

5. Environmental Analysis

5.8 HAZARDS AND HAZARDOUS MATERIALS

This section evaluates the potential impacts of the proposed Project on human health and the environment due to exposure to hazardous materials or conditions associated with the Project area, Project construction, and Project operations. Potential Project impacts and appropriate mitigation measures or standard conditions are included as necessary. The analysis in this section is based, in part, upon the following source:

- *Phase 0 Site Assessment*, PlaceWorks, February 2016.

A complete copy of this study is included in Appendix G of this DEIR.

5.8.1 Environmental Setting

5.8.1.1 REGULATORY SETTING

Federal

Comprehensive Environmental Response, Compensation and Liability Act

The Comprehensive Environmental Response, Compensation and Liability Act of 1980 (CERCLA) protects water, air, and soil resources from the risks created by past chemical disposal practices. This law is also called the Superfund Act and regulates sites on the National Priority List (NPL), which are called Superfund sites.

Emergency Planning and Community Right-to-Know Act

In 1986, Congress passed the Superfund Amendments and Reauthorization Act, Title III of which was the Emergency Planning and Community Right-to-Know Act of 1986 (EPCRA). The act required the establishment of state commissions, planning districts, and local committees to facilitate the preparation and implementation of emergency plans. Under the requirements, local emergency planning committees are responsible for developing a plan for preparing for and responding to a chemical emergency, including:

- An identification of local facilities and transportation routes where hazardous materials are present.
- The procedures for immediate response in case of an accident (this must include a community-wide evacuation plan).
- A plan for notifying the community that an incident has occurred.
- The names of response coordinators at local facilities.

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- A plan for conducting drills to test the plan.

The emergency plan is reviewed by the State Emergency Response Commission and publicized throughout the community. The local emergency planning committee is required to review, test, and update the plan each year.

Another purpose of the EPCRA is to inform communities and citizens of chemical hazards in their areas. Sections 311 and 312 of EPCRA require businesses to report to State and local agencies the location and quantities of chemicals stored onsite. Under Section 313 of EPCRA, manufacturers are required to report chemical releases for more than 600 designated chemicals. In addition to chemical releases, regulated facilities are also required to report offsite transfers of waste for treatment or disposal at separate facilities, pollution prevention measures, and chemical recycling activities. The US Environmental Protection Agency (EPA) maintains the Toxic Release Inventory database that documents the information that regulated facilities are required to report annually.

Resource Conservation and Recovery Act

Federal hazardous waste laws are generally promulgated under RCRA. These laws provide for the “cradle to grave” regulation of hazardous wastes. Any business, institution, or other entity that generates hazardous waste is required to identify and track its hazardous waste from the point of generation until it is recycled, reused, or disposed. The California Department of Toxic Substances Control (DTSC) is responsible for implementing the RCRA program as well as California’s own hazardous waste laws, which are collectively known as the Hazardous Waste Control Law. Under the Certified Unified Program Agency (CUPA) program, the California Environmental Protection Agency (Cal/EPA) has in turn delegated enforcement authority to the County of Los Angeles (County) for State law regulating hazardous waste producers or generators.

Hazardous Materials Transportation Act

The United States Department of Transportation (DOT) regulates hazardous materials transportation under Title 49 (Transportation) of the Code of Federal Regulations (CFR). State agencies that have primary responsibility for enforcing Federal and State regulations and responding to hazardous materials transportation emergencies are the California Highway Patrol and the California Department of Transportation. These agencies also govern permitting for hazardous materials transportation. CFR Title 49 reflects laws passed by Congress as of January 2, 2006.

Federal Response Plan

The Federal Response Plan of 1999 is a signed agreement among 27 federal departments and agencies, including the American Red Cross, that: 1) provides the mechanism for coordinating delivery of federal assistance and resources to augment efforts of State and local governments

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overwhelmed by a major disaster or emergency; 2) supports implementation of the Robert T. Stafford Disaster Relief and Emergency Act, as well as individual agency statutory authorities; and 3) supplements other federal emergency operations plans developed to address specific hazards. The Federal Response Plan is implemented in anticipation of a significant event likely to result in a need for federal assistance or in response to an actual event requiring federal assistance under a Presidential declaration of a major disaster or emergency.

