# Section 4.7:
# HAZARDS AND HAZARDOUS MATERIALS

# 4.7 HAZARDS AND HAZARDOUS MATERIALS

This section describes the environmental and regulatory setting and potential environmental impacts related to hazards and hazardous materials, as they pertain to implementation of the proposed Project. Information contained in this section is based on the LOR Geotechnical Group, Inc. *Hazardous Materials Analysis* dated August 6,2015, and the ExxonMobil Environmental Services Company *Remedial Action Plan, Phase I* dated June 15, 2012, for the proposed Project site; refer to Appendix F of this EIR. Information for this section was also obtained from the *County of Los Angeles General Plan* (1980) and the *Los Angeles County Municipal Code*.

## ENVIRONMENTAL SETTING

### SITE HISTORY

General Petroleum Company of California began operations at Athens Tank Farm in 1924. In 1926, Socony Oil purchased the Project site. Improvements at the site included twenty-two 80,000-barrel aboveground storage tanks (ASTs); two concrete-lined crude oil reservoirs with a combined capacity of 1.8 million barrels; a pipeline pumping station (leased to Shell Oil in 1953); and an absorption plant. In 1962, ExxonMobil Oil Corporation (ExxonMobil), the successor to Socony Oil, ceased operations at Athens Tank Farm, and began phasing out operations in preparation for divesting the Project site. The Tank Farm ASTs, crude oil reservoirs, and pipeline pumping station were removed in 1963. The absorption plant was removed in 1964, and the Athens Tank Farm Project site was vacant by 1965. The Athens Tank Farm Project site (122 acres) was subsequently purchased from ExxonMobil by De Lay Land Company in July 1965. The Project site remained vacant until the former Ujima Village Apartment Complex (UVA) and adjacent Ujima Housing Corporation (UHC) Project sites were developed in the early 1970s.

## SITE DESCRIPTION

The former Athens Tank Farm Project site currently contains the Earvin "Magic" Johnson (EMJ Park), former UVA, and UHC Project sites, and is located in the unincorporated Willowbrook area of Los Angeles County. The Project site is a public park that borders the former UVA and UHC properties to the north, south, and west. The Project site contains two artificial lakes that are each approximately five acres with an approximate half-mile shoreline. Each lake contains a small island area. The grassy areas of EMJ Park are undeveloped, and are accessible to the public for recreational use.

The former UVA and UHC Project sites comprise a total of approximately 16 acres, and are located in the east-central portion of the former Athens Tank Farm. The former UVA Project site is a former complex which had apartment buildings. The apartments have been demolished and only the foundations and utilities are still present. The UHC Project site contains four modular buildings, currently all are vacant and in disrepair. An environmental compound, with what appears to be soil vapor extraction equipment, has been constructed in the east portion of the EMJ Park Project site.

The area around the former Athens Tank Farm is largely single-family residential with commercial development generally along the major roads that border these properties.

Constituents of potential concern (COPC) identified in onsite soil and soil vapor investigations that may be related to the historical operations of the Athens Tank Farm are petroleum hydrocarbons, including naphthalene, benzene, toluene, ethylbenzene, and xylenes (BTEX), and other petroleum volatile organic compounds. In addition, methane in soil gas, which may be generated by the anaerobic biodegradation of petroleum hydrocarbons, was also considered a COPC. The *Remedial Action Plan, Phase I* (RAP) (June 2012) indicated that based on the results of Human Health Risk Assessment (HHRA) for the UVA, UHC, and EMJ Park, these COPC do not pose a health hazard, and/or they are consistent with the range of background concentrations reported in Southern California. Site-wide metals were also evaluated during the HHRA as COPC. The metals concentrations in surficial and shallow soil samples did not, in the aggregate,

pose an incremental cancer risk, and are interpreted to be consistent with the range of background concentrations reported in Southern California.

The HHRA report concluded that in the shallow soils, concentrations of carcinogenic SVOCs were consistent with regional background levels. PCBs, and pesticides were not detected at concentrations or frequencies that indicate a health hazard. Arsenic concentrations were typical of regional background levels and do not indicate a health risk. Further, the residual hydrocarbons in the shallow soils at the UVA and UHC Project site are not likely to pose a health hazard that will require further investigation or mitigation. However, evaluation of potential health risks should be completed upon the final design of the EMJ Park improvements.

