



**SECTION 5.7**  
**HAZARDS AND HAZARDOUS MATERIALS**

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## 5.7 HAZARDS AND HAZARDOUS MATERIALS

This section discloses the potential for environmental safety issues that could occur on the project sites and identifies feasible mitigation measures that would reduce any identified significant impacts to less than significant. This section incorporates information from a *Phase I Environmental Site Assessment (ESA)* prepared for the Firestone Tires property, adjacent to parking lot 4, by Ninyo & Moore in October 2007. The Phase I ESA is included in its entirety as Appendix H.

### 5.7.1 REGULATORY FRAMEWORK

#### HAZARDOUS MATERIALS REGULATIONS

##### Federal

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

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

##### Superfund Amendment and Reauthorization Act Title III (SARA)

SARA of 1986 is the Emergency Planning and Community Right-to-Know Act. Facilities are required to report the following items on U.S. EPA Form R, the Toxic Chemical Release Inventory Reporting Form: facility identification, off-site locations to which toxic chemicals are transferred in wastes, chemical-specific information, and supplemental information. Form R requires a facility to list the hazardous substances that are handled on site and to account for the total aggregate releases of listed toxic chemicals for the calendar year. Releases to the environment are to include emissions to the air, discharges to surface water, and on-site releases to land and underground injection wells. The proposed project is subject to SARA for the use, storage, transport, disposal, or release of toxic chemicals.

##### Resource Conservation and Recovery Act (RCRA)

RCRA was the first major Federal act regulating the potential health and environmental problems associated with solid waste hazards and non-hazardous waste. It gave the EPA the authority to control hazardous waste from manufacture to disposal. RCRA regulates the potential health and environmental problems associated with hazardous and non-hazardous solid waste. RCRA and the implementation regulations developed by the EPA provide the general framework for the national hazardous and non-hazardous waste management systems.

This framework includes the determination of whether hazardous wastes are being generated, techniques for tracking wastes to eventual disposal, and the design and permitting of hazardous waste management facilities. RCRA amendments enacted in 1986 began the process of eliminating land disposal as the principal hazardous waste disposal method. Hazardous waste regulations promulgated in 1991 address siting, design, construction, operation, monitoring, corrective action, and closure of disposal facilities.

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

Regulation 29, CFR, Section 1910.120, Hazardous Waste Operations and Emergency Response, under the authority of the Federal Occupational Safety and Health Administration (OSHA) and Cal/OSHA, outlines methods and requirements for workers who handle or are potentially exposed to hazardous wastes and materials.

## **State**

### Hazardous Waste Control Law of 1972

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

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

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

### The Hazardous Materials Release Response Plans and Inventory Law of 1986

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

Title 8 of the California Code of Regulations

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

**Regional**

Asbestos-Containing Materials (ACMs)

Title 40, CFR, Part 61.145, National Emission Standard for Asbestos, Standard for Demolition and Renovation; and the SCAQMD Rule 1403, Asbestos Emissions from Demolition/Renovation Activities, require the following:

- The facility must conduct a survey to inspect, identify, and quantify all friable and Class I and Class II non-friable asbestos-containing materials (ACMs) prior to demolition or restoration.
- Proper notification must be submitted to SCAQMD.
- An on-site representative must be present during removal, disturbance, and handling of ACMs.
- ACMs must be removed in accordance with the required schedule and procedures and following the proper handling operations.
- ACMs must be disposed of following proper disposal methodology, including maintaining waste shipment records and using appropriate labeling.

Underground Storage Tanks

The Los Angeles RWQCB oversees the Underground Storage Tank Program for the Los Angeles regional area. Specific areas of concern within the Los Angeles RWQCB jurisdiction are the Los Angeles River Watershed, the San Gabriel River Watershed, and the Los Angeles/Ventura Coastal Area.

Contaminated Soil and Groundwater Under California Water Code, Division 7, Section 13304

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

**Emergency Response and Evacuation Plans**

State Emergency Response/Evacuations Plans

After the 1993 Oakland fire, the State of California passed legislation authorizing the State's Office of Emergency Services to prepare a Standard Emergency Management System (SEMS) program which sets forth measures by which a jurisdiction handles emergency disasters. By December 1996, each jurisdiction was required to show the Office of Emergency Services that it is in compliance with SEMS through a number of measures, including having an up-to-date emergency management plan, which would include an emergency evacuation plan. Non-compliance with SEMS can result in the State withholding disaster relief from the non-complying jurisdiction in the event of an emergency disaster.

The California Office of Emergency Services coordinates an emergency organizational network of local Emergency Operations Centers (EOCs) in the State's cities, regional EOCs within each county, and the California Office of Emergency Services. The regional office of the California Office of Emergency Services is located in Los Alamitos, and the Los Angeles County's EOC is located in downtown Los Angeles. The County Office of Emergency Management has prepared the County's Multi-Hazard Functional Plan, which details the coordination of County agencies during and after a catastrophic event and establishes the framework for the mutual aid agreements with the California Highway Patrol (CHP), and Federal, State, and other local governments in the region. It also serves as the emergency management plan (including emergency evacuation plan) for the entire County. The Los Angeles County Board of Supervisors adopted a revised plan on February 17, 1998.

Funding for the Office of Emergency Services is primarily from the State General Fund, while other funding may come from the Federal Government's Federal Emergency Management Act and other sources. Funding is used two ways: the first is for public assistance in the event of a disaster, the second is for hazard mitigation to avert a potential disaster.

City Emergency Response/Evacuation Plans

Changes to the Robert T. Stafford Disaster Relief and Emergency Assistance Act, which provides the basis for Federal assistance to state and local governments impacted by a disaster, have placed a new emphasis on local mitigation planning. Hazard mitigation, also known as prevention before the occurrence of a disaster, is now considered to be the first step in preparing for emergencies, rather than the final step in recovery. The Disaster Mitigation Act 2000 requires state and local governments to develop hazard mitigation plans by November 2004.

The City of San Fernando Natural Hazard Mitigation Plan (May 21, 2007) was developed to assist the City by reducing hazard risks through resource identification, increased public awareness and improved mitigation planning. The Mitigation Plan establishes a basis for collaboration and coordination between City government and the public; identifies and prioritizes future mitigation planning and projects; and helps to meet Federal requirements. The Mitigation Plan develops goals and specific action items pertaining to natural hazards that affect the City of San Fernando.

