



5.8 HAZARDS AND HAZARDOUS MATERIALS

This section identifies the potential for the proposed project to expose the public or the environment to hazards and hazardous materials related to existing conditions or new hazards created as a result of the proposed project. Where significant impacts are identified, mitigation measures are provided to reduce these impacts to the extent feasible. This section is based on a *Phase I and II Environmental Site Assessments for 1700 Business Center Drive* by Catalyst Environmental Solutions, and the *East Dock Soil Investigation and Removal Report for 1700 Business Center Drive* prepared by MWH Americas, Inc. Pursuant to Section 15150 of the CEQA Guidelines, these documents are incorporated herein by reference into the SEIR and are included in Appendix G.

For this SEIR, the term “hazardous material” includes any material that, because of its quantity, concentration, or physical, chemical, or biological characteristics, poses a considerable present or potential hazard to human health or safety, or to the environment. It refers generally to hazardous chemicals, radioactive materials, and biohazards materials. “Hazardous waste,” a subset of hazardous material, is material that is to be abandoned, discarded, or recycled and includes chemicals, radioactive, and bio-hazardous waste (including medical waste).

5.8.1 REGULATORY SETTING

FEDERAL AND STATE

According to the Federal Environmental Protection Agency (EPA), a “hazardous” waste is defined as one “which because of its quantity, concentrations, or physiochemical or infectious properties, may either increase mortality or produce irreversible or incapacitating illness, or pose a substantial present or potential hazard to human health or the environment when improperly treated, stored, transported, or disposed of, or otherwise managed” (*U.S. Public Health and Welfare Code* Section 6903). Special handling and management are required for materials and wastes that exhibit hazardous properties. Treatment, storage, transport, and disposal of these materials are highly regulated at both the Federal and State levels. Compliance with Federal and State hazardous materials laws and regulations minimizes the potential risks to the public and the environment presented by these potential hazards, which include, but are not limited to, the following:

- Resources Conservation and Recovery Act (RCRA) – Hazardous waste management
- Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) – Cleanup of contamination
- Superfund Amendment and Reauthorization Act (SARA) – Cleanup of contamination
- Hazardous Materials Transportation Act (HMTA) – Safe transport of hazardous materials

These laws provide the “cradle to grave” regulation of hazardous wastes. Businesses, institutions, and other entities that generate hazardous waste are required to identify and track their hazardous waste from the point of generation until it is recycled, reused, or disposed of. The primary responsibility for implementing RCRA is assigned to the EPA, although individual states are encouraged to seek authorization to implement some or all RCRA provisions.



The EPA and the California Department of Toxic Substances Control (DTSC) have developed and continue to update lists of hazardous wastes subject to regulation. In addition to the EPA and DTSC, the Regional Water Quality Control Board (RWQCB), Los Angeles Region (Region 4), is the enforcing agency for the protection and restoration of water resources, including remediation of unauthorized releases of hazardous substances in soil and groundwater. Other State agencies involved in hazardous materials management include the Office of Emergency Services, California Department of Transportation (Caltrans), California Highway Patrol (CHP), California Air Resources Board (CARB), and California Department of Resources Recycling and Recovery (CalRecycle). California hazardous materials management laws include, but are not limited to, the following:

- Hazardous Materials Management Act – business plan reporting
- Hazardous Substance Act – cleanup of contamination
- Hazardous Waste Control Act – hazardous waste management
- Safe Drinking Water and Toxic Enforcement Act of 1986 – releases of and exposure to carcinogenic chemicals

Department of Toxic Substances Control

The responsibility for implementation of RCRA was given to California Environmental Protection Agency's (Cal EPA) DTSC in August 1992. The DTSC is also responsible for implementing and enforcing California's own hazardous waste laws, which are known collectively as the Hazardous Waste Control Law. Although similar to RCRA, the California Hazardous Waste Control Law and its associated regulations define hazardous waste more broadly and regulate a larger number of chemicals. Hazardous wastes regulated by California, but not by EPA, are called "non-RCRA hazardous wastes."

State Water Resources Control Board

Brownfields are underutilized properties where reuse is hindered by the actual or suspected presence of pollution or contamination. The goals of the State Water Resources Control Board's (SWRCB) Brownfield Program are to:

- Expedite and facilitate site cleanups and closures for Brownfields sites to support reuse of those sites
- Preserve open space and greenfield
- Protect groundwater and surface water resources, safeguard public health, and promote environmental justice
- Streamline site assessment, clean up, monitoring, and closure requirements and procedures within the various SWRCB site cleanup programs

Site clean-up responsibilities for brownfields primarily reside within four main programs at the SWRCB: the Underground Storage Tank Program, the Site Cleanup Program, the Department of Defense Program, and the Land Disposal Program. These SWRCB cleanup programs are charged with ensuring sites are remediated to protect the State of California's surface and groundwater and return it to beneficial use.

California Air Resources Board

One of the California Air Resources Board's (CARB) major goals is to protect the public from exposure to toxic air contaminants. The California Air Toxics Program establishes the process



for the identification and control of toxic air contaminants and includes provisions to make the public aware of significant toxic exposures and for reducing risk. The Toxic Air Contaminant Identification and Control Act (AB 1807, Tanner 1983) created California's program to reduce exposure to air toxics. The Air Toxics "Hot Spots" Information and Assessment Act (AB 2588, Connelly 1987) supplements the AB 1807 program by requiring a Statewide air toxics inventory, notification of people exposed to a significant health risk, and facility plans to reduce these risks.

Under AB 1807, CARB is required to use certain criteria in the prioritization for the identification and control of air toxics. In selecting substances for review, CARB must consider criteria relating to "the risk of harm to public health, amount or potential amount of emissions, manner of, and exposure to, usage of the substance in California, persistence in the atmosphere, and ambient concentrations in the community." AB 1807 also requires CARB to use available information gathered from the AB 2588 program to include in the prioritization of compounds. This report includes available information on each of the above factors required under the mandates of the AB 1807 program. AB 2588 air toxics "Hot Spots" program requires facilities to report their air toxics emissions, ascertain health risks, and to notify nearby residents of significant risks. In September 1992, the "Hot Spots" Act was amended by Senate Bill 1731 which required facilities that pose a significant health risk to the community to reduce their risk through a risk management plan.

Accidental Release Prevention Law

The State's Accidental Release Prevention Law provides for consistency with Federal laws (i.e., the Emergency Preparedness and Community Right-to-Know Act and the Clean Air Act) regarding accidental chemical releases and allows local oversight of both the State and Federal programs. State and Federal laws are similar in their requirements; however, the California threshold planning quantities for regulated substances are lower than the Federal quantities. Local agencies may set lower reporting thresholds or add additional chemicals to the program. The Accidental Release Prevention Law is implemented by the Certified Unified Program Agencies (CUPAs) and requires that any business, where the maximum quantity of a regulated substance exceeds the specified threshold quantity, register with the responsible CUPA as a manager of regulated substances and prepare a Risk Management Plan. A Risk Management Plan must contain an off-site consequence analysis, a five-year accident history, an accident prevention program, an emergency response program, and a certification of the truth and accuracy of the submitted information. Businesses submit their plans to the CUPA, which makes the plans available to emergency response personnel. The Business Plan must identify the type of business, location, emergency contacts, emergency procedures, mitigation plans, and chemical inventory at each location.