The soil vapor sampling found several compounds of concern (COCs) in the soil vapor, however, these did not appear to significantly contribute to the COC concentrations found in the indoor air sampling. Indoor air sampling was consistent with the outdoor air sample concentrations for the COCs, and consistent with regional background levels. Also several VOCs detected in the soil vapor were not detected in the indoor air sampling. The report concluded that subsurface sources of VOCs, that may be related to the former Athens Tank Farm do not appear to affect the indoor air quality at the UVA or UHC Project sites. Methane concentrations detected in indoor air samples were below 500 ppmv.

Based on our review of the referenced project documents, it is apparent that the past use of the Project site as the Athens Tank Farm has impacted the soil and groundwater under the Project site. As a result of the impacted soil, soil gas is also a potential issue at the Project site. Based on the HHRA conducted for various EMJ Park users and construction and maintenance workers at the site, there is no incremental lifetime cancer risk from exposure to the existing soil and/or soil gas at the Project site. The non-cancer hazard index was below 1 for all park uses. Further, assessment and cleanup is currently underway under the oversight of the Los Angeles Regional Water Quality Control Board (LARWQCB). This clean-up activity will further reduce the levels of contaminants in the site soil gas, and further protect the users/visitors to the current and future EMJ Park

facilities. However, additional evaluation of potential health risks should be completed upon the final design of the EMJ Park improvements using appropriate exposure scenarios.

# REGULATORY FRAMEWORK

## STATE

*LOS ANGELES REGIONAL WATER QUALITY CONTROL BOARD (LARWQCB)*

The LARWQCB is one of nine statewide regional boards. The LARWQCB protects ground and surface water quality in the Los Angeles region, including the coastal watersheds of Los Angeles and Ventura Counties, along with very small portions of Kern and Santa Barbara Counties. In order to carry out its mission to preserve and enhance water quality, the LARWQCB conducts the following range of activities to protect ground and surface waters under its jurisdictions:

- Addresses region-wide and specific water quality concerns through updates of the Water Quality Control Plan (Basin Plan) for the Los Angeles region;
- Prepares, monitors compliance with, and enforces Waste Discharge Requirements, including NPDES permits;
- Implements and enforces local stormwater control efforts;
- Regulates the cleanup of contaminated sites, which have already polluted or have the potential to pollute ground or surface water;
- Enforces water quality laws, regulations, and waste discharge requirements;
- Coordinates with other public agencies and groups that are concerned with water quality; and
- Informs and involves the public on water quality issues.

*CALIFORNIA WATER CODE SECTIONS 13267 AND 13304 ORDER*

The LARWQCB issued an Order pursuant to §California Water Code Sections 13267 and 13304 to clean up and abate the effects of petroleum hydrocarbon compounds and other contaminants of concern discharged from the Project site.

*CALIFORNIA DEPARTMENT OF TOXIC SUBSTANCES CONTROL (DTSC)*

The DTSC is a regulatory agency under the California Environmental Protection Act (CEPA) that follows the Toxic Substances Control Act of 1976. The DTSC regulates chemicals that pose a risk to the environment or health of the people as well as clean up toxic materials and hazardous waste in California. The mission of DTSC is to "restore contaminated resources, enforce hazardous waste laws, reduce hazardous waste generation, and encourage the manufacture of chemically safer products." Proposed EMJ Park improvements would not be initiated until both the LARWQCB and the DTSC have deemed each particular use area to have been remediated below the thresholds appropriate for public use of the Project site.

## LOCAL

*LOS ANGELES COUNTY GENERAL PLAN*

The General Plan Safety Element (adopted in 1990) addresses limited aspects of man-made disasters, in particular, those aspects related to seismic events, fires, and floods. In general, hazardous materials management is addressed in the Los Angeles County Integrated Waste Management Plan (California Code of Regulations (CCR) Section 18755.5).