State

Hazardous Materials Release Notification

Many state statutes require emergency notification of a hazardous chemical release:

- California Health and Safety Codes Sections 25270.8, and 25507
- Vehicle Code Section 23112.5
- Public Utilities Code Section 7673, (PUC General Orders #22-B, 161)
- Government Code Sections 51018, 8670.25.5 (a)
- Water Codes Sections 13271, 13272,
- California Labor Code Section 6409.1 (b)10

Requirements for immediate notification of all significant spills or threatened releases cover owners, operators, persons in charge, and employers. Notification is required regarding significant releases from facilities, vehicles, vessels, pipelines, and railroads. In addition, all releases that result in injuries or harmful exposure to workers must be immediately reported to the California Occupational Safety and Health Administration pursuant to the California Labor Code Section 6409.1(b).

Hazardous Materials Disclosure Programs

The Unified Program administered by the State of California consolidates, coordinates, and makes consistent the administrative requirements, permits, inspections, and enforcement activities for environmental and emergency management programs, which include: hazardous materials release response plans and inventories (business plans), the California Accidental Release Prevention (CalARP) Program, and the Underground Storage Tank (UST) Program. The Unified Program is implemented at the local government level by Certified Unified Program Agencies (CUPAs).

Hazardous Materials Business Plans

Both the federal government (Code of Federal Regulations) and the State of California (California Health and Safety Code) require all businesses that handle more than a specified amount—or “reporting quantity”—of hazardous or extremely hazardous materials to submit a hazardous materials business plan to its CUPA. The preparation, submittal, and implementation of a business

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plan is required by any business that handles a hazardous material or a mixture containing a hazardous material in specified quantities.

Business plans must include an inventory of the hazardous materials at the facility. Businesses must update their business plan at least every three years and the chemical portion every year. Also, business plans must include emergency response plans and procedures to be used in the event of a significant or threatened significant release of a hazardous material. These plans need to identify the procedures for immediate notification of all appropriate agencies and personnel, identification of local emergency medical assistance appropriate for potential accident scenarios, contact information for all company emergency coordinators, a listing and location of emergency equipment at the business, an evacuation plan, and a training program for business personnel.

California Accidental Release Prevention Program

CalARP became effective on January 1, 1997, in response to Senate Bill 1889. CalARP aims to be proactive and therefore requires businesses to prepare risk management plans, which are detailed engineering analyses of the potential accident factors at a business and the mitigation measures that can be implemented to reduce this accident potential. This requirement is coupled with the requirements for preparation of hazardous materials business plans under the Unified Program, implemented by the CUPA.

Leaking Underground Storage Tanks

Leaking USTs have been recognized since the early 1980s as the primary cause of groundwater contamination from gasoline compounds and solvents. In California, regulations aimed at protecting against UST leaks have been in place since 1983 (Health and Safety Code). This occurred one year before RCRA was amended to add Subtitle I, requiring UST systems to be installed in accordance with standards that address the prevention of future leaks. The State Water Resources Control Board has been designated the lead California regulatory agency in the development of UST regulations and policy.

Older tanks are typically single-walled steel tanks. Many of these have leaked as a result of corrosion, punctures, and detached fittings. As a result, the State of California required the replacement of older tanks with new double-walled fiberglass tanks with flexible connections and monitoring systems. UST owners were given 10 years to comply with the new requirements—the deadline was December 22, 1998. However, many UST owners did not act by the deadline, so the state granted an extension for their replacement ending January 1, 2002. The California WQCB, in cooperation with the Governor's Office of Emergency Services, maintain an inventory of leaking USTs in a statewide database.

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California Code of Regulations, Title 22, Division 4.5

Title 22, Division 4.5, of the California Code of Regulations (CCR) sets forth the requirements for hazardous-waste generators; transporters; and owners or operators of treatment, storage, or disposal facilities. These regulations include the requirements for packaging, storage, labeling, reporting, and general management of hazardous waste prior to shipment. In addition, the regulations identify standards applicable to transporters of hazardous waste. These regulations specify the requirements for transporting shipments of hazardous waste, including manifesting, vehicle registration, and emergency accidental discharges during transportation.

California Fire Code

The 2013 California Fire Code (CCR Title 24 Part 9) includes requirements for building materials and methods pertaining to fire safety and life safety, fire protection systems in buildings, emergency access to buildings, and handling and storage of hazardous materials.

