fire

Impacts related to wildland fires were determined to be less than significant without mitigation.