Transportation of Hazardous Materials/Wastes

Transportation of hazardous materials/wastes is regulated by *California Code of Regulations (CCR) Title 26*. The United States Department of Transportation (DOT) is the primary regulatory authority for the interstate transport of hazardous materials. The DOT establishes regulations for safe handling procedures (i.e., packaging, marking, labeling, and routing). The CHP and Caltrans enforce Federal and State regulations and respond to hazardous materials transportation emergencies. Emergency responses are coordinated as necessary between Federal, State, and local governmental authorities and private persons through a State-mandated Emergency Management Plan.



Worker and Workplace Hazardous Materials Safety

Occupational safety standards exist to minimize worker safety risks from both physical and chemical hazards in the workplace. The California Division of Occupational Safety and Health (Cal/OSHA) is responsible for developing and enforcing workplace safety standards and assuring worker safety in the handling and use of hazardous materials. Among other requirements, Cal/OSHA requires many businesses to prepare Injury and Illness Prevention Plans and Chemical Hygiene Plans. The Hazard Communication Standard requires that workers be informed of the hazards associated with the materials they handle.

REGIONAL

Los Angeles Regional Water Quality Control Board

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

South Coast Air Quality Management District

The South Coast Air Quality Management District (SCAQMD) works with CARB and is responsible for developing and implementing rules and regulations regarding air toxics on a local level. The SCAQMD establishes permitting requirements, inspects emission sources, and enforces measures through educational programs and/or fines.

The SCAQMD also regulates the demolition of buildings and structures that may contain asbestos. The SCAQMD is vested with the authority to regulate airborne pollutants through both inspection and law enforcement and is to be notified 10 days in advance of any proposed demolition or abatement work.

Specifically, SCAQMD Rule 1403 (Asbestos Emissions from Demolition/Renovation Activities) requires work practices that limit asbestos emissions from building demolition and renovation activities, including the removal and disturbance of ACM. Rule 1403 also requires surveys of any facility being demolished or renovated for the presence of all friable and Class I and Class II non-friable ACM.

COUNTY OF LOS ANGELES

Los Angeles County Fire Department

In May 1982, the Los Angeles County Board of Supervisors established the Hazardous Materials Control Program within the Department of Health Services. Originally, the program focused on the inspection of businesses that generate hazardous waste, but has since expanded to include hazardous materials inspections, criminal investigations, site mitigation oversight, and emergency



response operations. On July 1, 1991, the program was transferred to the Los Angeles County Fire Department (LACFD) and its name changed to the Health Hazardous Materials Division (HHMD).

The HHMD's mission is to protect the public health and the environment throughout Los Angeles County from accidental releases and improper handling, storage, transportation, and disposal of hazardous materials and wastes through coordinated efforts of inspections, emergency response, enforcement, and site mitigation oversight. The Hazardous Materials Specialists are environmental health professionals dedicated to preventing pollution by serving both the public and business communities in Los Angeles County.

The Los Angeles County Fire Department is also the designated CUPA serving the City of Duarte.

Household Hazardous and E-Waste Program

The Los Angeles County Sanitation District, in cooperation with the Los Angeles County Department of Health Services, has established the Household Hazardous and E-Waste (electronic waste) Roundup Program. The Household Hazardous Waste Collection Program provides Los Angeles County residents a legal and cost-free way to dispose of unwanted household chemicals that cannot be disposed of in the regular trash.

CITY OF DUARTE

City of Duarte General Plan

The intent of the *Duarte General Plan Safety Element* is to reduce the potential risk of death, injuries, property damage, and economic and social dislocation resulting from fires, floods, earthquakes, landslides, and other hazards. Other locally relevant safety issues, such as emergency response, hazardous materials spills, and crime reduction, are also included.

SAFETY/HAZARDOUS MITIGATION POLICIES

- Safe 6.1.1 Monitor to the greatest extent possible the location of hazardous materials that could adversely impact Duarte residents, and businesses.
- Safe 6.1.2 Regulate the delivery, use, and storage of hazardous materials within the city limits according to regulations and guidelines set forth by the Los Angeles County Fire Department.

Duarte Municipal Code

The intent of *Duarte Municipal Code* Section 19.50.030, Hazardous Materials, is to protect local health, safety, and general welfare by ensuring that the design and operational characteristics of a property does not adversely impact neighboring property owners, neighboring property users, or the general public through the accidental or intentional release or use of hazardous materials.



5.8.2 ENVIRONMENTAL SETTING

In 2013, the approximately 19.08-acre Duarte Station Specific Plan area previously comprised three parcels, Parcels 1, 2, and 3. Since 2013, Parcel 2 has undergone a lot split into Parcels 2 and 4 (refer to *Exhibit 3-3, Specific Plan Area* in Chapter 3). The four parcels are developed as follows with a mix of industrial uses totaling approximately 313,955 square feet:

- Parcel 1 (Assessor Identification Number [AIN] 8528-011-023), at 1801 Highland Avenue, which abuts the Metro Gold Line station, is approximately 6.60 acres in size and includes a 128,466-square-foot warehouse building occupied by multiple tenants.
- Parcel 2 (AIN 8528-011-025), at 1700 Business Center Drive, located in the center of the plan area, is approximately 7.75 acres in size and includes a 114,599-square-foot industrial building currently occupied by Woodward-Duarte. Parcel 2 under the original Duarte Station Specific Plan and EIR was subsequently split into what are now referred to as Parcels 2 and 4 since approval of the original Specific Plan.
- Parcel 4 (AIN 852-8011-906), located at 1789 Business Center Drive, in the center of the plan area and accessible from Highland Avenue, is approximately 1.41 acres in size and is currently a Metro Gold Line parking lot. The site is vacant.
- Parcel 3 (AIN 8528-011-024), at 1716 Evergreen Street, located in the northern portion of the plan area, is approximately 3.32 acres in size and includes a 70,890-square-foot warehouse building occupied by multiple tenants.

The following is a detailed description of surrounding land uses surrounding the Specific Plan area:

- North: Evergreen Street and the Foothill Freeway (Interstate 210) immediately bound the site to the north, with single-family residential uses located to the north across Business Center Drive.
- West: An approximately 204-unit single-family residential neighborhood is located south of Evergreen Street, east of Buena Vista Street, north of Duarte Road, and west of the project site.
- South: The Metro-owned railroad right-of-way is directly adjacent to the project site. The City of Hope medical research campus and the Santa Fe Dam Recreational Area, owned by the U.S. Army Corps of Engineers and operated by Los Angeles County Department of Parks and Recreation, is located in the City of Irwindale to the south, across Duarte Road.
- East: The Duarte/Lewis Business Center occupies approximately 40 acres to the east, across Highland Avenue, south of I-210 and west of the San Gabriel Freeway (Interstate 605).

CURRENT OPERATIONS

The project site is currently occupied by warehouse/industrial uses and a Metro Gold Line parking lot. *Table 5.8-1, Current On-Site Properties*, describes these on-site properties.



Parcel 1 is developed with the Highland Industrial Center, and currently occupied by several industrial uses including Hamlet Paper Company, Galaxy Helmets and Accessories, and Everfocus Electronics Corp (Catalyst 2018a). In 2013, the following other uses were reported in association with this on-site structure: Joshua Tree Imports (2013); Grand Value, Inc. (2013); Quest Diagnostics (2013); Ltd Enterprises (2013); San Gabriel Insulation (2013); and Therapak (2013) (EDR 2013, Catalyst 2018a). Prior to 2013, other uses that have been reported in association with this on-site structure include: Tri Star Electronics (2006-2007); Menie Inc. (2007); The People Movers Inc. (1995-2007); Floorscapes Ltd Co (1999-2007); Everfocus Electronics Corp (2007); Goodman Manufacturing Inc. (2007); American Distributors Inc. (2007); Electronics (2006); Amer Tai Trade (1999); Gibson Inc. (1999); United Suntech Craft Inc. (1999); Cal Liquid Corp Production Facility (1995); Holmes Body Shop Inc. (1995); STK Auto Center (1995); Pioneer (1980-1985); Ronson Packaging Corp (1975); and Ellis Geo E Painter Hrear (1924) (EDR 2013, Catalyst 2018a). Of these uses, Holmes Body Shop Inc. and Pioneer have reported the handling/storage of hazardous materials (EDR 2013, Catalyst 2018a).