**Safety Element**

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| **Goal** | Reduce threats to the public health and safety from hazardous materials, especially threats induced by earthquakes. |
| **Policy 20** | Review proposed development projects involving the use or storage of hazardous materials, and disapprove proposals which cannot properly mitigate unacceptable threats to public health and safety to the satisfaction of responsible agencies. |

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| **Policy 21** | Promote the safe transportation of hazardous materials. |
| **Policy 22** | Encourage businesses and organizations which store and use hazardous materials to improve management and transportation of such materials. |
| **Policy 23** | Promote efforts to reduce or eliminate the use of hazardous materials through dissemination of information about and creation of incentives and disincentives for use of safer substitutes. |
| **Policy 24** | Encourage improved, timely communications between businesses and emergency response agencies regarding hazardous materials/waste incidents. |

# IMPACT ANALYSIS AND MITIGATION MEASURES

## METHODOLOGY

An evaluation of the significance of potential impacts on hazards and hazardous materials must consider both direct effects to the resource as well as indirect effects in a local or regional context. Potentially significant impacts would generally result in the loss or degradation of public health and safety or obviously conflict with local, state, or federal agency conservation plans, goals, policies, or regulations. Information for this section was obtained from the LOR Geotechnical Group, Inc. *Hazardous Materials Analysis* (August 6, 2015), and the ExxonMobil Environmental Services Company *Remedial Action Plan, Phase I* (June 2012).

## THRESHOLDS OF SIGNIFICANCE

The following thresholds of significance are based, in part, on CEQA Guidelines Appendix G. For purposes of this EIR, implementation of the proposed Plan may have a significant adverse impact on hazards/hazardous materials if it would do any of the following:

- Create a significant hazard to the public or the environment through the routine transport, storage, production, 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 sensitive land uses;
- 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 for people residing or working in the project area;
- For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area;
- Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan;
- Expose people or structures to a significant risk of loss, injury or death involving fires, because the project is located:
    - within a Very High Fire Hazard Severity Zones (Zone 4)
    - within a high fire hazard area with inadequate access
    - within an area with inadequate water and pressure to meet fire flow standards
    - within proximity to land uses that have the potential for dangerous fire hazard;
- Constitute a potentially dangerous fire hazard.

## PROJECT IMPACTS AND MITIGATION

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| *Threshold:* | *Would the Project create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials?* |

**Impact 4.7-1** **Implementation of the Project would involve the routine transport, storage, use and disposal of hazardous materials. However, this would not create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials. Existing regulations applicable to hazardous materials would be complied to minimize the impacts to be *less than significant*.**

The Project includes the relocation of the South Agency Headquarters (SAH) to the eastern edge of EMJ Park, adjacent to the sports complex. The SAH facility would encompass approximately 10 acres and would include offices, training rooms/break rooms, storage areas, crafts/shop areas, yard space with fueling station, loose material bays, hazardous materials storage, and big machinery parking, automotive service bays, and a warehouse. The SAH is proposed to be two stories in height and would be in operation seven days a week.

Ongoing operation activities would include transportation and storage of potentially hazardous materials including, but not limited to, gasoline, paint, wood stain, lacquer, herbicide, pesticide, fertilizer, chlorine to the SAH. Some of these materials, such as pesticides, fertilizers, paint and chlorine would be applied at various locations throughout the Project site such as the landscaped areas, the splash pad, and the pools at the aquatic center. The accidental release of hazardous materials could have varying effects according to the amount and type of material along with the location and the extent of public use of the release location. Any accidental release of stored hazardous materials would occur within the SAH, and therefore, would not likely affect the public. Generally, the SAH would not be open to the public and would only allow authorized access for visitors when appropriate. The likelihood of these hazards being exposed to

the public would be considered unlikely and less than significant. The amount of materials that would be used in ongoing maintenance such as paint, fertilizers and chlorine, are not expected to be large enough that an accidental spill would result in a significant hazard to the public or environment that could not be quickly cleaned up. All applicable regulations and safety standards related to the storage and application of materials would be followed.

The configuration of the existing north lake would be enhanced while the existing south lake would be repurposed into a usable living water feature. The southern portion of the lake would include a linear reflecting pool and children's water play area including a 10,000 sq. ft. interactive fountain area/splash pad. The central portion of the lake is proposed to be utilized for a 10,000 sq. ft. model boating area and community gatherings. Additionally, water and landscape would work together to collect and clean the water through a series of filtration ponds and wetlands. The lake and water features total about nine acres. The lake and some of the water features may need to be treated periodically with chemicals to maintain water quality. However, it is anticipated that chemical maintenance for these amenities, such as adding chlorine, would not utilize large quantities such that if spilled would result in harmful exposure to the public.