California Building Code

The California Building Code requires the installation and maintenance of smoke alarms in residential dwelling units:

- **CCR Title 24, Part 2, Section 907.2.11.2.** “Smoke alarms shall be installed and maintained on the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms, in each room used for sleeping purposes, and in each story within a dwelling unit. The smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. Smoke alarms shall receive their primary power from the building wiring and shall be equipped with a battery backup.”

Regional

South Coast Air Quality Management District

SCAQMD Rule 1403 governs the demolition of buildings containing asbestos materials. Rule 1403 specifies work practices with the goal of minimizing asbestos emissions during building demolition and renovation activities, including the removal and associated disturbance of asbestos-containing material (ACM). The requirements for demolition and renovation activities include asbestos surveying, notification, ACM removal procedures and time schedules, ACM handling and cleanup procedures, and storage and disposal requirements for asbestos-containing waste materials.

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Local

Emergency Response Plan

The Long Beach General Plan addresses the City's planned response to extraordinary emergency situations associated with natural disasters, technological incidents, and nuclear defense operations. The general plan does not apply to day-to-day emergencies, but to potentially large-scale disasters that can generate unique situations requiring unusual responses. This includes emergencies that threaten life and property and potentially impact the well-being of a large number of people.

City of Long Beach Municipal Code

The following sections of the City of Long Beach Municipal Code address hazards and hazardous materials:

Chapter 8.26 (Industrial Hygiene Services)

Chapter 8.27 (Community Lead Hazard Control/Abatement)

Chapter 8.85 (Underground and Above Ground Storage Tanks)

Chapter 8.86 (Hazardous Materials Release Response Plans and Inventory)

Chapter 8.87 (Hazardous Waste Control)

- Chapter 8.88 (Hazardous Materials – Cleanup)

5.8.1.2 EXISTING CONDITIONS

Current Uses of the Site

The Project area is currently developed with various commercial and industrial operations, including a power plant, oil extraction and oil storage, restaurants, retail shops, storage facilities, single- and multifamily residential, mobile home park, church, hotels, golf course, elementary school, park, wetlands with oil operations, and gas stations. The Los Angeles Department of Water and Power's Haynes Generating Plant is on 2nd Street near the eastern site boundary, and the AES Los Alamitos Plant (formerly owned by Southern California Edison) is off Studebaker Road. Los Cerritos Channel and the San Gabriel River run through the Project area toward the Alamitos Bay and Pacific Ocean and are included as part of the Project area.

The Project area is located in the Seal Beach oil field. The Seal Beach oil field is located between the Long Beach and Huntington Beach oil fields about one-half mile inland from the Pacific Ocean. Oil was reportedly discovered in the 1920s in the area, and drilling and field development continued from the 1920s through the 1950s and declined after that time. The field is estimated to produce approximately 500,000 barrels of oil per year from 130 active wells in the Seal Beach oil field. The wells are approximately 7,000 feet deep on average. There are approximately 335 oil wells in the Project area. Based on a review of the Division of Oil Gas and Geothermal Resources website,

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approximately 75 of the wells are active and the remaining are either plugged or idle. One well was listed as a dry gas well (natural gas), two were listed as water disposal, and one active well was identified as water flood injection. The majority of the active wells are in the wetlands area.

Past Usage of the Site

Based on a review of historical aerial photographs, the Project area has been used for oil field operations since at least the 1920s, and two power plants have been located on the eastern portion of the site since the 1950s. Oil field operations have occurred in the wetland areas for at least 90 years. Development of the marina and surrounding areas started in the 1950s.

Recognized Environmental Conditions

“Recognized environmental conditions” are defined by the American Society of Testing and Materials as any hazardous substance or petroleum product under conditions that indicate an existing, past, or material threat of release into the structures, ground, groundwater, or surface water at the site. The identified presence of recognized environmental conditions at the site may warrant additional research, site investigation, and/or action.