Parcel 2 has office and warehouse uses, including Woodward-Duarte (formerly GE Aviation) (Catalyst 2018a). Other uses that have been reported in association with this on-site structure include, but are not limited to: Smiths Aerospace Actuation Systems (2007); Hydraulic Units Inc. (1985-2007); Aerospace Unit (2006); and Dowty Aerospace (1995-2006) (EDR 2013, Catalyst 2018a). Of these uses, Hydraulic Units, Inc. and Woodward-Duarte (formerly GE Aviation) have reported the handling/storage of hazardous materials (EDR 2013, Catalyst 2018a).

Parcel 3 is developed with industrial/warehousing suites. Current reported uses at this property include: Mutiny Crossfit; Quality Precision Cleaning; Element Six; Target Imaging; Grant Products International; and MPK Foods (Catalyst 2018a). In 2013, uses that have been reported in association with this on-site structure include: Studio Lilica; Coastal Composites; Armstrong Engineering; Plain Truth Ministries; Sprint Telephony PCS LP; EAI Holdings LLC; MPK Co. (food distributor); BIOTAB Nutraceuticals, Inc.; and Power Adapter Co. (EDR 2013, Catalyst 2018a). Other uses that have been reported in 2007 in association include: Beauty Plus, Element Six, and Armstrong Engineering (EDR 2013, Catalyst 2018a). No past or current facilities at Parcel 3 have reported the handling/storage or transport of hazardous materials (EDR 2013, Catalyst 2018a).

Parcel 4 is developed with a Metro Gold Line surface parking lot.

**Table 5.8-1
Current On-Site Businesses**

Parcel Reference	Parcel Address Assessor's Parcel Number ¹	Acreage	Number of On-Site Structures (Total Square Footage)	Reported On-Site Uses ^{2 3}
1	1801 Highland Avenue 8528-011-023	6.60	One (128,466 sf)	Warehouse occupied by: Hamlet Paper Co Galaxy Helmets and Accessories Everfocus Electronics Corp.
2	1700 Business Center Drive 8528-011-025	7.75	One (114,599 sf)	Industrial building occupied by Woodward-Duarte (formerly GE Aviation)⁴
4	1789 Business Center Drive 8528-011-906	1.41	None	Metro Gold Line parking lot



**Table 5.8-1
Current On-Site Businesses**

Parcel Reference	Parcel Address Assessor's Parcel Number ¹	Acreage	Number of On-Site Structures (Total Square Footage)	Reported On-Site Uses ^{2 3}
3	1716 Evergreen Street 8528-011-024	3.32	One (70,890 sf)	Warehouse occupied by: Mutiny Crossfit Quality Precision Cleaning Element Six Target Imaging Grant Products International MPK Foods
Source: Refer to Appendix G, Hazardous Materials Documentation, for sources cited.				
Notes: ¹ Los Angeles County Assessor Portal website, accessed July 2019. ² Catalyst Environmental Solutions, Phase I Environmental Site Assessment, Former Woodward HRT Facility, 1700 Business Center Drive Duarte, California, June 2018. ³ Bold denotes that this use has reported the handling, storage, and/or transport of hazardous substances.				

HISTORICAL USES

The structure on Parcel 2 was constructed in 1964 and the structure on Parcel 1 in 1966. The structure on Parcel 2 also included an addition of a warehouse onto the two-story structure between 1968 and 1976. The on-site structure located on Parcel 3 was constructed in 1978. Prior to development of these on-site structures, the project site consisted of rural residential and agricultural/grazing-related uses since the 1930s or earlier. Parcel 4 was formerly part of Parcel 2 before being separated and designated a Metro Gold Line parking lot in March 2013.

CORTESE LIST (GOVERNMENT CODE 65962.5) AND OTHER REGULATORY DATABASE SEARCHES

Government Code Section 65962.5 requires the local enforcement agency (i.e., DTSC, the SWRCB, or a designee), as designated pursuant to Section 18051 of Title 14 of the *California Code of Regulations (CCR)*, to compile and maintain a list of all solid waste disposal facilities from which there is a known migration of hazardous waste (called the Cortese List). Subsection (f) of Section 65962.5, as well as Section 21092.6 of CEQA, require certain permit processing and notification procedures for proposed development at any site on this list. On July 27, 2019, a query of all databases maintained by Cal EPA comprising the current Cortese List under *Government Code* Section 65962.5 was conducted (Cal EPA 2019). No parcels in the Specific Plan area or adjacent to the Specific Plan area appear on this list.

In 2013, for the EIR for the original Duarte Station Specific Plan, RBF Consulting conducted an Environmental Data Resources Inc. (EDR) Database Search for the entire Specific Plan area, dated May 7, 2013 (EDR 2013). The results of this EDR search are contained in Appendix G1 of this SEIR. The following regulatory databases were queried as part of this search, in addition to many others where releases of hazardous substances are reported and tracked:

- CA AST – The Aboveground Storage Tank database contains a listing of Petroleum Storage Tank Facilities Registered Aboveground Storage Tanks.



- *CA FID UST* – The Facility Inventory Database (FID) contains a historical listing of active and inactive UST locations from the SWRCB.
- *CA ENVIROSTOR* – The DTSC’s Site Mitigation and Brownfields Reuse Program’s (SMBRP’s) EnviroStor database identifies sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List [NPL]); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.
- *FINDS* – The Facility Index System/Facility Registry System (FINDS) database contains both facility information and “pointers” to other sources that contain more detail. EDR includes the following FINDS databases in their report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).
- *CA HIST UST* – The HIST UST database contains information on sites where historical underground storage tanks are located.
- *CA LOS ANGELES CO. HMS* – The Street Number List (HMS) includes industrial waste and underground storage tank sites in Los Angeles County.
- *CA NPDES* – National Pollutant Discharge Elimination System (NPDES) Permits Listing is a listing of NPDES permits, including storm water.
- *RCRA LQG* – The RCRA – Large Quantity Generator (LQG) database contains selective information on sites which generate, transport, store, treat, and/or dispose of hazardous waste as defined by RCRA. Large quantity generators generate over 1,000 kilograms (kg) of hazardous waste, or over one kg of acutely hazardous waste per month.
- *RCRA SQG* – The RCRA – Small Quantity Generator (SQG) database contains selective information on sites which generate, transport, store, treat, and/or dispose of hazardous waste as defined by RCRA. Small quantity generators generate less than 1,000 kilograms (kg) of hazardous waste, or over less than one kg of acutely hazardous waste per month. SQGs generate between 100 kg and 1,000 kg of hazardous waste per month.
- *CA SWEEPS UST* – The SWEEPS-UST database maintains information on properties where an underground storage tank is located; however, this database is no longer updated.