## **5.7.2 ENVIRONMENTAL SETTING**

The project is comprised of five non-contiguous sites within the area generally bounded by Truman Street, South Brand Boulevard, Pico Street, and San Fernando Mission Boulevard. The project sites are currently developed with public parking lots, with the exception of one site, which is developed with an auto service use (Firestone Tires) and a public parking lot. No other structures are located within the project sites. The public parking lots are currently improved with asphalt-paved parking. Based on historic and existing uses of the sites, no recognized environmental conditions are known to occur within the public parking lots, and therefore, additional analysis, including a Phase I ESA is not required.

However, due to the nature of activities associated with the Firestone Tire site, and its developed condition, a Phase I ESA has been conducted for the 0.34-acre site. Based on review of the United States Geological Survey (USGS), 7.5-Minute Topographic Quadrangle Map Series, San Fernando, California, 1999, the site is situated at an elevation of approximately 1,070 feet above mean sea level. The site and immediate vicinity are relatively flat, with regional topography sloping to the southwest. The site is not located within boundaries of a delineated 100-year floodplain. No natural surface water bodies are present on or adjacent to the site.

Uses surrounding the Firestone Site are as follows:

Northeast: Northeast of Truman street is a mixed commercial/retail/restaurant building.

Northwest: Northwest of Maclay Avenue is a vacant lot and the downtown commercial/retail district.

Southeast: A public parking lot (parking lot 4) is directly adjacent to the site. Truman Street and a mixed commercial/retail/restaurant building is located to the southeast.

Southwest: An alley is adjacent to the site with the downtown commercial/retail district located to the southwest.

### **Hazardous Materials Conditions**

#### Phase I Environmental Site Assessment

A Phase I ESA was conducted for the Firestone Tires site located at 104 Maclay Avenue. The purpose of the Phase I ESA was to evaluate environmental concerns or issues that may be associated with the proposed project site. Such environmental concerns or issues are subsequently referred to as a "Recognized Environmental Condition" in accordance with the American Society for Testing and Materials (ASTM) Standard E 1527-05. "A Recognized Environmental Condition" is defined as:

*"The presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the 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."*

The Phase I ESA was performed in accordance with the ASTM Standard Practice for ESAs on Commercial Real Estate E 1527-05, and included the tasks discussed below.

- Records Review. A search of federal and state environmental records sources for the site and for properties located within the minimum search radii prescribed by the ASTM and AAI was conducted. Regulatory agencies were contacted if properties of concern were identified.

- Site Reconnaissance. A site reconnaissance was conducted to visually evaluate site characteristics for possible contaminated surface soil or surface water, improperly stored hazardous materials, possible sources of polychlorinated biphenyls (PCBs) and asbestos containing materials (ACMs) and possible risks of site contamination from activities at the site. Additionally, a site vicinity reconnaissance was conducted to evaluate characteristics of adjacent or nearby properties.
- Historical Documents Review. A review of site and site vicinity historical land use records was conducted to evaluate past uses that may have contributed to the presence of environmental concerns. Information reviewed included historical aerial photographs, reverse telephone directories, Sanborn Insurance Maps, building permits, oil and gas maps and USGS Topographic Maps.

### **Historical Site and Surrounding Land Uses**

Based on review of historical aerial photographs, historical fire insurance maps, property tax records and zoning/land use records, the site was undeveloped from at least 1907 to 1938 when it was developed with the existing structure. The specific use of the site from 1938 to 1967 is unknown. The site was reportedly a grocery store sometime prior to 1967. From 1967 to the present, Firestone Tires has occupied the site.

### Historical Aerial Photographs

Historical aerial photographs provided by FirstSearch Technology Corporation (FirstSearch) for the years 1928 through 2002 and Google Earth for year 2007 provided information regarding past project site land uses.

A summary evaluation of the above-referenced aerial photographs is described in the following paragraphs:

- 1928 – The project site was undeveloped land. The surrounding area included Southern Pacific Railroad (SPRR) land and depot and the downtown district.
- 1938 – The project site appeared to be a parking area. Adjacent properties appeared similar to the 1928 aerial photograph.
- 1947 – The project site appeared to be developed with the current structure and parking area. The adjacent properties appeared similar to the 1938 aerial photograph.
- 1956 – The project site appears generally as it did in the 1947 aerial photograph, with a smaller structure visible in the northeastern parking lot. Adjacent properties

appear to be developed with a gasoline service station, commercial buildings, an alley beyond the downtown district and a commercial/retail center.

- 1960 – Both the project site and adjacent properties appear similar to the 1956 aerial photograph.
- 1976 – The project site appeared similar to the 1960 aerial photograph with the exception of the structure in the parking area that was no longer present. Adjacent properties appear to include vacant land, a gasoline service station, commercial buildings, the downtown district, commercial/retail center, and parking beyond the downtown district.
- 1982 – Both the project site and adjacent properties appear similar to the 1976 aerial photograph.
- 1994 – The project site appeared similar to the 1982 aerial photograph. Adjacent properties appear to be developed with a commercial building, gasoline service station, commercial/retail center, parking area and downtown district.
- 2002 – Unable to discern the project site and adjacent properties due to the poor resolution of the aerial photograph.
- 2007 – Both the project site and adjacent properties appear similar to what was visualized during the site reconnaissance (refer to the Site Reconnaissance discussion below).

### Historical Sanborn Maps

Sanborn fire insurance maps were provided by FirstSearch for the years 1907, 1912, 1918, 1923, and 1940. A summary evaluation of the Sanborn maps follows.

- 1907 – The site was part of a larger parcel used as the SPRR grounds. The site did not contain any structures. North and northwest of the site, within the same parcel, were a turn table for repairing trains, a structure to cover the trains, a compressor room, a 300-gallon crude oil tank, a rectangular structure of unknown use, and an apartment building, all of which were approximately 500 feet or more from the subject property. South of the site, within the same parcel, were more SPRR grounds, and beyond Johnson Street were vacant parcels, a structure with an illegible description, hardware store, and court house. Within the larger parcel and east of the site were the Fernando Train Depot/Station and associated railroad, the Fernando Fruit Association Packing House, and two unknown shed like structures.

West and northwest of the site beyond Johnson Street showed two grocery stores, a meat store, an office, a harness shop, and the Fernando Hotel.