If an aquatic center is developed, it would involve the use of chemicals, such as chlorine, to maintain the pool(s). However, it is anticipated that chemical maintenance for these amenities, such as adding chlorine, would not utilize large quantities such that if spilled would result in harmful exposure to the public.

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| *Threshold:* | *Would the Project 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?* |

**Impact 4.7-2** **Implementation of the Project would not 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. This impact would be *less than significant with mitigation incorporated.***

A *Remedial Action Plan, Phase I* (RAP) (June 2012) was prepared by ExxonMobil Environmental Services Company., to address impacted soils and soil vapors on the Project site. The RAP focused on soil and soil vapor conditions with the specific objective of mitigating methane and petroleum hydrocarbon volatile organic compounds (VOCs), including benzene, present in shallow soil vapor beneath a portion of the Project site. In addition, the RAP provides for implementation of a remedial technology to mitigate offsite migration of soil vapor and to begin to address soil vapor in adjacent offsite areas. A Soil Vapor Extraction (SVE) system has been developed onsite and additional SVE systems will be developed with further expansion of these systems. These environmental cleanup efforts are currently being completed by ExxonMobil Environmental Services Company and are anticipated to be part of a phased approach to the environmental cleanup of the site over a several-year period.

The County does not propose to develop any amenities as part of the proposed Master Plan until both the LARWQCB and the DTSC have deemed each particular use area to have been remediated below the thresholds appropriate for public use of the Project site, which is outlined as Mitigation Measure HAZ-1 below.

Implementation of Mitigation Measure HAZ-1 would ensure that significant hazards to the public with the release of hazardous materials from the soils onsite would not occur.

With implementation of Mitigation Measure HAZ-1, 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 would not be created.

**MM HAZ-1** *The County shall not develop any portions of the site with contaminated soils from the former Athens Tank Farm until all remediation actions have been completed and both the LARWQCB and the DTSC have deemed each particular use area to have been remediated below the thresholds appropriate for public use of the Project site.*

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| *Threshold:* | *Would the Project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses?* |

**Impact 4.7-3** **Implementation of the Project would/would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses. This impact would be *less than significant.***

As outlined above, operation and maintenance activities would include the transport, use, and storage of potentially hazardous material including but not limited to gasoline, paint, wood stains, herbicide, pesticide, fertilizers, chlorine, at the SAH facility and use/application throughout EMJ Park. However, the Project does not include the use or generation of acutely hazardous materials or substances or emit hazardous emissions and potential impacts from implementation of the Project are less than significant.

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| *Threshold:* | *Would the Project 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?* |

**Impact 4.7-4** **Implementation of the Project would not 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. This impact would be *less than significant.***

Although portions of the Project contain some areas with soil contamination, the RAP is being implemented and cleanup of the contaminated areas are currently underway. As outlined in Mitigation Measure HAZ-1, no portion of the Project site would be developed until remediation have been completed and both the LARWQCB and the DTSC have deemed each particular use area to have been remediated below the thresholds

appropriate for public use of the site. The Project site is not located on a site pursuant to Government Code § 65962.5. A less than significant impact would occur.

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| *Threshold:* | *For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?* |

**Impact 4.7-5** **Implementation of the Project is not located within an airport land use plan or within two miles of a public airport or public use airport where such a plan has not been adopted. This impact would be *less than significant.***

The nearest public use airports are the Compton/Woodley Airport (airport identifier CPM) located two miles south of the Project site, and Jack Northrop Field/Hawthorne Municipal Airport (airport identifier HHR) located four miles west of the Project site. Los Angeles International Airport (airport identifier LAX) is also located over six miles west of the Project site. According to the respective Airport Land Use Compatibility documents for these airports, the Project site is well outside of the designated Airport Influence Areas for all three airports.[1] Therefore, the Project would not result in an airport land use related safety hazard for people residing or working in the Project area. A less than significant impact would occur.

[1] Los Angeles County Airport Land Use Commission (ALUC) website: http://planning.lacounty.gov/aluc/airports - accessed 4/14/15.