Petroleum-Contaminated Soil

The primary wastes generated at crude oil wells include petroleum hydrocarbon impacted soils, produced water impacted soils, and gear box lubrication oil spills (API 1989). Petroleum hydrocarbon and produced water impacted soils are primarily the result of leaks at the pumping unit or from spillage during well site chemical treatment, workover, or well servicing operations. Gear box lubricating oils are occasionally replaced for routine maintenance or gear box malfunction. The drilling of oil wells generates waste, including drilling muds and cuttings, cement returns, and waste generated by rig equipment. Spreading heavy hydrocarbons and crude oil contaminated soil on roadways was a practice used in the oil fields along with using produced water for dust suppression. Pesticides are typically used at oil fields to prevent weeds from impacting the oil wells and for road safety. Because oil field operations have the potential to release chemical contaminants other than petroleum hydrocarbons, a site with a current or historical oil well should be tested for volatile organics, heavy metals, semivolatile organics, total petroleum hydrocarbons, and pesticides.

Asbestos-Containing Materials

ACMs were commonly used in a wide variety of building products prior to 1980, such as roofing shingles, composite siding, linoleum flooring, acoustic ceiling tiles, furnace and water heater exhaust piping and insulation, glues and mastics, stucco, joint compounds, and composite wallboards. ACMs can be divided into material considered friable (easily crumbled or reduced to powder) and nonfriable. Friable ACMs are regulated as hazardous materials due to the elevated long-term risk of developing lung cancer upon respiratory exposure and must be properly removed prior to

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renovation or demolition of any structure containing these materials. In addition to structures, ACMs have been historically used as “transite” irrigation piping within many agricultural parcels throughout California and as asbestos-coated pipelines associated with oil production.

Polychlorinated Biphenyls

Prior to the 1970s, polychlorinated biphenyls (PCBs) were used in fluids for insulation and cooling. PCBs are considered toxic environmental contaminants, and the EPA banned the manufacture of PCBs in 1979. PCBs have been demonstrated to cause cancer and have a variety of adverse health effects on the immune system, reproductive system, nervous system, and endocrine system. PCB-containing oils were historically used in oil production equipment and pipelines.

Environmental Records Review

Table 5.8-1 identifies potential sites with environmental hazards in the Project area that were listed with regulatory agencies.

Table 5.8-1 Onsite Environmental Databases Listings

Listing	Description
CERCLIS: Comprehensive Environmental Response, Compensation and Liability Information System	One CERCLIS facility was identified due to PCBs in the wetlands area. The site was reportedly cleaned up in 2010.
CERCLIS-NFRAP: CERCLIS- No Further Remedial Action Planned	One CERCLIS-NFRAP facility was identified.
CORRACTS: Corrective Action Report	EPTC Alamitos which is the AES Los Alamitos Generating facility was listed.
RCRA – TSDF: Treatment, Storage, and Disposal [hazardous waste] sites	Los Angeles County Haynes Generating Plant was listed.
RCRA – Generators: [hazardous waste]	10 RCRA–LOG and 19 RCRA-SQG facilities were identified within Project Site.
ERNS: Emergency Response Notification System: Reported releases of oil and hazardous substances	80 ERNS sites within the project area. One facility, the Haynes Steam Generating Plant was listed 35 times. The gasoline station located at the southeast corner of the intersection of Pacific Coast Highway and 2nd Street was listed eight times.
Registered Storage Tanks	17 UST sites were located within the project area.
Leaking Underground Storage Tanks	5 LUST sites were identified within the project area.
Landfills and Solid Waste Disposal Sites	8 sites are located within the project area.
HAZNET: hazardous waste shipment	91 HAZNET listings were identified related to the lawful

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Table 5.8-1 Onsite Environmental Databases Listings

Listing	Description
manifests	manifested off-site disposal of hazardous waste.
EMI: Emissions Inventory Data: Toxic and criteria pollutant emissions data	15 facilities were listed as having pollutant emissions registered by South Coast Air Quality Management District.

Additional information on selected hazardous materials sites within the Project area, obtained from the GeoTracker website maintained by the State Water Resources Control Board, the EnviroStor website maintained by the Department of Toxic Substances Control, the EnviroMapper website maintained by the US Environmental Protection Agency, and the Solid Waste Information System website maintained by the Department of Resources Recovery and Recycling, is presented in Table 5.8-2.