- 1912 – The site did not contain any structures and still appeared to be a part of a larger parcel used as the SPRR grounds. Maclay Avenue (continuation of Newmark Avenue) was shown as bifurcating the SPRR grounds adjacent to the northern boundary of the site. North and northwest of the site, within the same parcel, the turn style for repairing trains and the structure to cover the trains were still present, including a steel water tower, 500-gallon steel crude oil tank, and oil pump house, all of which were approximately 500 feet or more from the subject property. The areas previously showing the compressor room, 300-gallon crude oil tank, rectangular structure of unknown use, and an apartment building were off the map. South of the site, within the same parcel, and beyond Porter Avenue (formerly labeled Johnson Street) were vacant parcels, a wagon shop, printing shop, lodge, barber, unknown building, shoe store, hardware store, office, meat store, drug store, and an electric motor store. Within the larger parcel and east of the site was still the Fernando Train Depot/Station and associated railroad and the Fernando Fruit Association Packing House. The two unknown structures previously indicated were not present, however an ice house was visible. West and northwest of the site beyond Porter Avenue, showed a hotel and cigar shop.
- 1918 – The site did not contain any structures and appeared to be a part of a larger parcel used as the SPRR grounds. North and northwest of the site, within the same parcel, the turn style for repairing trains and the structure to cover the trains were still present, all of which were approximately 500 feet or more from the subject property. The areas previously showing the 500-gallon steel crude oil tank, and oil pump house were off the map. The area south of the site, beyond Porter Avenue, was generally the same as in 1912, except for the addition of several stores, offices, and an auto bus garage. The Fernando Fruit Association Packing House was not shown. The surrounding areas were relatively unchanged from the 1912 map.
- 1923 – The site did not contain any structures and appeared to be a part of a larger parcel used as the SPRR grounds. North and northwest of the site, the turn style for repairing trains and the structure to cover the trains were still present, a baseball field, restaurant, dry goods store, furniture store, and seven unlabeled structures were shown. South and southwest of the site were a dry goods store, jeweler, pool room, shoe store, candy store, and a restaurant. Within the larger parcel and east of the site were still the Fernando Train Depot/Station and associated railroad. West of the site, beyond Porter and Maclay Avenues, were an auto sales lot and a restaurant.
- 1940 – The site contained a single-story structure that is labeled with an “S,” which is an abbreviation for store. The surrounding areas were relatively unchanged from

the 1923 map. A bank and hay feed store replaced the auto sales lot and restaurant to the west, and the jeweler, pool room, shoe store, candy store, and restaurant were replaced with a hotel to the south.

### Historical Topographic Maps

Based on a review of the USGS, 7.5-Minute Topographic Quadrangle Map Series, San Fernando, California, 1953, the site was undeveloped along with other downtown areas of known development. Maclay Avenue was shown directly north of the site. San Fernando Road is shown south of the site. Vacant land, followed by the train depot, was shown east of the site. Maclay Avenue was shown to the west of the site.

### City Directories

Historical city directories for the years 1951 through 1991 were reviewed at the Haines Criss-Cross Directory in Fullerton, California.

Based on historical city directory review, no listings were found for the site address prior to 1967. Listings noted from 1967 through 1991 were for the Firestone Store. Addresses in the vicinity of the site from 1951 to 2005 were generally for offices, commercial businesses, and light industrial businesses, with the following exceptions:

- 1967 and 1970 Listings: Carter's Richfield Service Station was listed at 57 South Maclay Avenue (north corner of the Maclay Avenue and Truman Street intersection), and in the 1975 listing the name changed to Robert's Arco Service Station. From 1980 through 2005, the address was not listed in the city directories.
- 1975 Listing: Bob Fyfe Chevron was listed at 1100 Truman Street (west corner of the Maclay Avenue and Truman Street intersection); in the 1980 listing the name changes to Sanfers Chevron; in the 1985 listing the name changed again to San Fernando Chevron. City directories were unavailable for this address from 1991 up to 2005.
- 1967 Listing: Permac Self Service Dry Cleaner was listed at 911 Truman Street (northwest of site across Truman Street), and was called Permac Professional Cleaners in the 1970 listing. Subsequent listings up to 2005 show the address as commercial.
- 1975 Listing: Douglass Cleaners was listed at 913 Truman Street (northeast of site across Truman Street), and was called Rainbow Cleaner's in the 1985 through 2000 listings. In 2005, it was called Betty Boop Cleaners and was still at this location at the time of the site reconnaissance.

Based on the direction of groundwater flow in the vicinity of the site and aforementioned dry cleaners, it is possible that these facilities have impacted the environmental integrity of the site if they had any historical releases.

### Building Permits

Building records available for the site address were reviewed at the City of San Fernando Department of Planning. Seven permits and three permit applications were on file for the site. In 1970, a permit was issued to install a new ceiling. In 1980, a permit application was submitted to install new overhead doors and to install new windows in the sales area. In 1983, a permit application was submitted to install a wall and to replace signs. In 1991, a permit application was submitted to replace the roof. In 1993, a permit was issued to replace signs. In 1994, permits were issued to conduct seismic restoration, replace air conditioning units, perform electrical work, and perform plumbing work in the restrooms and employee break area. In 1998, a permit was issued to work on the natural gas piping for the heating system.

### Regulatory Records Review

FirstSearch performed an environmental information database search on August 30, 2007. The FirstSearch report included federal, state and local databases. A summary of the environmental databases searched and the information obtained are described below. The database report is included in Appendix E of the Phase I Environmental Site Assessment.

- National Priorities List (NPL)

The NPL is the United States Environmental Protection Agency (EPA) database of uncontrolled or abandoned hazardous waste properties listed for priority remedial actions under the Superfund program. Neither the site nor properties located within the searched distance are listed on this database.

- Proposed and Delisted National Priorities List (NPL)

The Proposed NPL database lists properties that are currently being evaluated for priority remedial actions for the Superfund program. The Delisted NPL database includes properties that are deleted from the NPL database based upon the National Oil and Hazardous Substances Pollution Contingency Plan. This deletion takes place after no further response to the NPL is appropriate. Neither the site nor properties located within the searched distance are listed on either database.

- Comprehensive environmental Response, Compensation and Liability Information System (CERCLIS) List

The CERCLIS database contains properties which are either proposed or on the NPL and properties which are in the screening and assessment phase for possible inclusion on the NPL. Neither the site nor properties located within the searched distance are listed on this database.

- CERCLIS/No Further Remedial Action Planned (NFRAP) List

CERCLIS sites designated as NFRAP have been removed from the CERCLIS database following an initial investigation where no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration. Neither the site nor properties located within the searched distance are listed on this database.