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| *Threshold:* | *For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?* |

**Impact 4.7-6** **Implementation of the Project is not located within the vicinity of a private airstrip. This impact would be *less than significant.***

The Project is not located within the vicinity of a private airstrip and would not result in a private airstrip related safety hazard for people residing or working in the Project area. A less than significant impact would occur.

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| *Threshold:* | *Would the Project impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?* |

**Impact 4.7-7** **Implementation of the Project would not impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan. This impact would be *less than significant.***

The California Emergency Services Act mandates planning and plans for a local emergency to be generated and then coordinated with the State Emergency Plan. The Chief Executive Office, OEM, under County Code 2.68, directs emergency plans to be developed by the OEM. The *Los Angeles County Operational Area Emergency Response Plan* is the County's developed emergency response plan and compliant with the California Emergency Services Act and the State's Standardized Emergency Management System. The Project includes the construction of new amenities for EMJ Park such as a community event center, gymnasium, equestrian facilities center, SAH, amphitheater, restrooms and aquatic center. The site is currently used for public recreation and would continue to be used for public recreation. The proposed amenities do not constitute a substantial change in use of the site or change in the roadway network around the site such that the Emergency Response Plan would be affected. The County will develop emergency evacuation routes for events at EMJ Park that are anticipated to draw a large number of participants. A less than significant impact would occur.

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| *Threshold:* | *Would the Project expose people or structures to a significant risk of loss, injury or death involving fires, because the project is located:*<br><br>*- within a Very High Fire Hazard Severity Zones (Zone 4)*<br><br>*- within a high fire hazard area with inadequate access*<br><br>*- within an area with inadequate water and pressure to meet fire flow standards*<br><br>*- within proximity to land uses that have the potential for dangerous fire hazard?* |

**Impact 4.7-8** **Implementation of the Project would not expose people or structures to a significant risk of loss, injury or death involving fires, because the Project is located:**

- **within a Very High Fire Hazard Severity Zones (Zone 4)**
- **within a high fire hazard area with inadequate access**
- **within an area with inadequate water and pressure to meet fire flow standards**
- **within proximity to land uses that have the potential for dangerous fire hazard. This impact would be *less than significant.***

Based off the California Department of Forestry and Fire Protection (Cal Fire), the Project is not located within a Very High Fire Hazard Severity Zone. Additionally, the Project is not located within proximity to land uses that have the potential for dangerous fire hazard. Fire service is provided by Los Angeles County Fire Department (LACFD). The Project would include construction of several large new facilities, including a gymnasium, stadium, amphitheater, and equestrian and aquatic centers. The LACFD already has significant resources in place in the Project area, as it is a heavily populated

and urbanized section of the Los Angeles area. The Project would not create a significant impact to risk of loss, injury or death involving fires.

| *Threshold:* | *Does the proposed use constitute a potentially dangerous fire hazard?* |
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**Impact 4.7-9** **Implementation of the Project would not constitute a potentially dangerous fire hazard. This impact would be *less than significant.***

See response to Impact 4.7-8, above. The County General Plan designates the entire Project site as Open Space Public Recreation (OS-PR). Fire service for the site is provided by LACFD. The site would be landscaped, irrigated, and maintained, and therefore, would not provide a new fire hazard to the area. The Project would not create a potentially dangerous fire hazard; therefore, impacts would be considered less than significant.

## CUMULATIVE IMPACTS

An evaluation of whether a project will create substantial hazards or potential to release hazardous materials into the environment must consider both the potential from implementation of the proposed Project as well as other projects in the region. Substantial impacts would be those that result in new hazards or the potential to release hazardous materials that would adversely impact the health and safety of people or the environment. As previously discussed, implementation of the Project is not anticipated to create a potential hazard to the public or environment through the routine transport, storage or use of hazardous material. Although the site contains soil contamination from the former Athens Tank Farm remediation of the site is currently underway and no proposed improvements would be made to these areas until remediation has been completed and both the LARWQCB and DTSC have deemed each particular use area to have been remediated below the thresholds appropriate for public use of the site. The Project would not emit hazardous emissions, use acutely hazardous materials, create new hazard to airports or create a new fire hazard. With completion of the current remediation and compliance with all applicable laws and safety standards for the transportation, storage and use of hazardous materials (i.e. gasoline, paints, pesticides) the Project would not result in significant Project specific impacts or contribute to a cumulative impact.

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