Table 5.8-2 Additional Information on Selected Environmental Records Listings

Property Address	Database and Type of Site Listed	Reason for Listing and Regulatory Status
Chevron - Alamos Bay Partnership 6655 Marina Dr	GeoTracker	Cleanup Program Site Contaminants and media affected not specified Case closed 1994
Market Place Sanitary Landfill (closed) 6501 Pacific Coast Highway	GeoTracker	Landfill operated 1960-1961. Case Inactive 2012.
Los Angeles County Flood Control Dump SW Westminster Ave and Hwy 1 (PCH)	GeoTracker	
Mobil SS#18-BT7	GeoTracker	Permitted Underground Storage Tank (UST)
Exxon #7-3047 (Former) 6401 Pacific Coast Hwy E	GeoTracker	Leaking Underground Storage Tank (LUST) Gasoline release affected drinking water aquifer Case open, remediation 2010
	EnviroMapper	Small Quantity Generator of hazardous wastes (SQG)
City of Long Beach 6460 Marina Dr	GeoTracker	Permitted UST

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Table 5.8-2 Additional Information on Selected Environmental Records Listings

Property Address	Database and Type of Site Listed	Reason for Listing and Regulatory Status
City of Long Beach 6201 Marina Dr	GeoTracker	Permitted UST
City of Long Beach 6264 Pacific Coast Hwy	GeoTracker	Permitted UST
Termo Oil Site 6301 Pacific Coast Hwy E	GeoTracker	Cleanup Program Site Release of petroleum/fuels/oils; media affected not specified. Case open; site assessment 2015.
Bay Shore Long Beach Manila Ave Track 5500 Block 35 36 & 37 Manila Ave Track	GeoTracker	Cleanup Program Site Release of chromium, crude oil, gasoline, lead affected soil, soil vapor. Case open; inactive 2015.
Greek Orthodox Church 5761 Colorado St	GeoTracker	Cleanup Program Site Contaminants and media affected not specified Case closed 1965
Chevron #9-3901 5750 7TH ST E	GeoTracker	LUST Gasoline release affected drinking water aquifer Case closed 2013
	EnviroMapper	SOQ
EPTC Alamitos Parcel 3-4 692 North Studebaker Road	EnviroStor	Voluntary Cleanup Site Release of Total Petroleum Hydrocarbons as Motor Oil affected groundwater other than drinking water. Land use restrictions issued 2005.
SCE-Alamitos 692 N Studebaker Road	EnviroStor	Hazardous Waste Facility SCE closed two wastewater retention basins that had operated without a permit. Investigation workplan approved 2007.

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Table 5.8-2 Additional Information on Selected Environmental Records Listings

Property Address	Database and Type of Site Listed	Reason for Listing and Regulatory Status
McFarland Energy 6433 Westminster	EnviroMapper	SQG
Daves Marina Chevron 6301 Westminster Ave	EnviroMapper	SQG
CVS Pharmacy No. 10008 6265 E 2nd St	EnviroMapper	Large Quantity Generator of hazardous wastes (LOG)
Hazmat Control Systems Inc 636 Ultimo Ave	EnviroMapper	SQG
CVS Pharmacy #3931 650 Bellflower Rd	EnviroMapper	LOG
Marina Cleaners 5714 E 7TH ST	EnviroMapper	SQG
Long Beach USD Kettering Elem 550 Silvera Avenue	EnviroMapper	SQG
AES Alamos Energy LLC 690 N Studebaker Rd	EnviroMapper	LOG
Haynes Generating Station 6801 Westminster Avenue	EnviroMapper	LOG
Oil & Mud Dump 6204 E. Pacific Coast Highway	Solid Waste Information System (SWIS)	Solid Waste Disposal Site
City Dump and Salvage 1&3 Pacific Coast Highway at Loynes Drive	SWIS	Solid Waste Disposal Site Closed 1956
City Dump & Salvage #4 Studebaker Rd. S of Los Cerritos Channel	SWIS	Solid Waste Disposal Site

Sources: DTSC 2015; SWRCB 2015; CalRecycle 2015; USEPA 2015.

5.8.2 Thresholds of Significance

According to Appendix G of the CEQA Guidelines, a project would normally have a significant effect on the environment if the project would:

- H-1 Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.

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- H-2 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.
- H-3 Emit hazardous emissions or handle hazardous or acutely hazardous materials, substance, or waste within one-quarter mile of an existing or proposed school.
- H-4 Be located on a site which is included on a list of hazardous materials compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment.
- H-5 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 result in a safety hazard for people residing or working in the project area.
- H-6 For a project in the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area.
- H-7 Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.
- H-8 Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to the urbanized areas or where residences are intermixed with wildlands.