- Corrective Action Report (CORRACTS)

The EPA maintains this database of Resource Conservation and Recovery Act (RCRA) facilities that are undergoing corrective action. A corrective action order is issued when a release of hazardous waste or constituents into the environment from a RCRA facility has occurred. The site is not listed on this database. However, the American Etching and Manufacturing facility, located approximately 0.88 mile southeast of the site, was noted as subject to corrective action.

Based on the distance of the American Etching and Manufacturing facility from the project site and the direction of groundwater flow in the vicinity of the site, it is unlikely that activities at this facility have impacted the environmental integrity of the project site.

- Resource Conservation and Recovery Act (RCRA) Treatment, Storage and Disposal (TSD) Facilities List

The RCRA TSD database is a compilation by the EPA of facilities that report generation, storage, transportation, treatment, or disposal of hazardous waste. Neither the site nor properties located within the searched distance are listed on this database.

- Resource Conservation and Recovery Act (RCRA) Generators List

This list identifies sites that generate hazardous waste as defined by RCRA. Inclusion on this list is for permitting purposes and is not indicative of a release. The site is listed on this database as a small quantity generator, with no reported violations. Twelve off-site facilities located within the searched distance are listed as RCRA hazardous waste generators. None of the identified sites have reported violations and based on the listing do not generate an environmental concern in regards to the project site.

Based on our observation at the time of the site reconnaissance, generation and storage of hazardous waste was noted to occur at the project site. No generation or storage of hazardous waste was noted adjacent to the boundaries of the project site. Due to the fact that no violations have been reported for the project site or any of the above-referenced facilities, it is unlikely that waste generation have impacted the environmental integrity of the project site.

- Emergency Response Notification System (ERNS) List

The ERNS database contains information of reported releases of oil and hazardous substances and is maintained by the EPA. The project site is not listed on this database.

- United States Engineering Controls

An EPA listing of sites with engineering controls in place, such as various forms of caps, building foundations, liners, and treatment methods intended to eliminate pathways for regulated substances to enter environmental media or affect human health. Neither the project site nor properties located within the searched distance are listed on this database.

- United States Institutional Controls

An EPA listing of sites with institutional controls in place, such as administrative measures, groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements, intended to prevent exposure to contaminants remaining on site. Neither the site nor properties located within the searched distance are listed on this database.

- State Sites

The State Sites database consists of potential or confirmed hazardous substance release properties. The site is not listed on this database. The following two facilities located within the searched distance are listed as State Sites:

- San Fernando Electric – 1501 First Street, San Fernando (0.29 mile northwest of the project site).
- Holchem, Inc. – 13546 Desmond Street, Pacoima (0.92 mile southwest of the project site).

Based on the distances of the San Fernando Electric and the Holchem, Inc. facilities from the project site, the direction of groundwater flow in the vicinity of the project site, and/or their current regulatory status, it is unlikely that activities at these facilities have impacted the environmental integrity of the project site.

- State Spills 90

The State Spills 90 program is designed to protect and restore water quality from spills, leaks and similar discharges. The site is not listed on this database. The following facility located within the searched distance is listed as a State Spills Site:

- San Fernando Electronics Technology – 1321 and 1501 First Street, San Fernando (0.10 mile northeast and 0.29 mile northwest of the project site).

Based on the distance of the San Fernando Electric facilities from the project site, the direction of groundwater flow in the vicinity of the project site, and/or the current regulatory status, it is unlikely that activities at this facility have impacted the environmental integrity of the project site.

- Solid Waste Landfill Sites (SWL)

The SWL database consists of open and closed solid waste disposal facilities and transfer stations. The data comes from the Integrated Waste Management Department's (IWMD's) Solid Waste Information System (SWIS) database. Neither the site nor properties located within the searched distance are listed on this database.

- State Leaking Underground Storage Tank (LUST) Lists

Databases of the LUST information system are maintained by the California State Regional Water Quality Control Boards (SRWQCBs). The site is listed on this database as Los Angeles RWQCB Case No. 91342007, with a closure date of November 2, 1993. Soil contaminated with motor oil was discovered during tank closure activities. According to the listing, the contaminated soil was excavated and disposed of at a treatment facility. The following three facilities located within the searched distance are listed on the LUST database:

- Los Angeles Mission College – 1212 San Fernando Road, Mission Hills (0.14 mile northwest of the project site).
- GTE – 401 South Brand Boulevard, San Fernando (0.20 mile southwest of the project site).
- John Angel Property – 1404 San Fernando Road (0.35 mile northwest of the project site).

Based on the distances of the above facilities from the project site, the direction of groundwater flow in the vicinity of the project site, and/or their current regulatory status, it is unlikely that the LUST incidents at these facilities impacted the environmental integrity of the project site.

- Underground Storage Tank (UST) Registration List

UST records are provided by the Department of Building and Fire Safety. Inclusion of facilities on this list does not necessarily indicate a release. The project site is listed on this database as active with the ID – TISID-STATE25944. The tank has been removed and the project site received closure on November 2, 1993. The following three facilities located within the searched distance are listed on the UST database:

- Chevron Station 9-2014 – 1100 Truman Street, San Fernando (0.01 mile northwest of the project site).
- Roy S. Esswein – 1100 Truman, San Fernando (0.01 mile northwest of the project site).
- Vacant Lot – 55 Maclay, San Fernando (0.06 mile northeast of the project site).

None of the listed UST facilities appears on the LUST database.

- Permitted Aboveground Storage Tank (AST) List

AST records are provided by the Department of Building and Fire Safety. Inclusion of facilities on this list does not necessarily indicate a release. Neither the project site nor properties located within the searched distance are listed on this database.

- State Engineering Controls

A California Environmental Protection Agency (Cal-EPA) listing of sites with engineering controls in place, such as various forms of caps, building foundations, liners, and treatment methods intended to eliminate pathways for regulated substances to enter environmental media or affect human health. Neither the project site nor properties located within the searched distance are listed on this database.

- State Institutional Controls

A Cal-EPA listing of sites with institutional controls in place, such as administrative measures, groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements, intended on preventing exposure to contaminants remaining on site. Neither the project site nor properties located within the searched distance are listed on this database.

- Voluntary Remediation Program (VCP) Sites

This is a Cal-EPA listing of sites involved in the voluntary remediation program. The project site is not listed on this database. The following facility located within the searched distance is listed on this database:

- San Fernando Electric – 1501 First Street, San Fernando (0.29 mile northwest of the project site).

