4.10 SAFETY/RISK OF UPSET

EXISTING CONDITIONS

Within the Westchester-Playa del Rey Community Plan Area (CPA), manufacturing, processing, and research and development activities involve procedures, chemicals and materials which pose some risk of fires, spills, gaseous releases, or other health and environmental hazards. These risks are primarily generated during production, transportation, storage, treatment, handling or disposal of toxic hazardous materials. The greatest risk of upset or exposure to toxic materials is in the industrial areas of the CPA where handling of hazardous materials is more commonplace. What follows below is a description of the various sources of risk of upset and how they are currently regulated.

Natural Gas Storage and Transmission.

Natural gas is a highly combustible material which constitutes a risk of upset potential. The Southern California Gas Company (SCGC) is the primary operator of underground natural gas fields, natural gas storage wells, and natural gas transmission facilities within the city. The fields and wells are regulated by the California Department of Conservation Division of Oil and Gas (DOG). The State mandates that the fields be closely monitored to establish that no damage to health, property, or natural resources is occurring (Title 14, California Administrative Code [CAC], Section 1724.10). In addition, natural gas storage wells located near homes, commercial buildings, and public roads must be equipped with surface and subsurface safety valves in accordance with Title 14, CAC, Section 1724.3. Title 14, Division 2, Chapter 4 regulates the extraction and injection of natural gas. There are no major natural gas fields or major natural gas wells within the Westchester-Playa del Rey CPA.

The California Public Utilities Commission regulates the transmission of natural gas under the State guidelines set forth by General Order 112D. All SCGC operations are also closely monitored for compliance with the safety standards of the Occupational Safety and Health Administration.

Oil Activity

Figure 4.10-1 illustrates the locations of major oil drilling areas and State-designated oil fields of the City. These areas are a source of risk, primarily because of the poisonous and combustible methane gas associated with petroleum rich deposits.

Unrecorded oil wells found during excavation and grading may require abandonment as regulated by the DOG under Title 14, Chapter 4 of the California Administrative Code. In addition, the DOG may require re-abandonment of wells in the proximity of planned development in accordance with