The Initial Study, included as Appendix A to this DEIR, substantiates that impacts associated with thresholds H-1 and H-5 through H-8 would be less than significant. However, due to input received from members of the public, this DEIR has been prepared as a “full scope” EIR, where every environmental topic listed in Appendix G of the CEQA Guidelines is evaluated. Therefore, all the above thresholds are addressed in the following analysis.

5.8.3 Environmental Impacts

The following impact analysis addresses thresholds of significance for potentially significant impacts. The applicable thresholds are identified in brackets after the impact statement.

Impact 5.8-1: The proposed Project would not create a significant hazard to the public through the routine transport, use, or disposal of hazardous materials, but may emit or handle hazardous substances within a quarter mile of schools. [Thresholds H-1 and H-3]

Impact Analysis: Following is a discussion of the proposed Project’s potential to create a significant hazard to the public or the environment within the Project area through the accidental

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release of hazardous materials during the operational and construction phases of future development projects that would be accommodated by the proposed Project. Impacts to the public include impacts to schools in the Project area. Kettering Elementary School is on the north side of the Project area in the University Park Estates residential neighborhood. The school is located approximately 700 feet west of industrial land uses across Studebaker Road, Los Cerritos Channel, and Channel View Park. Other schools within one-quarter mile of the Project area include Rodgers Middle School, adjacent to the west of the Project area, and Lowell Elementary School, about 700 feet southwest of the Project area.

The term “hazardous material” is defined in different ways by different regulatory programs. For the purposes of this environmental document, the definition of “hazardous material” is the same as outlined in the California Health and Safety Code, Section 25501:

Hazardous materials that, because of their quantity, concentration, or physical or chemical characteristics, pose a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment. Hazardous materials include, but are not limited to, hazardous substances, hazardous waste, and any material that a handler or the unified program agency has a reasonable basis for believing that it would be injurious to the health and safety of persons or harmful to the environment if released into the workplace or the environment.

“Hazardous waste” is a subset of hazardous materials, and the definition is essentially the same as that in the California Health and Safety Code, Section 25117, and in the California Code of Regulations, Title 22, Section 66261.2:

Hazardous wastes are those that, because of their quantity, concentration, or physical, chemical, or infectious characteristics, may either cause, or significantly contribute to an increase in mortality or an increase in serious illness, or pose a substantial present or potential hazard to human health or the environment when improperly treated, stored, transported, disposed of, or otherwise managed.

Hazardous materials can be categorized as hazardous nonradioactive chemical materials, radioactive materials, and biohazardous materials (infectious agents such as microorganisms, bacteria, molds, parasites, viruses, and medical waste).

Project Operation

The proposed Project would allow for the development of a variety of land uses, including residential, neighborhood-oriented retail (restaurants, grocery stores, and personal services), regional retail, office, hotel, visitor-serving recreation, and institutional uses. Operation of the future

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residential uses that would be accommodated under the proposed Project would involve the use of small quantities of hazardous materials for cleaning and maintenance purposes, such as paints, household cleaners, fertilizers, and pesticides. Operation of the future commercial uses would also involve use of small amounts of hazardous materials. The types of commercial uses, and thus the types of hazardous materials to be used, are not yet known. However, the use of commercial-grade chemicals, cleaners, and solvents would be anticipated from the proposed retail/commercial uses. The industrial land uses north of 2nd Street and east of Studebaker Road currently use hazardous materials and would be allowed to continue or expand in the future. The industrial land uses category does not permit heavy industrial, distribution, or warehousing uses.

The use, storage, transport, and disposal of hazardous materials by future residents and commercial and industrial tenants/owners of the proposed Project would be required to comply with existing regulations of several agencies, including the California Department of Toxic Substances Control, US Environmental Protection Agency, California Division of Occupational Safety and Health, California Department of Transportation, County of Los Angeles Department of Environmental Health, and Long Beach Fire Department. Regulations that would be required of those uses that involve transporting, using, or disposing of hazardous materials include RCRA, which provides the “cradle to grave” regulation of hazardous wastes; CERCLA, which regulates closed and abandoned hazardous waste sites; the Hazardous Materials Transportation Act, which governs hazardous materials transportation on U.S. roadways; International Fire Code (IFC), which creates procedures and mechanisms to ensure the safe handling and storage of hazardous materials; CCR Title 22, which regulates the generation, transportation, treatment, storage and disposal of hazardous waste; and CCR Title 27, which regulates the treatment, storage, and disposal of solid wastes. For development in California, Government Code Section 65850.2 requires that no final certificate of occupancy or its substantial equivalent be issued unless there is verification that the owner or authorized agent has met, or is meeting, the applicable requirements of the Health and Safety Code, Division 20, Chapter 6.95, Article 2, Sections 25500 through 25520.