Based on the distance of the San Fernando Electric facility from the project site, the positioning with respect to the project site in terms of groundwater flow, and/or the current regulatory status, it is unlikely that the environmental conditions at this facility impacted the environmental integrity of the project site.

- Brownfields

This is a Department of Toxic Substances Control (DTSC) tracking system of California Brownfields sites. Neither the project site nor properties located within the searched distance are listed on this database.

- State Other

This is a DTSC database of sites with known contamination or uncharacterized properties where further studies may reveal problems. Neither the project site nor properties located within the searched distance are listed on this database.

- Indian Reservation

USGS map layer portrays Indian administered land within the United States with an area equal to or greater than 640 acres. No Indian reservation land was found to be within the searched distance.

- Indian Leaking Underground Storage Tank (LUST)

A database maintained by the EPA of LUSTs on Indian land in Arizona, California, New Mexico, and Nevada. Neither the project site nor properties located within the searched distance are listed on this database.

- Indian Underground Storage Tank (UST)

A database maintained by the EPA of USTs on Indian land. Neither the project site nor properties located within the searched distance are listed on this database.

### Site Reconnaissance and Environmental Inspection

On September 12, 2007, a site reconnaissance was conducted to visually inspect the site and adjoining properties. Photographs taken during the site reconnaissance are included in Appendix B of the Phase I Environmental Site Assessment. A summary of the findings is provided below.

- Use and Storage of Hazardous Substances and Petroleum Products

The site uses and stores motor oil (individual quart size containers and one 275-gallon, new, synthetic oil AST). The site also uses and stores quart sized containers of transmission oil, differential oil, grease and lubricants, power steering fluid, brake fluid, radiator fluid, brake cleaners, and car batteries. The quart-sized containers were stored on shelving units. Portable pumping units that contained approximately 10 gallons of transmission oil, differential oil, and grease were stored in the southeastern storage area. Use or storage of hazardous substances or petroleum products was not observed adjacent to the boundaries of the site.

- Storage and Disposal of Hazardous Waste

One 250-gallon waste oil aboveground storage tank (AST) and three 55-gallon drums containing used oil filters were present in the southeastern exterior storage area. The waste oil and used oil filters are regularly disposed of by Evergreen Environmental Services. Also, used tires are stored on-site until picked up by Lakin Tire West, Inc., and used batteries are picked up when new batteries are delivered. Evidence of hazardous waste storage or disposal was not observed adjacent to the boundaries of the site.

- Unidentified Substance Containers

Unidentified substance containers were not observed during the site reconnaissance.

- Evidence of Release

Oil staining was observed on the cracked concrete floor in the brake parts/fluid storage area in the southeastern portion of the site building and in the vicinity of the two ASTs. Other evidences of releases (e.g., odors, staining, stressed vegetation, pools of liquids, and spills) were not observed within or adjacent to the boundaries of the site.

- Aboveground Storage Tanks (ASTs) and Underground Storage Tanks (USTs)

A pavement patch indicating the former presence of a waste oil UST was observed north of the building. The waste oil UST was reportedly used at the site and was listed in the database search as being removed in 1993. According to the State Regional Water Resources Control Board's website, case closure was issued on May 23, 1994. Local regulatory agencies had no documentation regarding the closure. Other evidence of USTs (e.g., fill pipes, vent pipes, and emergency power generators) was not observed on or adjacent to the boundaries of the site.

Two ASTs were observed on the site. The waste oil AST is located on the southeastern exterior portion of the site building, and the synthetic oil AST is located in the tire storage area of the site building (central southern area of the building). No ASTs were observed adjacent to the boundaries of the site.

Six hydraulic lifts were observed during site reconnaissance; each of the lifts was functional, and the site manager noted that none of the lifts have been out of service for extended periods of time. Each of the lifts are associated with a hydraulic fluid reservoir, the amount the reservoirs hold was unknown to the site manager. Based on observations of the concrete patterns, it appears that the current hydraulic lifts

have replaced older ones. The manager did not know when the lifts were replaced. The previous generation(s) of lifts may have potentially released hydraulic fluid to the subsurface.

- Polychlorinated Biphenyls

Historically, PCBs (a group of hazardous substances and suspected human carcinogens) were widely used as an additive in cooling oils for electrical components. Typical sources of PCBs can include fluorescent light ballasts and electrical transformers.

Fluorescent light fixtures were observed inside the site structures. The use of PCBs in ballasts manufactured prior to 1978 is not regulated by the EPA. Light ballasts manufactured since 1978, which do not contain PCBs, should be stamped indicating that the product is PCB free. A current employee at Firestone indicated that the lights in the shop, sales area, and exterior had all been replaced since he started working there in 1998.

No pole mounted electrical transformers were observed with the site or on adjacent properties.

- Wastewater Systems

No floor drains or in-ground waste water systems were present in the service area; however, a portable wastewater/oil-and-water separator system was observed in the tire storage area. The separator was part of a floor washing machine for cleaning the concrete floors in the service bays.

- Stormwater Systems

No stormwater systems were observed within or adjacent to the boundaries of the site.

- Wells

Wells, such as water supply wells and groundwater monitoring wells, were not observed during the site reconnaissance.

- Surface/Subsurface Structures

No surface structures or evidence of subsurface structures (e.g., sumps, vaults, oil/water separators, and other surface impoundments) were observed on the site.

- On-Site Records

The site is an operating Firestone Tire center. On-site records, including permits, waste records, and material safety data sheets (MSDS) were available for review. Copies of the Los Angeles Fire Department hazardous waste and hazardous materials management program permit and some example waste records were photographed and are included in Appendix B of the Phase I Environmental Site Assessment. A review of the MSDS indicated that they were consistent with the chemicals being used on-site.

- Controlled Substances Production

No evidence of controlled substance production, such as methamphetamine laboratories, was noted within or adjacent to the boundaries of the site.

- Other Environmental Issues

Based on the age of the on-site building (1938), it is possible that asbestos containing materials (ACMs) and lead-based paint (LBP) are present in the site building.

No other environmental issues were noted on the site during our reconnaissance.

### Agency Contacts

Based on the site reconnaissance, historical research, and environmental database review, information regarding the site and relevant surrounding properties was requested from local government agencies. Based on information obtained through verbal requests to local government agencies, it was judged that interviews of regulatory officials would not provide additional meaningful information to the Phase I ESA. Copies of agency information are presented in Appendix F of the Phase I Environmental Site Assessment.