- *TRIS* – The Toxic Release Inventory System (TRIS) identifies facilities which release toxic chemicals to the air, water, and land in reportable quantities under SARA Title III Section 313.
- *WDS* – The Waste Discharge System (WDS) database is a listing of sites which have been issued waste discharge requirements.
- *WIP* – The Well Investigation Program (WIP) includes cases listed in the San Gabriel and San Fernando Valley area.

In 2018, Catalyst Environmental Services (Catalyst) conducted a Phase I Environmental Site Assessment (ESA) for Parcel 2 at 1700 Business Center Drive and as part of this report, also conducted an EDR Search for the entire Specific Plan area, which involved the property at 1700 Business Center Drive and all adjacent properties (Catalyst 2018a). Since 2013, the following additional database records were queried through the EDR search:

- *ECHO* – Enforcement and compliance history database by U.S. EPA.
- *CA VCP* – Voluntary Cleanup Program properties by DTSC.
- *ICIS* – Integrated Compliance Information System by U.S. EPA.
- *CA EMI* – Air emissions inventory by the California Air Resources Control Board.
- *CA HAZNET* – Facility and manifest data by Cal EPA.

The results of all recent database searches are summarized in *Table 5.8-2* as well as below. All hazardous waste investigations performed in the Specific Plan area are also summarized below by parcel. Individual reports are contained in Appendix G of this EIR.

**Table 5.8-2
Summary of Records Search Results**

Parcel Reference	Parcel Address Assessor's Parcel Number ¹	Database Records Results
1	1801 Highland Avenue 8528-011-023	RCRA-SQG, FINDS, ECHO, CA Los Angeles Co. HMS (Holmes Body Shop)
		CA HIST UST, CA SWEEPS UST, CA Los Angeles Co. HMS, CA FID UST (Pioneer Electronics)



**Table 5.8-2
Summary of Records Search Results**

Parcel Reference	Parcel Address Assessor's Parcel Number ¹	Database Records Results
2	1700 Business Center Drive 8528-011-025	RCRA-SQG, ICIS, FINDS, ECHO (Woodard WRT)
		CA ENVIROSTOR, CA VCP, CA HIST UST, CA NPDES (GE Aviation)
		CA SWEEPS UST, CA HIST UST, CA FID UST, CA HAZNET, CA Los Angeles Co. HMS (Smiths Aerospace)
		CA HAZNET, CA NPDES (Dowty Aerospace)
		CA EMI, CA AST, CA Los Angeles Co. HMS, CA NPDES (Hydraulic Units)
		CA AST (no party listed; likely applies to current operations by Woodard)
4	1789 Business Center Drive 8528-011-906	None
3	1716 Evergreen Street 8528-011-024	None

PARCEL 1 (1801 HIGHLAND AVENUE, 8528-011-023)

Hazardous Materials Use and Hazardous Waste

Records Search Results. Holmes Body Shop at 1801 Highland Avenue has been reported in the RCRA-SQG, FINDS, ECHO, and CA Los Angeles CO. HMS regulatory databases (EDR 2013; Catalyst 2018a). This property has reported the use of hazardous materials at the project site in 1985 and 1996 (EDR 2013; Catalyst 2018a). This property owner was listed as a small generator of hazardous waste and was registered as utilizing underground storage tanks with the County of Los Angeles (EDR 2013; Catalyst 2018a).

Pioneer at 1801 Highland Avenue has been reported in the CA HIST UST, CA FID UST, CA SWEEPS UST, and CA Los Angeles Co. HMS regulatory databases for the presence of USTs used for waste and product in 1966 (EDR 2013; Catalyst 2018a).

Site Investigations and Regulatory Actions. No known Phase I or Phase II Environmental Site Assessments ESAs or surveys for Asbestos Containing Materials (ACM) or Lead-Based Paint (LBP) have been performed on the building on Parcel 1 to date.



PARCEL 2 (1700 BUSINESS CENTER DRIVE, 8528-011-025) AND PARCEL 4 (1789 BUSINESS CENTER DRIVE, 8528-011-906)

Hazardous Materials Use and Hazardous Waste

Records Search Results. Woodward-Duarte (formerly GE Aviation) at 1700 Business Center Drive has been reported in the RCRA-LQG, TRIS, ICIS, FINDS, and ECHO regulatory databases (EDR 2013, Catalyst 2018a). Woodward-Duarte (formerly GE Aviation) has reported the generation of hazardous materials at the project site (EDR 2013, Catalyst 2018a). This facility is also reported to release toxic chemicals to the air, water, and/or land in reportable quantities under SARA Title III Section 313 (EDR 2013, Catalyst 2018a). Two underground storage tanks used to occur on the property (Catalyst 2018a). Two 1,000-gallon aboveground storage tanks (ASTs) occur on the site for storing waste oil (Catalyst 2018a).

GE Aviation has been reported in CA ENVIROSTOR, CA VCP, CA HIST UST, and CA NPDES. Specifically, the site appears on the CA ENVIROSTOR and CA VCP lists due to the voluntary cleanup action to address TPH and tributyl phosphate described in more detail below; the site received a No Further Action Letter by DTSC in 2014.

Hydraulic Units, Inc. at 1700 Business Center Drive has been reported in the CA EMI, CA AST, CA Los Angeles Co. HMS, and CA NPDES databases (EDR 2013, Catalyst 2018a). This on-site use has reported the presence of USTs used for waste and product associated with machine shop activities in 1966 and 1987 (EDR 2013, Catalyst 2018a). This property is listed in the WIP and has reported to discharge waste per regulatory requirements (EDR 2013, Catalyst 2018a).

Smiths Aerospace has been reported on the CA SWEEPS UST, CA HIST UST, CA FID UST, CA HAZNET, and CA Los Angeles Co. HMS regulatory databases (EDR 2013, Catalyst 2018a). Similarly, the site was reported for the presence of USTs.

Finally, Dowty Aerospace has been reported in the CA HAZNET and CA NPDES databases, for the storage of hazardous waste and for holding an NPDES permit for industrial discharges.

Site Investigations and Regulatory Actions. The following reports summarize past investigations and regulatory actions taken on Parcels 2 and 4 of the Specific Plan area, and are described in more detail below:

- *Focused Soil Investigation and Storm Drain Inspection Report, 1700 Business Center Drive* dated October 23, 2012 (MWH Americas, Inc. [MWH], 2012);
- *East Dock Soil Investigation and Removal Report for 1700 Business Center Drive* dated October 2013 (MWH, 2013);
- *No Further Action for Former GE Aviation Company, 1700 Business Center Drive* dated July 17, 2014 (DTSC 2014a) (for a TPH and tributyl phosphate at the East Dock);
- *Clarification to No Further Action for Former GE Aviation Company, 1700 Business Center Drive* dated August 5, 2014 (DTSC 2014b);



- *Phase I Environmental Site Assessment (ESA) of 1700 Business Center Drive (Catalyst 2018)*;
- *Phase II ESA of 1700 Business Center Drive (Catalyst 2018)*; and
- *Draft Phase II Environmental Site Assessment, 1700 Business Center Drive, Duarte, CA dated April 2011 (MHW Americas, Inc. [MHW] 2011) (as an appendix to Catalyst 2018b).*

In addition, the following additional reports are cited in the above reports but were available for direct review for this EIR:

- *Results of Soil Gas Survey, Dowty Aerospace, Inc., 1700 Business Center Drive, Duarte, CA dated June 23, 1997 (Daly Environmental Services 1997)*
- *Draft Phase I Environmental Site Assessment, 1700 Business Center Drive, Duarte, CA dated April 2009 (MHW Americas, Inc. [MHW] 2009)*