The Long Beach Fire Department (LBFD) and Long Beach Bureau of Environmental Health (BEH) jointly function as the CUPA for the City, and are responsible for enforcing Chapter 6.95 (Hazardous Materials Release Response Plans and Inventory) of the Health and Safety Code. As the CUPA, LBFD and BEH are required to regulate hazardous materials business plans and chemical inventory, hazardous waste and tiered permitting, underground storage tanks, and risk-management plans. The Hazardous Materials Business Plan is required to contain basic information on the location, type, quantity, and health risks of hazardous materials stored, used, or disposed of on development sites. The plan also contains an emergency-response plan, which describes the procedures for mitigating a hazardous release, procedures, and equipment for minimizing the potential damage of a hazardous materials release, and provisions for immediate notification of the LBFD, BEH, the Office of Emergency Services, and other emergency-response personnel.

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Implementation of the emergency response plan facilitates rapid response in the event of an accidental spill or release, thereby reducing potential adverse impacts. Furthermore, BEH is required to conduct ongoing routine inspections to ensure compliance with existing laws and regulations; to identify safety hazards that could cause or contribute to an accidental spill or release; and to suggest preventative measures to minimize the risk of a spill or release of hazardous substances.

Compliance with applicable laws and regulations governing the use, storage, transport, and disposal of hazardous materials would ensure that all potentially hazardous materials are used and handled in an appropriate manner and would minimize the potential for safety impacts. Additionally, future residential and nonresidential uses of the proposed Project would be constructed and operated with strict adherence to all emergency response plan requirements set forth by the City of Long Beach and Lbfd.

Any future development projects that would be accommodated by the Southeast Area Specific Plan would be subject to the City's development review process upon a formal request for a development permit. The City's development review process would include verification of land use compatibility compliance in accordance with the development standards of the Specific Plan and City zoning regulations (Title 21 of the municipal code). Additionally, the Southeast Area Specific Plan and City zoning regulations provide a list of allowable uses that are customized for highly urbanized areas of the City, such as the Project area, thereby minimizing the exposure of future residents to potential impacts. For example, uses permitted by right in a mixed-use development are considered compatible with residential uses on the same development site.

Therefore, hazards to the public or the environment arising from the routine use, storage, transport, and disposal of hazardous materials during Project operation would not occur. Impacts would be less than significant, and no mitigation measures are necessary.

Project Construction

Construction activities of the proposed Project would involve the use of larger amounts of hazardous materials than would Project operation. Construction activities would include the use of materials such as fuels, lubricants, and greases in construction equipment and coatings used in construction. However, the materials used would not be in such quantities or stored in such a manner as to pose a significant safety hazard. These activities would also be short term or one time in nature. Project construction workers would be trained in safe handling and hazardous materials use.

Additionally, as with Project operation, the use, storage, transport, and disposal of construction-related hazardous materials and waste would be required to conform to existing laws and regulations. Compliance with applicable laws and regulations governing the use, storage, and transportation of hazardous materials would ensure that all potentially hazardous materials are used and handled in an

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appropriate manner and would minimize the potential for safety impacts to occur. For example, all spills or leakage of petroleum products during construction activities are required to be immediately contained, the hazardous material identified, and the material remediated in compliance with applicable state and local regulations for the cleanup and disposal of that contaminant. All contaminated waste encountered would be required to be collected and disposed of at an appropriately licensed disposal or treatment facility.

Furthermore, strict adherence to all emergency response plan requirements set forth by the City of Long Beach and LBFD would be required through the duration of the Project construction. Therefore, hazards to the public or the environment arising from the routine use of hazardous materials during Project construction would be less than significant, and no mitigation measures are necessary.