- Regional Water Quality Control Board. The Spills, Leaks, Investigation, and Cleanup (SLIC), Well Investigation Program (WIP) and UST units of the Los Angeles Regional Water Quality Control Board (RWQCB) were contacted to review records that may be available for the site address. The RWQCB indicated that it has no records for the project site.
- California Department of Toxic Substances Control. The California Department of Toxic Substances Control – Cypress and Glendale Offices indicated that it has no records pertaining to the project site.

- South Coast Air Quality Management District. The South Coast Air Quality Management District (SCAQMD) forwarded copies of two operation permits (D48072 issued 2/07/1992, and D99172 issued 5/20/1996) for a refrigerant recycling/recovery unit. Both permits are listed as inactive. The SCAQMD has no notice of violation records for the project site.
- Los Angeles County Department of Health Services. The Los Angeles Department of Public Health Services forwarded copies of records, which included hazardous waste control inspection field notes and forms. The field notes and forms indicated that no significant violations were recorded from 1989 to 2006.
- Los Angeles County Department of Public Works. The Los Angeles County Department of Public Works indicated that it formerly had a UST file for the site, presumably for the removal of the former waste oil UST, but that it had been lost.

### Interviews

Mr. Miguel Maldonado, Manager of the Firestone Store No. 2780 and employee since 1998 was interviewed, with the objective of obtaining information indicating RECs in connection with the subject property. Mr. Maldonado indicated the site was occupied by Firestone since at least 1968. Prior to that date, he indicated that several long-time customers had informed him that the site used to be a grocery store with access from the alley south of the subject property.

Mr. Maldonado indicated there was a former waste oil UST north of the site building used prior to his employment at the Firestone Store. Details on the size of the UST or when it was removed was not known. He was not aware of any other environmental issues associated with the site except for the former UST. Mr. Maldonado indicated that there was a Chevron gasoline station directly opposite of the site, across Maclay Avenue. He mentioned that there was “a lot of soil excavated” at the location “at least 4 years ago.” He was not aware of any other environmental issues in the surrounding areas.

### **Results of the Phase I ESA**

The Phase I ESA revealed several RECs in connection with the project site, as follows:

- A pavement patch indicating the former presence of the waste oil UST was observed, northeast of the site building. A waste oil UST was reportedly used at the site and was listed in the database report as being removed in 1993. Case closure was issued on May 23, 1994. Local regulatory agencies had no documentation regarding the closure. Based on the lack of documentation for the UST closure, there is a low to moderate likelihood that contamination associated with this UST may be present on-site.

- Six hydraulic lifts were observed during site reconnaissance, each of which was functional. Each of the lifts are associated with a hydraulic fluid reservoir. Based on observations of the concrete patches in the vicinity of the lifts, it appears that the current hydraulic lifts have replaced older ones. The manager did not know when the lifts were replaced. Based on the number of decades that cars have been served at the site, there is a low to moderate likelihood that releases could have occurred from the current or prior hydraulic lifts.
- Heavy oil stains were observed on the cracked concrete floor in the shop and storage areas in the southeastern portion of the site building, as well as in the vicinity of the two ASTs on-site. Based on the presence of cracks in the concrete floors and the observed staining, there is a low to moderate likelihood that spills or releases in these areas could have contaminated the subsurface.
- An off-site dry cleaner has been situated at 913 and/or 911 Truman Street (up-gradient), approximately 200 feet from the subject site, since the late 1960s. No information was available regarding possible historical releases associated with this facility. Historical releases of dry cleaning solvents may have occurred at this facility and may have impacted the subject site.
- Historical information indicates that several gasoline stations operated in the immediate vicinity of the subject site from approximately 1956 to approximately 2002. Based on the lack of closure information on these gasoline stations, we conclude that there is a low to moderate likelihood that historical releases of petroleum hydrocarbons may have occurred at these facilities and that these releases may have impacted the subject site.

### 5.7.3 SIGNIFICANCE THRESHOLD CRITERIA

The environmental analysis in this section is patterned after the Initial Study Checklist recommended by the *CEQA Guidelines*, as amended, and used by the City of San Fernando in its environmental review process, which is contained in Appendix A of the EIR. The Initial Study includes questions relating to hazards and hazardous materials. The issues presented in the Initial Study Checklist have been utilized as thresholds of significance in this section. Accordingly, a project may create a significant environmental impact if it causes one or more of the following to occur:

- 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 or result in reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; (refer to Section 9.0, Effects Found Not To Be Significant);
- Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school (refer to Section 9.0, Effects Found Not To Be Significant);
- Be located on a site which is included on a list of hazardous material 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;
- Be located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the project result in a safety hazard for people residing or working in the project area (refer to Section 9.0, Effects Found Not To Be Significant);
- Within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area (refer to Section 9.0, Effects Found Not To Be Significant);
- Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency response plan or emergency evacuation plan (refer to Section 9.0, Effects Found Not To Be Significant);
- Expose people or structures to a significant risk of loss, injury, or death involving wildland fire, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands (refer to Section 9.0, Effects Found Not To Be Significant);

Based on these standards, the effects of the proposed project have been categorized as either a “less than significant impact” or a “potentially significant impact.” Mitigation measures are recommended for potentially significant impacts. If a potentially significant impact cannot be reduced to a less than significant level through the application of mitigation, it is categorized as a significant unavoidable impact.

## 5.7.4 IMPACTS AND MITIGATION MEASURES

According to the *Phase 1 ESA*, the project site contains various Recognized Environmental Conditions that may involve hazardous materials. For the most part, hazardous materials at the project site would be addressed prior to and during construction activities, most notably during detailed site engineering, site preparation and construction activities. Recognized Environmental Conditions were identified in the *Phase 1 ESA*, as discussed above. Impacts related to individual Recognized Environmental Conditions are discussed below.

### TRANSPORT, USE, OR DISPOSAL OF HAZARDOUS MATERIALS

- ◆ **DEVELOPMENT OF THE PROPOSED PROJECT COULD RESULT IN POTENTIALLY SIGNIFICANT RISKS TO PEOPLE OR THE ENVIRONMENT FROM THE ROUTINE TRANSPORT, USE, OR DISPOSAL OF HAZARDOUS MATERIALS.**

*Level of Significance Before Analysis and Mitigation:* Potentially Significant Impact.