In June 2018, Catalyst Environmental Solutions was retained by Woodward, Inc. to conduct a Phase I ESA of 1700 Business Center Drive (Catalyst 2018a) (contained in Appendix G4 of this EIR). This assessment was based on information obtained from the site reconnaissance survey conducted on April 5, 2018, interviews with personnel familiar with the property, regulatory agency information, and an environmental database search by EDR. The following RECs were identified as part of the Phase I ESA conducted by Catalyst (2018a):

- **Former USTs:** Two waste oil USTs were reportedly removed from the property in December 1985. No records of the UST removal activities have been identified. Accordingly, the potential impacts associated with these former USTs are unknown. The results of a soil gas survey conducted in June 1997 (Daly Environmental Services 1997 cited in Catalyst 2018a) indicated elevated levels of tetrachloroethene (PCE) in the vicinity of the former 2,000-gallon UST. During a 2011 Phase II ESA of the property, one soil boring (SB-19) was installed approximately 20-25 feet east of the former 2,000-gallon UST. The soil sample results from this boring did not indicate elevated levels of volatile organic compounds (VOCs). However, the soil samples were not analyzed for total petroleum hydrocarbons (TPH) which, given the significant use of Skydrol and other oils at the site, is important to assess. In addition, given the coarse subsurface lithology at the site, potential releases would have a strong vertical migration component so, based on its location, any impacts associated with a release from the former 2,000-gallon UST may not have been encountered in this boring. This issue is identified as a REC given the lack of information regarding the UST removal and the results of the soil gas survey which indicate the potential for subsurface impacts associated with the USTs.
- **Trench drain in the pump room area (East Dock):** The trench drain collects overflow and leaking oil from the pumping system. The results of the soil gas survey conducted in June 1997 (Daly Environmental Services 1997) indicated detectable levels of PCE and Freon 113 in the vicinity of the trench drain. This issue is identified as a REC given the documented impacts in soil gas from the 1997 soil gas survey and the potential for subsurface impacts associated with the significant staining and cracks in the concrete surrounding the drain.
- **Former Drainage Infrastructure:** In the past, it appears that wash water from the production area was captured in floor drains and directed to holding tanks (likely the former USTs).



During the site visit, neither the floor drain system, nor the holding tanks were observed. Per Woodward personnel, the floor drain system and the holding tanks had been previously removed; however, no specific information regarding the removal was available. This issue is identified as a REC given the lack of information on the current status of the drains and the June 2018 potential for subsurface impacts associated with leakage through cracks, joints, and connections in the drainage infrastructure.

- Transformers: Three transformers are located in the southeast corner of the facility. Visible staining was observed on the sides of the transformers. The transformers were not labelled as to PCB content, and no PCB testing has reportedly been conducted on the transformers. This issue is identified as a REC given the lack of information regarding the transformers and potential for leakage of PCB-containing fluids to impact the subsurface.

The following historical RECs (HRECs) were identified as part of the Phase I ESA:

- Soil impacted with elevated concentrations of petroleum hydrocarbons and tributyl phosphate was discovered in the east dock area in July 2012. Subsequently, MWH Americas, Inc. conducted a soil investigation in August 2012 (MWH 2012). The results indicated concentrations of petroleum hydrocarbons and tributyl phosphate above applicable cleanup criteria. Accordingly, in November 2012, MWH Americas excavated approximately 50 cubic yards of impacted soil and conducted additional site assessment activities in February and March 2013 (MWH 2013). The results of the soil removal and additional investigation were used to support a request for a Preliminary Endangerment Assessment (PEA)-equivalency review and closure, which was subsequently approved by the California Department of Toxic Substances Control as indicated in their “No Further Action (NFA)” letter dated July 17, 2014. The PEA-equivalent documentation and NFA letter are contained in Appendices G2 and G3 of this EIR.

No controlled RECs were identified as part of the Phase I ESA (Catalyst 2018a). Controlled RECs are where the contamination has been addressed but where there is some sort of control or use restriction over the site. The 2018 Phase I ESA identified the following *de minimis* conditions: localized surficial staining, potential for leaks or spills from stored waste, lack of secondary containment, and condensate from the cooling tower appearing to discharge into the sanitary sewer system and onto the ground surface (Catalyst 2018a).

A Phase II Environmental Site Assessment for 1700 Business Center Drive was subsequently completed in July 2018 by Catalyst Environmental Solutions (Catalyst 2018b). The Phase II ESA was conducted between July 5-6, 2018 and involved the installation of six soil borings and the collection of 12 soil samples for laboratory analysis. The objective of the scope of work was to further investigate the RECs identified in the June 2018 Phase I ESA for the site (Catalyst 2018a). In addition to the soil borings, the scope of work involved investigating the current status and condition of the former drainage infrastructure inside the facility, which was reportedly abandoned by filling with concrete. The findings indicate the following:

- Trench Drain in the Pump Room Area (East Dock): No analytes were detected above applicable regulatory screening levels in the soil samples collected from the two soil borings installed in adjacent to the trench drain.
- Transformers: No analytes were detected above applicable regulatory screening levels in the soil samples collected from the two soil borings installed adjacent to the transformers.
- Former USTs: The geophysical survey in the reported locations of the former USTs did not identify the USTs or any anomalies in these areas. Accordingly, based on the available



information, it appears the USTs have likely been removed from the site as reported in historical information for the site. Regarding the soil sampling, no analytes were detected above applicable regulatory screening levels in the soil samples collected from the borings installed in the reported locations of the former USTs.

- Former Drainage Infrastructure: Based on anecdotal information from site personnel, the former infrastructure was abandoned by filling with concrete and is no longer used for drainage. During the field activities, a former floor drain associated with the drainage infrastructure was identified and found filled with concrete, which appears to confirm the information reported from site personnel. Further, the 2011 Phase II investigation conducted at the site (MWH 2011 cited in Catalyst 2018b) included the installation of three soil borings that appear to be situated in the vicinity of the former drainage infrastructure along the western side of the building. The analytical results for soil samples collected from these borings were all below applicable screening levels.

Asbestos Containing Material (ACM)

An assessment of suspected ACMs was conducted by Shaw Environmental, Inc. throughout 1700 Business Center Drive in 2007 (Shaw 2007). The assessment included the collection of 74 bulk samples of various materials, including floor tiles and associated mastic, ceiling panels and tiles, pipe-fitting insulation, plaster, gypsum board and joint compound, and texture coating on metal siding. The assessment results indicated the presence of asbestos in the following materials:

- 12"x12" cream/ rust floor tile
- Pipe fitting insulation (large pipes)
- Pipe fitting insulation (small pipes)
- Texture coating on exterior metal siding
- Joint compound applied on gypsum board
- Sprayed-applied acoustic ceiling material
- Roofing material under foam (presume asbestos-containing material)
- Cementitious pipe (transite)

Removal of ACM prior to demolition is recommended per SCAQMD procedures (Shaw 2007).

According to the Catalyst Phase I ESA (2018a), ACMs were reportedly removed from pipe insulation in air handler rooms and floor tile in early 2006 (ERM 2006 cited in Catalyst 2018a). However, no documentation of the ACM removal was found during the preparation of the 2018 Phase I ESA (Catalyst 2018a). In addition, an assessment of suspected ACMs was conducted throughout the site in 2007 (Catalyst 2018a). This issue has been identified as a REC given the identified presence of ACMs at the property.

Lead-Based Paint (LBP)

Lead-based paint sampling and testing have not been completed for the building at 1700 Business Center Drive (Catalyst 2018a).