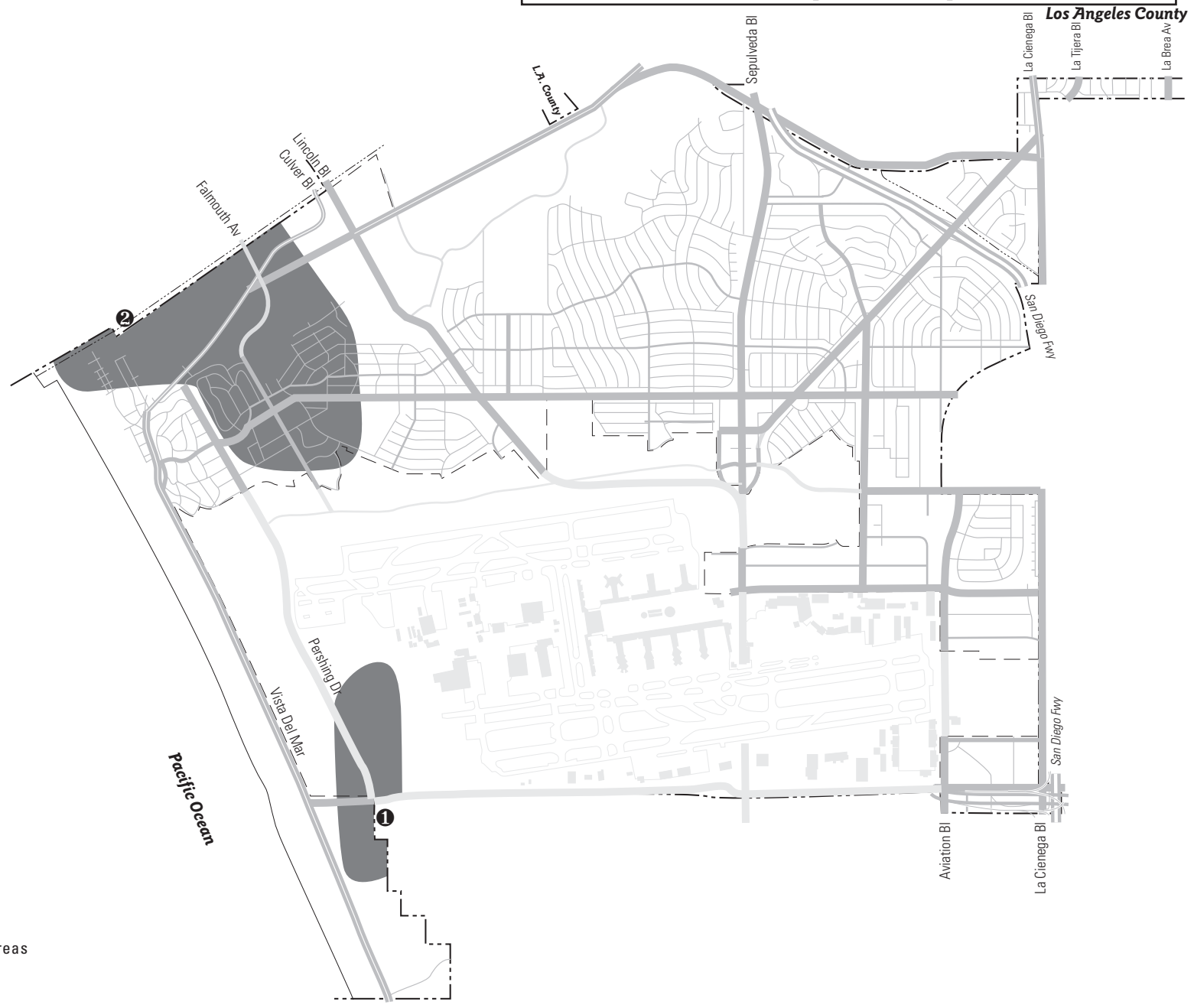

Figure 4.9-2

Major Oil Fields and Oil Drilling Areas in the Westchester • Playa del Rey Community

Not to scale

Source: "Los Angeles Citywide General Plan Framework EIR", City of Los Angeles, 1995

present standards. Chapter V, Article 7, Division 90 (57.90.01-45) of the Los Angeles City Municipal code further regulates the location, drilling safeguards, and abandonment of oil wells in the City. It also establishes allowable distances between oil wells and buildings.

The major petroleum product transmission lines in the City which serve various oil companies can also be considered to be a risk of upset, because if a line breaks or leaks, it can contaminate the soil and/or groundwater, possibly ignite and, depending upon the quality of the petroleum product, possibly generate a poisonous sulfur dioxide cloud. Figure RU-1 of the Framework EIR illustrates the location of major petroleum transmission lines in the City. There is one in the Westchester-Playa del Rey CPA, running roughly along Fairfax Ave.

Hazardous Materials Management

Because industrial facilities tend to store, use and generate the greatest quantities of hazardous materials, and hazardous wastes, industrial land use is most directly associated with high levels of risk of upset. Some industries which have an impact include metal plating, painting and machining, and manufacturing and testing. However, transportation of hazardous and/or toxic materials and wastes occurs throughout the City and therefore all of the major arterials can also be considered to be areas which inherently contain risk of upset.

Hazardous materials storage and handling and hazardous waste generation and disposal are regulated by the following Federal, State and local regulations.

The Resource Conservation and Recovery Act (RCRA) has mandated a national waste management program since 1976. Under RCRA, hazardous wastes must be tracked from the time of generation to the point of disposal. A program must be instituted by every generator and handler to manage hazardous wastes in a manner that minimizes the present and future threat to the environment and human health. Each hazardous waste generator must register and obtain an EPA identification number under RCRA regulations.

The National Emission Standards for Hazardous Air Pollutants (NESHAP) sets standards for the use, removal, and disposal of asbestos-containing material. Notification to the appropriate EPA Regional office for demolition and renovation projects is also required.