*Impact Analysis:* A Firestone Tire Center currently occupies the project site. The Phase I ESA noted that the facility has historically been used to store a variety of petroleum materials. Although waste oil, old filters, discarded batteries, and used tires are regularly removed and disposed of, these items do occur within the site. A 250-gallon AST containing waste oil, and three 55-gallon drums containing discarded oil filters, were noted on the site. A second AST containing synthetic motor oil was also recorded at the site. Heavy oil stains were observed on the cracked concrete floor in the shop and storage areas in the southeastern portion of the site building, as well as in the vicinity of the two ASTs on-site. Based on the presence of cracks in the concrete floors and the observed staining, there is a low to moderate likelihood that spills or releases in these areas could have contaminated the subsurface. Additionally, an UST was reported to have been removed in 1993 with a case closure issued on May 23, 1994. A pavement patch was observed indicating the former presence of the UST. Six hydraulic lifts and associated hydraulic fluid reservoirs were noted on-site. The lifts appeared to have replaced older ones. PCB fluids may have been associated with the previous lifts and could have potentially released hydraulic fluid to the subsurface.

Due to the confirmed presence of ASTs on-site, former presence of USTs on-site, presence of hydraulic lifts, potential presence of undocumented PCBs and the potential contamination related to confirmed surficial staining, potential impacts associated with historical and present activities at the site are considered significant unless mitigated. Following implementation of recommended mitigation regarding soil sampling, testing of hazardous materials if encountered, removal and disposal of stained concrete and soils, and required measures in the event of discovery of unknown wastes or suspect materials, potential impacts would be reduced to less than significant levels.

The proposed project would consist primarily of residential, commercial, retail and restaurant uses. Such businesses do not typically involve the use of various hazardous materials. However, it is possible that some commercial operations may include use and storage of various kinds of common petroleum products and/or cleaning solvents, but no acutely hazardous or radioactive substances are expected to be used on the project site.

Chemical storage of any kind over small quantities (such as 55 gallons of petroleum product) must be publicly reported in accordance with California Proposition 65. Business Plans for businesses storing substances above minimum reporting requirements must be prepared and kept on file with the Los Angeles County Fire Department. The Los Angeles County Fire Department would inspect these businesses every year for adequate storage, handling, and labeling practices and would note changes in quantities. Business contact names, diagrams for storage locations and emergency spill procedures are part of these Business Plans. In addition, Proposition 65 requires a material safety data sheet (MSDS) be kept at the business, for each chemical used and stored at each business, which outlines the chemical components and safety handling measures to be followed by employees.

Any uses within the proposed project that would generate toxic air emissions in their operations are required to obtain facility permits for equipment producing those emissions from the SCAQMD. Operations that may generate such emissions may include painting, drying, or cleaning. The SCAQMD requires periodic emission stack testing to check that the business is conforming to the emission limits permitted.

As long as all hazardous materials are treated and disposed of in compliance with applicable laws and regulations, risks related to the routine transport, use of disposal of hazardous materials would be minimized. Therefore, operation of proposed uses is not expected to pose a threat to people residing or working in the area, and impacts would be less than significant.

***Mitigation Measures:***

HAZ-1 All maintenance equipment and materials (e.g., solvents, grease, waste-oil), construction materials, aboveground storage tanks and 55-, 250- and 275-gallon drums shall be removed off-site and disposed of at an approved landfill facility. Additionally, all stained concrete shall be removed and disposed of at an appropriate permitted facility. A subsurface evaluation of the project site shall be conducted to evaluate whether contaminants are present in cracked and stained areas in the vicinity of the former and current hydraulic lifts and in the area of the current ASTs and former UST. Due to the proximity of off-site former gasoline stations and dry cleaning facilities, the evaluation shall include an analysis for gasoline and dry cleaning solvent constituents. Qualified environmental personnel shall be present on site to assist in characterizing and segregating possible impacted soils. This work shall be conducted subsequent to building demolition work but

before the commencement of mass excavation activities. If such contaminated soils are encountered on-site, they shall be excavated and removed, or otherwise remediated, in accordance with applicable State law to the satisfaction of regulatory agencies with oversight authority.

HAZ-2 If unknown wastes or suspect materials are discovered during demolition or construction by the contractor, which he/she believes may involve hazardous waste/materials, the contractor shall:

- Immediately stop work in the vicinity of the suspected contaminant, removing workers and the public from the area;
- Notify the project engineer of the implementing agency;
- Secure the areas directed by the project engineer;
- Notify the implementing agency's Hazardous Waste/Materials Coordinator; and
- Implement required corrective actions, including remediation if applicable.

HAZ-3 The project applicant and individual tenants shall comply with all applicable City, County, State, and Federal regulations with respect to the storage, handling, transportation, and disposal of hazardous wastes.

*Level of Significance After Analysis and Mitigation:* Less Than Significant Impact.

#### ASBESTOS-CONTAINING MATERIALS

- ◆ **DEVELOPMENT OF THE PROPOSED PROJECT COULD RESULT IN POTENTIALLY SIGNIFICANT RISKS TO PEOPLE OR THE ENVIRONMENT FROM ASBESTOS-CONTAINING MATERIALS ("ACMs").**

*Level of Significance Before Analysis and Mitigation:* Potentially Significant Impact.

*Impact Analysis:* Given the age of the building on the project site (built prior to 1978), it is likely that the structure could contain ACMs. The National Emission Standards for Hazardous Air Pollutants (NESHAP) mandates that building owners conduct an asbestos survey to determine the presence of ACMs prior to the commencement of any remedial work, including demolition. If ACM material is found, abatement of asbestos would be required prior to any demolition activities. SCAQMD Rule 1403 also prohibits the release of ACMs into the air, which is considered a toxic air pollutant (TAC). Since the potential exists for ACM materials to be located within the project site, an ACM survey would be required prior to demolition. Compliance with the recommended mitigation requiring an asbestos survey and asbestos abatement, as well as compliance with SCAQMD Rule 1403, would reduce potential impacts to less than significant.

*Mitigation Measures:*

HAZ-4 Prior to demolition work, areas of potential ACMs shall be sampled as part of an asbestos survey. Demolition of the existing building shall comply with State law, which requires a contractor, where there is asbestos-related work involving 100 square feet of more of ACMs, to be certified and that certain procedures regarding the removal of asbestos be followed.

*Level of Significance After Analysis and Mitigation:* Less Than Significant Impact.