PARCEL 3 (1716 EVERGREEN STREET, 8528-011-024)

Records Search Results. The property at 1716 Evergreen Street does not appear on any database or records searches conducted by EDR in 2013, or in 2018, in the Specific Plan area



(EDR 2013, Catalyst 2018a). No past or current facilities at Parcel 3 have reported the handling/storage or transport of hazardous materials (EDR 2013, Catalyst 2018a).

Site Investigations and Regulatory Actions. No known Phase I ESAs, Phase II ESAs, or surveys for ACM or LBP have been performed on the building on Parcel 3 to date.

5.8.3 SIGNIFICANCE THRESHOLD CRITERIA

The issues presented in the Initial Study Environmental Checklist (*CEQA Guidelines* Appendix G) 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 through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment;
- Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school (refer to Section 8.0, Effects Found Not to Be Significant);
- Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 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 or excessive noise for people residing or working in the project area (refer to Section 8.0, Effects Found Not To Be Significant);
- Substantially impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan (refer to Section 8.0, Effects Found Not to Be Significant);
- Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires (refer to Section 8.0, 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.

5.8.4 PROJECT IMPACTS AND MITIGATION MEASURES

CONSTRUCTION-RELATED ACCIDENTAL RELEASE OF HAZARDOUS MATERIALS



SHORT-TERM CONSTRUCTION ACTIVITIES ASSOCIATED WITH IMPLEMENTATION OF THE PROPOSED PROJECT COULD CREATE A SIGNIFICANT HAZARD TO THE PUBLIC OR ENVIRONMENT THROUGH ACCIDENT CONDITIONS INVOLVING THE RELEASE OF HAZARDOUS MATERIALS.

Impact Analysis: One of the means through which human exposure to hazardous substances could occur is through accidental release. Incidents that result in an accidental release of hazardous substances into the environment can cause contamination of soil, surface water, and/or groundwater, in addition to any toxic fumes that might be generated. Human exposure of contaminated soil or water can have potential health effects based on a variety of factors, such as the nature of the contaminant and the degree of exposure. Construction activities associated with development of the proposed project could release hazardous materials into the environment through reasonably foreseeable upset and accident conditions.

Implementation of the proposed project is anticipated to result in the demolition of the three existing on-site structures and the construction of new residential and non-residential uses. Also, one or more buildings could be repurposed for a non-industrial use (adaptive reuse). Thus, development within the plan area may result in the disturbance of existing contaminated building materials, soil, and/or groundwater associated with existing and past on-site uses. Site disturbance, demolition/renovation, and/or construction within these areas could result in the disturbance of existing hazardous materials associated with structures, soil, and/or groundwater.

Structures

The existing on-site structures were constructed between 1964 and 1978. Thus, the potential for asbestos-containing materials (ACMs) or lead-based paints (LBPs) to be present in association with on-site building materials is likely. Demolition of on-site structures could expose construction personnel and the public to ACMs or LBPs. Federal and State regulations govern the renovation and demolition of structures where ACMs and LBPs are present. All demolition that could result in the release of ACMs or LBPs must be conducted according to Federal and State standards.

The National Emission Standards for Hazardous Air Pollutants (NESHAP) mandates that building owners conduct an asbestos survey to determine the presence of ACMs before the commencement of any remedial work, including demolition (included as Mitigation Measure HAZ-1). If ACM material is found, abatement of asbestos would be required before any demolition activities. If paint is separated from building materials (chemically or physically) during demolition of the structures, the paint waste would be required to be evaluated independently from the building material by a qualified environmental professional (included as Mitigation Measure HAZ-2). If LBP is found, abatement would be required to be completed by a qualified Lead Specialist before any demolition activities. Compliance with Mitigation Measures HAZ-1 and HAZ-2, as well as SCAQMD Rule 1403, would reduce these potential impacts to less than significant levels.

Other hazardous substances could also be encountered during demolition/renovation activities in association with on-site building materials. Existing operations within the plan area include the use, handling, and storage of hazardous substances. These substances could have contaminated existing drains, flooring, walls, ceiling tiles, etc., and could impact construction worker safety during building disturbance activities. An environmental professional with Phase II/site characterization experience would be required to conduct an inspection of existing structures prior to site disturbance activities to determine whether or not hazardous substances and/or heavy metals have the potential to be present in on-site building materials (i.e., sinks,



drains, piping, walls, ceiling tiles, etc.) (included as Mitigation Measure HAZ-3). Should the potential exist, prior to disturbance of on-site buildings, a Phase II/site characterization specialist would be required to conduct testing of building materials that have the potential to contain hazardous substances, both currently and historically. Should contamination be present in on-site building materials, those materials would be required to be disposed of at an approved landfill facility. Compliance with Mitigation Measure HAZ-3 would reduce these potential impacts to less than significant levels.

Underground Storage Tanks

Multiple USTs are reported to exist on site. Future development associated with implementation of the Specific Plan would be required to comply with the Los Angeles County Fire Department Health Hazard Management Division's Underground Storage Tank Program, including obtaining the appropriate permit(s) for UST removal (included as Mitigation Measure HAZ-4). When a UST is closed, the owner must submit soil/groundwater testing results to rule out the presence of regulated hazardous materials with a closure letter. Upon implementation of Mitigation Measure HAZ-4, the applicant(s) would also be required to confirm that the removed USTs have not contaminated groundwater. If groundwater contamination, as a result of the removed USTs, is present above regulatory thresholds, then the applicant would be required to remediate the groundwater appropriately, as required by the HHMD. Therefore, with implementation of Mitigation Measure HAZ-4, potential accidental conditions during construction, as a result of the removal of on-site USTs, would be reduced to less than significant levels.

Historical Agricultural Activities

The project site has been historically utilized for agricultural purposes (prior to the 1960s). Therefore, a combination of several commonly used pesticides (i.e., DDD, DDT and DDE), which are now banned, may have been used throughout the project site, particularly from the 1940s through the 1960s. The historical use of agricultural pesticides may have resulted in pesticide residues of certain persistence in soil at concentrations that are considered to be hazardous based on established federal regulatory levels. The primary concern with historical pesticide residues is human health risk from inadvertent ingestion of contaminated soil, particularly by children. The presence of moderately elevated pesticide residuals in soil presents potential health and marketplace concerns.

Development within the plan area could expose construction workers during site disturbance activities, and the public during operations to hazardous materials. Future development associated with implementation of the Specific Plan would be required to conduct soil sampling, as determined by a qualified Phase II/site characterization specialist (included as Mitigation Measure HAZ-5). The sampling would determine if pesticide concentrations exceed established regulatory requirements and would identify further site characterization and remedial activities, if necessary. Should further site characterization/remedial activities be required, these activities would be required to be conducted per the applicable regulatory agency requirements, as directed by the HHMD. With implementation of Mitigation Measure HAZ-5, impacts pertaining to historical agricultural uses would be reduced to less than significant levels.

Potential Groundwater Contamination

Groundwater underlying the plan area has the potential to be contaminated as a result of both on-site and off-site activities. On-site activities that may have compromised on-site groundwater



include, but are not limited to, current and past spills, hazardous materials storage area(s), ASTs, and/or USTs.

Construction workers could be exposed to hazardous substances during grading/excavation activities should groundwater be encountered. A Phase II/site characterization specialist would be required to conduct appropriate sampling to determine whether or not contaminated groundwater is present. Should contaminated groundwater be present, preparation of a worker safety plan would be required to ensure construction worker safety during grading/excavation activities (included as Mitigation Measure HAZ-6). Compliance with Mitigation Measure HAZ-6 would reduce potential impacts in this regard to less than significant levels.