The U.S. Occupational Safety and Health Administration (OSHA) asbestos standard for the construction industry applies to demolition, renovation, alteration, repair and maintenance activities which involve asbestos-containing material. The main provisions of this rule include safe work procedures and engineering controls, personal protection equipment, personal air monitoring, training and medical surveillance.

The State Hazardous Waste Control Law (HWCL) is the basic hazardous waste control law which implements the RCRA waste management system. The Department of Toxic Substances Control

(DTSC) is the primary regulatory agency administering the State hazardous waste program. However, DTSC has delegated local agencies to inspect and regulate small generators.

Any business handling hazardous materials (as defined in Section 25500 of California Health and Safety Code [CH & SC], Division 20, Chapter 6.95 requires a local Fire Department permit and fee in order to register the business as a hazardous materials handler, as described below. Such businesses are also required to comply with California's Hazardous material Response Plans and Inventory Law (AB 2185). AB 2185 requires immediate reporting to the local administering agency and the State Office of Emergency Services, any release or threatened release of a hazardous material, regardless of the amount handled by the business. In addition, any business handling at any one time, greater than 500 pounds of solid, 55 gallons of liquid, or 200 cubic feet of gaseous hazardous material, is required, under AB 2185, to file a Business Plan. The Business Plan must be submitted to the local administering agency of the program. Emergency response procedures should be included in the business plan.

The Los Angeles County Department of Health Services (LADHC) regulates and permits all generators of hazardous waste within the Los Angeles County. LADHS regulations pertaining to hazardous waste procedures are found in Title 8 of the Los Angeles County Code. Persons who generate hazardous waste within the County are required to manage their hazardous waste in compliance with the State waste Management program. In addition, County generators must obtain a Hazardous Waste Control Permit, and provide the LADHS with a contingency plan as defined in Article 20, Title 22 CAC.

The lead agency regulating hazardous materials for the City of Los Angeles is the City Fire Department (LAFD). LAFD issues permits for hazardous materials handling, enforces AB 2185, and administers the applicable sections of the Los Angeles City Fire Code, including Division 8, "Hazardous Materials Disclosures." In addition, LAFD issues a Business Identification number to businesses which handle hazardous materials. Those who store hazardous waste or hazardous materials must submit a Certificate of disclosure to the LAFD.

IMPACT ASSESSMENT

Thresholds of Significance. Impact to safety will be considered significant if project implementation causes an increased risk of exposure to hazardous materials due to emissions, storage, generation, transport or disposal.

Assessment. The land are designated for industrial uses represents approximately 515 acres or 9.3 percent of total land in the CPA. Most of the industrial land is around the airport, which often utilizes a significant portion of the CPA's industrial land for warehouses and other types of uses that exclusively cater to the needs of the airport.

The proposed plan does not represent an increase in the total acreage in industrial land use

designation; nor does the proposed plan propose a significant number of land use designation changes that would encourage a large increase in population immediately adjacent to oil or gas contamination, or adjacent to an industrial facility containing acutely hazardous materials. Furthermore, the proposed plan proposes design guidelines for new industrial developments when they are located adjacent to residentially-zoned neighborhoods. This will help to mitigate impacts from the storage of hazardous materials. Therefore, Safety/Risk of Upset impacts would be less than significant.

MITIGATION POLICIES

1. Until all of the pertinent safety/mitigation standards in the City's Building Code, Fire Code and Planning and Zoning Code are met, the City shall prohibit the construction of any building where there is potential for methane gas hazards; and for instances where there is significant methane gas detected, the developer must immediately notify the City's Building & Safety Department and the Southern California Air Quality Management District.

2. The City should require mitigation measures prior to approval of residential or public facility projects within 1,000 feet of a designated hazardous site/condition. These measures should address considerations of setbacks and buffers, barriers, risk of upset plans and safety evacuation plans.

UNAVOIDABLE SIGNIFICANT ADVERSE IMPACTS

None.