**LEAD-BASED PAINT**

- ◆ **DEMOLITION ASSOCIATED WITH THE PROPOSED PROJECT COULD RESULT IN POTENTIALLY SIGNIFICANT RISKS TO PEOPLE OR THE ENVIRONMENT FROM LEAD-BASED PAINT.**

*Level of Significance Before Analysis and Mitigation:* Potentially Significant Impact.

*Impact Analysis:* Due to the age of the on-site structure (constructed prior to 1978), lead-based paint may be present. If, during demolition of the structure, paint is separated from the building material (chemically or physically), a potential health hazard could occur for building occupants and construction workers. This potential impact is considered significant unless mitigated. Following compliance with mitigation requiring an independent evaluation and paint abatement, as well as compliance with California Code of Regulation Title 8, Section 1532.1, potential impacts would be reduced to less than significant in this regard.

*Mitigation Measures:*

HAZ-5 If, during demolition of the structures, paint is separated from the building material (e.g., chemically or physically), the paint waste shall be evaluated independently from the building material to determine its proper management. According to the Department of Toxic Substances Control, if paint is not removed from the building material during demolition (and is not chipping or peeling), the material shall be disposed of as construction debris (a non-hazardous waste). The landfill operator shall be contacted in advance to determine any specific requirements they may have regarding the disposal of lead-based paint materials.

*Level of Significance After Analysis and Mitigation:* Less Than Significant Impact.

## LISTED HAZARDOUS MATERIALS SITES

- ◆ **DEVELOPMENT OF THE PROPOSED PROJECT COULD RESULT IN POTENTIALLY SIGNIFICANT RISKS TO PEOPLE OR THE ENVIRONMENT FROM LISTED HAZARDOUS MATERIALS SITES.**

*Level of Significance Before Analysis and Mitigation:* Potentially Significant Impact.

*Impact Analysis:* According to the Phase I ESA, the Firestone site is listed in three hazardous materials databases (closed LUST case, RCRA small quantity generator and the UST registry). No violations have been reported for the project site. However, due to on-site activities and the identification of Recognized Environmental Conditions previously identified within the project site, it is possible that the environmental integrity of the project site has been impacted. Compliance with recommended mitigation regarding soil sampling, testing of hazardous materials if encountered, removal and disposal of stained concrete and soils, and required measures in the event of discovery of unknown wastes or suspect materials would reduce potential impacts to less than significant levels.

Public records identified several other listed regulatory sites within the vicinity of the project site. The American Etching and Manufacturing facility, located approximately 0.88 mile southeast of the site, was noted as subject to corrective action on the RCRA database. San Fernando Electric (0.29 mile northwest of the project site) and Holchem, Inc. (0.92 mile southwest of the project site) were listed as a State Site with potential or confirmed hazardous substance release properties. San Fernando Electronics Technology (0.10 mile northeast and 0.29 mile northwest of the project site) was listed on the State Spills 90 site. Three facilities were listed on the LUST database, Los Angeles Mission College (0.14 mile northwest of the project site), GTE (0.20 mile southwest of the project site) and John Angel Property (0.35 mile northwest of the project site). San Fernando Electric (0.29 mile northwest of the project site) is listed on the Voluntary Remediation Program sites as being involved in the voluntary remediation program. However, based on the distance of these facilities from the project site, the direction of groundwater flow in the vicinity of the project site, and/or their current regulatory status, it is unlikely that activities at these facilities have impacted the environmental integrity of the project site.

Twelve off-site facilities located within the searched distance are listed as RCRA hazardous waste generators. None of the identified sites have reported violations and based on the listing do not generate an environmental concern in regards to the project site.

Additionally, historical information indicates that several gasoline stations operated in the immediate vicinity of the project site. There is the potential that releases of petroleum hydrocarbons may have occurred at these facilities that could potentially have impacted the project site. An off-site dry cleaner is currently located approximately 200 feet from the project

site. Although no information was available regarding possible historical releases associated with this facility, it is possible that historical releases of dry cleaning solvents may have occurred and potentially impacted the project site. Mitigation regarding a subsurface elevation of the project site including analysis for gasoline and dry-cleaning solvent constituents and remediation in accordance with State standards, if contaminated soils are encountered, would reduce potential impacts to a less than significant level.

**Mitigation Measures:** Refer to Mitigation Measures HAZ-1 and HAZ-2. No additional mitigation measures are required.

**Level of Significance After Analysis and Mitigation:** Less Than Significant Impact.

### 5.7.5 CUMULATIVE IMPACTS AND MITIGATION MEASURES

- ◆ DEVELOPMENT OF THE PROPOSED PROJECT AND OTHER RELATED CUMULATIVE PROJECTS COULD RESULT IN CUMULATIVELY CONSIDERABLE HAZARDS AND HAZARDOUS MATERIALS IMPACTS.

**Level of Significance Before Analysis and Mitigation:** Potentially Significant Impact.

**Impact Analysis:** The project site is located within an urbanized area with adjacent land uses that include commercial, retail, and restaurant uses. Any off-site properties, including those included as cumulative development sites, would require investigations and remediation (if necessary) to adequately address existing contamination, thereby precluding the potential for adverse effects related to hazardous materials health risks. Additionally, businesses in the project vicinity could likely transport, use, handle, or store various hazardous materials. As appropriate for the adjacent land uses, consistent with Chapter 69.5 of the California Health and Safety Code, Business Emergency Plans (BEPs) have been filed with the Los Angeles County Fire Department. In addition, the transport of hazardous materials on the roadways surrounding the project site is required to occur consistent with Title 49 of the Code of Federal Regulations. Upon compliance with applicable mitigation measures for the proposed project and standard regulatory requirements, the proposed project, in conjunction with the cumulative development, would not result in a significant cumulative impact related to the release of hazardous materials or the transport, use, handling, or storage of hazardous materials.

**Mitigation Measures:** Refer to Mitigation Measures HAZ-1 through HAZ-5. No additional mitigation measures are required.

**Level of Significance After Analysis and Mitigation:** Less Than Significant Impact.

### 5.7.6 SIGNIFICANT AND UNAVOIDABLE IMPACTS

All impacts related to hazards and hazardous materials resulting from implementation of the proposed project would be reduced to less than significant levels with the imposition of mitigation measures. As such, no significant unavoidable hazards or hazardous materials impacts would result from development of the proposed San Fernando Parking Lots Project.