Transport of Hazardous Materials

Excavation/grading activities and/or site disturbance of existing building materials may result in the off-site transport and disposal of hazardous substances in the event that these substances are encountered. Off-site transport and disposal of hazardous substances would be short term in nature, only occurring during demolition/renovation or grading/excavation activities, and would be subject to Federal, State, and local health and safety regulations that protect public safety. Handling, transport, and disposal of these substances are regulated by the DTSC, CalEPA, CalOSHA, and HHMD. Future construction contractors would also be subject to the requirements of the CalOSHA and HHMD governing removal actions. DTSC regulations require specific hazardous materials handling methods, truck haul routes, and schedules to minimize potential exposure during hazardous materials removal actions. With adherence to the requirements of affected regulatory agencies regarding the handling, transport, and disposal of hazardous materials, implementation of the proposed project would not create a significant hazard to the public or the environment. As such, impacts related to the temporary off-site hauling and disposal of hazardous building materials during demolition would be less than significant.

Railroad Right-of-Way

Parcel 1 adjoins the Metro-owned railroad right-of-way, which trends along the southern boundary of the plan area. Active and inactive railroad beds frequently have concentrations of petroleum products and lead elevated above natural background conditions. Petroleum product concentrations and lead concentrations are derived from drippings from rail vehicles and flaked paint, respectively. Wooden railroad ties may contain preservatives (i.e., creosote), some of which may contain hazardous constituents. Track switch locations often have elevated levels of petroleum hydrocarbons. Inorganic and organic herbicides, along with diesel fuel, may have been used for vegetation control. As the proposed project would not involve the disturbance of existing or historical railroad rights-of-way, it is unlikely that the proposed project would involve the disturbance of potential hazardous materials in the soil as a result of off-site railroad activities. However, in order to ensure that no hazardous substances associated with the railroad are located on-site, a Phase II/site characterization specialist would be required to conduct appropriate sampling along the southern boundary of the Plan Area for development of Parcel 1 to determine whether or not contaminated soil is present (included as Mitigation Measure HAZ-7). Should contaminated soil be present, the Phase II/site characterization specialist shall recommend appropriate remediation/safety measures in order to ensure worker safety during construction and public health during proposed project operations. With the implementation of Mitigation Measure HAZ-7, impacts in this regard would be reduced to less than significant levels.



Other Construction Related Impacts

Other means by which accidental spills could result during construction of future development include proposed construction equipment. Construction equipment may involve petroleum-based fuel spills. The level of risk associated with this type of spill is not considered significant due to the small volume and low concentration of hazardous materials utilized during the construction phases. The proposed project contractor would be required to use standard construction controls and safety procedures that would avoid and minimize the potential for accidental release of such substances into the environment in the event of a spill. Standard construction practices would be observed such that any materials released would be appropriately contained and remediated as required by local, State, and Federal law. Impacts in this regard would be less than significant.

In addition, Mitigation Measure HAZ-8 would ensure protection of construction workers for inadvertent exposure to hazardous substances during demolition, grading, and construction activities. Therefore, impacts would be less than significant.

Impact Conclusion

Site disturbance/demolition activities could expose workers to a variety of potentially hazardous materials. Implementation of Mitigation Measures HAZ-1 through HAZ-8 would reduce potential impacts from site disturbance/demolition activities that would result in accidental conditions at the project site. If unknown wastes or suspect materials are discovered during construction by the contractor, which he/she believes may involve hazardous wastes/materials, the contractor would be required to complete the following (included as Mitigation Measure HAZ-9):

- Immediately stop work in the vicinity of the suspected contaminant, removing workers and the public from the area
- Notify the City Engineer of the City of Duarte
- Secure the areas as directed by the City Engineer
- Notify the Los Angeles County Fire Department Health Hazard Management Division's (HHMD) Hazardous Waste/Materials Coordinator

With implementation of Mitigation Measures HAZ-1 through HAZ-9 and compliance with applicable Federal, State, and local regulatory requirements pertaining to hazardous materials, potential impacts would be reduced to less than significant levels.

Mitigation Measures:

HAZ-1 Prior to demolition activities, an asbestos survey shall be conducted by an Asbestos Hazard Emergency Response Act (AHERA) and Cal OSHA certified building inspector to determine the presence or absence of asbestos containing-materials (ACMs). If ACMs are located, abatement of asbestos shall be completed before any activities that would disturb ACMs or create an airborne asbestos hazard. Asbestos removal shall be performed by a State certified asbestos containment contractor in accordance with the South Coast Air Quality Management District (SCAQMD) Rule 1403.

HAZ-2 If paint is separated from building materials, chemically or physically, during demolition of the structures, the paint waste shall be evaluated independently from the building material by a qualified environmental professional. If lead-based paint is found, abatement shall be completed by a qualified lead specialist before any activities that



- would create lead dust or fume hazard. Lead-based paint removal and disposal shall be performed in accordance with California Code of Regulation Title 8, Section 1532.1, which specifies exposure limits, exposure monitoring and respiratory protection, and mandates good worker practices by workers exposed to lead. Contractors performing lead-based paint removal shall provide evidence of abatement activities to the City's Building Department.
- HAZ-3 An environmental professional with Phase II/site characterization experience shall conduct an inspection of existing on-site structures before building renovation/demolition activities. The inspection shall determine whether or not testing is required to confirm the presence or absence of hazardous substances in building materials (i.e., sinks, drains, piping, flooring, walls, ceiling tiles, etc.). Should testing be required and results determine that hazardous substances are present in on-site building materials, the Phase II/site characterization specialist shall determine appropriate prevention/remediation measures that are required and/or the methods for proper disposal of hazardous waste at an approved landfill facility, if required.
- HAZ-4 As applicable, each project applicant shall obtain appropriate permits from the Los Angeles County Fire Department Health Hazard Management Division (HHMD), before removing any existing USTs, per the Underground Storage Tank Program. The applicant shall conduct soil/groundwater testing, as requested by the HHMD. Should contamination be present above regulatory thresholds, then the project applicant shall remediate appropriately, as required by the HHMD. Should the HHMD refer the case to any other regulatory agency (e.g., the Department of Toxic Substances Control, or Regional Water Quality Control Board, etc.), then the applicant shall comply with that agency's requirements as well.
- HAZ-5 Prior to issuance of a grading permit, soil sampling shall occur within the portions of the project site that have historically been utilized for agricultural purposes and may contain pesticide residues in the soil, as determined by a qualified Phase II/site characterization specialist. The sampling shall determine if pesticide concentrations exceed established regulatory requirements and shall identify further site characterization and remedial activities, if necessary. Should further site characterization/remedial activities be required, these activities shall be conducted per the applicable regulatory agency requirements, as directed by the Los Angeles County Fire Department Health Hazard Management Division (HHMD).
- HAZ-6 Prior to issuance of a grading permit, an environmental consultant with Phase II/site characterization experience shall conduct sampling to confirm whether or not contaminated soil/soil vapor/groundwater underlies the project site. Should contamination above established regulatory levels be identified, the environmental consultant shall recommend remedial activities appropriate for the proposed future development at the site, in consultation with the Los Angeles County Fire Department Health Hazard Management Division (HHMD) and/or other applicable agencies.
- HAZ-7 Prior to issuance of a grading permit, a Phase II/site characterization specialist shall conduct appropriate sampling along the southern boundary of the project site (Parcel 1) in order to determine whether or not contaminated soil is present. Should contaminated soil be present, the Phase II/site characterization specialist shall



recommend appropriate remediation/safety measures in order to ensure worker safety during construction and public health during proposed project operations.

HAZ-8 Prior to issuance of a grading permit, the project applicant shall submit a Worker Safety Plan for site disturbance/construction activities, in consultation with California Division of Occupational Safety and Health (Cal/OSHA) and Los Angeles County Fire Department Health Hazard Management Division (HHMD). The Worker Safety Plan shall include safety precautions (e.g., personal protective equipment or other precautions to be taken to minimize exposure to hazardous materials) to be taken by personnel when encountering potential hazardous materials, including potential contaminated groundwater.

HAZ-9 If unknown wastes or suspect materials are discovered during construction by the contractor that are believed to involve hazardous waste or materials, the contractor shall comply with the following:

- Immediately cease work in the vicinity of the suspected contaminant, and remove workers and the public from the area
- Notify the City Engineer of the City of Duarte
- Secure the area as directed by the City Engineer
- Notify the Los Angeles County Fire Department Health Hazard Management Division's (HHMD) Hazardous Waste/Materials Coordinator (or another appropriate agency specified by the City Engineer). The Hazardous Waste/Materials Coordinator shall advise the responsible party of further actions that shall be taken, if required

Level of Significance: Less Than Significant with Mitigation Incorporated.

OPERATIONAL-RELATED IMPACTS

IMPLEMENTATION OF THE PROPOSED PROJECT COULD CREATE A SIGNIFICANT HAZARD DURING USE OPERATIONS TO THE PUBLIC OR ENVIRONMENT THROUGH THE HANDLING, STORAGE, AND/OR USE OF HAZARDOUS MATERIALS, AS WELL AS ACCIDENT CONDITIONS INVOLVING THE RELEASE OF HAZARDOUS MATERIALS.

Impact Analysis: The Duarte Station Specific Plan proposes the future development of residential, mixed-use retail, office, and park/open space land uses; such uses generally would not involve the routine transport, use, or disposal of substantial quantities of hazardous materials. Although herbicides, pesticides, and fertilizers would be utilized on site for landscape maintenance, they would only be utilized periodically and in small quantities. Future commercial uses that may store, handle, and/or transport hazardous materials would be required to procure business plans and adhere to strict procedures enforced by agencies with jurisdiction over businesses or areas that routinely use or handle hazardous materials. During operations, it is anticipated that strict standards established by the U.S. EPA, DTSC, and HHMD would be implemented. Thus, compliance with existing Federal, State, and local standards and regulations would reduce potential impacts associated with implementation of the proposed project to a less than significant level in this regard.



Vapor Intrusion

The intrusion of subsurface vapors into buildings is one of many exposure pathways that must be considered in assessing the risk posed by releases of hazardous chemicals into the environment. Based on the moderate potential for contaminated groundwater underlying the project site or contaminated soil and soil vapor, vapor intrusion into proposed structures as a result of these contamination plumes could occur.

With implementation of Mitigation Measure HAZ-6, a qualified site characterization specialist would be required to conduct updated site characterization at the project site prior to issuance of building permits, in consultation with the HHMD, with regard to potential on-site contaminated groundwater, soil, and soil vapor. Upon completion of site characterization activities, remedial activities, if necessary, would be recommended in consultation with HHMD and/or other applicable agencies. Also, prior to issuance of building permits, vapor intrusion investigations would be required to be conducted by a qualified environmental professional, in consultation with the HHMD (included as Mitigation Measure HAZ-10). Should the environmental professional determine that proposed buildings could be impacted by vapor intrusion, the environmental professional, in consultation with HHMD, would recommend specific design measures to be incorporated into the buildings' design that would reduce these indoor air quality concentrations to below regulatory thresholds, as directed by HHMD. With implementation of Mitigation Measures HAZ-6 and HAZ-10, impacts to persons at the project site as a result of potential vapor intrusion would be reduced to less than significant levels.

Mitigation Measures:

HAZ-10 Prior to issuance of building permits, vapor intrusion investigations shall be conducted by a qualified Environmental Professional, in consultation with the Los Angeles County Fire Department Health Hazard Management Division (HHMD). Should the environmental professional determine that proposed buildings could be impacted by vapor intrusion, the environmental professional, in consultation with the HHMD and/or other applicable regulatory agencies, shall recommend specific design measures to be incorporated into the buildings' design that would reduce these indoor air quality concentrations to below regulatory thresholds.

Level of Significance: Less Than Significant with Mitigation Incorporated.

HAZARDOUS MATERIALS SITES

DEVELOPMENT ASSOCIATED WITH IMPLEMENTATION OF THE PROPOSED PROJECT SITE COULD BE LOCATED ON A HAZARDOUS MATERIALS SITE PER GOVERNMENT CODE SECTION 65962.5 AND COULD CREATE A SIGNIFICANT HAZARD TO THE PUBLIC OR THE ENVIRONMENT.

Impact Analysis: The plan area is not listed in a list of hazardous materials sites compiled pursuant to *Government Code* Section 65962.5 (Cal EPA 2019). Thus, no impact would result in this regard.

Mitigation Measures: No mitigation measures are required.

Level of Significance: No Impact.



5.8.5 CUMULATIVE IMPACTS AND MITIGATION MEASURES

DEVELOPMENT ASSOCIATED WITH IMPLEMENTATION OF THE PROPOSED PROJECT AND OTHER RELATED CUMULATIVE PROJECTS COULD INCREASE THE EXPOSURE OF HAZARDOUS SUBSTANCES TO THE PUBLIC OR THE ENVIRONMENT.

Impact Analysis: Cumulative projects may result in a cumulatively considerable hazardous materials impact, as other projects in proximity to the project site, including those associated with the City of Hope, propose the handling/storage/transport of hazardous substances. However, future on-site residential structures would be located greater than 500 feet up-gradient from these uses. Future residential projects proposed in the Plan Area and in the surrounding area could be exposed to contaminated groundwater resulting from the existing project site. With implementation of Mitigation Measures HAZ-4, HAZ-6 and HAZ-10, impacts in this regard would be reduced to less than significant levels.

The proposed project could also contribute cumulatively, although not significantly, to a hazard involving the transport of hazardous materials during construction and operation. Handling, transport, and disposal of these materials are regulated by the DTSC, CalEPA, CalOSHA, and HHMD. The construction contractor, on a project-by-project basis, would be subject to the requirements of the DTSC governing removal actions. DTSC regulations require specific hazardous materials handling methods, truck haul routes, and schedules to minimize potential exposure during hazardous materials removal actions. Compliance with all applicable Federal and State laws related to the handling/storage/transportation of hazardous materials would reduce the likelihood and severity of accidents during transit, thereby ensuring that a less than significant cumulatively considerable impact would occur as a result of implementation of the proposed project.

Mitigation Measures: Refer to Mitigation Measures HAZ-4, HAZ-6, and HAZ-10. No additional mitigation measures are required.

Level of Significance: Less Than Significant with Mitigation Incorporated.

5.8.6 SIGNIFICANT UNAVOIDABLE IMPACTS

Implementation of the proposed project would result in less than significant project and cumulative impacts related to hazards or hazardous materials during both construction and operation with adherence to the identified mitigation measures and compliance with the applicable Federal, State, and local regulatory requirements. As such, no significant unavoidable impacts would result from implementation of the Duarte Station Specific Plan.

5.8.7 SOURCES CITED

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