Grading Activities

Grading activities of the development projects that would be allowed by the Southeast Area Specific Plan would involve the disturbance of onsite soils. Soils on certain parcels of the Project area could be contaminated with hazardous materials due to current and historical oil operations, power plants, former landfills, and other commercial land uses. The transport of these materials and exposure to contaminated soils of workers and the surrounding environment could result in a significant impact. Any contaminated soils encountered on individual development sites would be required to be removed prior to grading activities and disposed of offsite in accordance with all applicable regulatory guidelines.

However, to ensure that impacts from potential contaminated soils do not occur, Mitigation Measure HAZ-1 has been provided at the end of this section. Per Mitigation Measures HAZ-1, project applicants are required to submit a Phase I Environmental Site Assessment (ESA) prior to the issuance of grading permits; the ESA would identify any potential environmental conditions of a development site and determine whether contamination is present. Mitigation Measure HAZ-2 is provided to ensure that unknown hazardous materials discovered during grading are properly handled.

Therefore, with adherence to existing regulations and implementation of Mitigation Measures HAZ-1 and HAZ-2, impacts arising from the potential of encountering contaminated soils onsite during project grading activities would not occur. Compliance with existing regulations and this mitigation measure would be ensured through the City's development review and building plan check process.

Demolition Activities

Future development and redevelopment projects pursuant to the Southeast Area Specific Plan may require demolition of existing buildings and structures associated with the specific development site.

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Due to the age of the buildings and structures through the Specific Plan area, it is likely that ACM and lead-based paints (LBP), as well as other building materials containing lead (e.g., ceramic tile), were used in their construction. Demolition of these building and structures can cause encapsulated ACM (if present) to become friable and, once airborne, they are considered a carcinogen.¹ A carcinogen is a substance that causes cancer or helps cancer grow. Demolition of the existing buildings and structures can also cause the release of lead into the air if not properly removed and handled. The EPA has classified lead and inorganic lead compounds as “probable human carcinogens” (USEPA 2013). Such releases could pose significant risks to persons living and working in and around Project area, as well as to Project construction workers.

Abatement of all ACM and LBP encountered during any future building demolition activities would be required to be conducted in accordance with all applicable laws and regulations, including those of the EPA (which regulates disposal), US Occupational Safety and Health Administration, US Department of Housing and Urban Development, California Division of Occupational Safety and Health (Cal/OSHA) (which regulates employee exposure), and South Coast Air Quality Management District (SCAQMD). Lead hazards in Long Beach are assessed and abated as necessary in accordance with Section 8.27 of the City’s municipal code and the Federal Residential Lead-Based Paint Hazard Reduction Act of 1992. Asbestos hazards are assessed and abated as necessary in accordance with California Code of Regulations, Title 8, Section 1529.

Cal/OSHA’s regulations for exposure of construction employees to ACMs require that demolition materials be handled and transported the same as other, nonfriable ACMs. The EPA requires that all asbestos work performed within regulated areas be supervised by a competent person who is trained as an asbestos supervisor (EPA Asbestos Hazard Emergency Response Act, 40 CFR 763). SCAQMD’s Rule 1403 requires that buildings undergoing demolition or renovation be surveyed for ACMs prior to any demolition or renovation activities. Should ACM be identified, Rule 1403 requires that ACMs be safely removed and disposed of at a regulated site, if possible. If it is not possible to safely remove ACMs, Rule 1403 requires that safe procedures be used to demolish the building with asbestos in place without resulting in a significant release of asbestos. Additionally, during demolition, grading, and excavation, all construction workers would be required to comply with the requirements of Title 8 of the California Code of Regulations, Section 1529 (Asbestos), which provides for exposure limits, exposure monitoring, respiratory protection, and good working practices by workers exposed to asbestos.

¹ When dry, an ACM is considered friable if it can be crumbled, pulverized, or reduced to powder by hand pressure. If it cannot, it is considered non-friable ACM. It is possible for non-friable ACM to become friable when subjected to unusual conditions, such as demolishing a building or removing an ACM that has been glued into place.

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Cal/OSHA regulates the demolition, renovation, or construction of buildings involving lead-based materials. It includes requirements for the safe removal and disposal of lead, and the safe demolition of buildings containing LBP or other lead materials. Additionally, during demolition, grading, and excavation, all construction workers would be required to comply with the requirements of Title 8 of the California Code of Regulations, Section 1532.1 (Lead), which provides for exposure limits, exposure monitoring, respiratory protection, and good working practice by workers exposed to lead.

However, to further prevent impacts from the potential release of ACM or LBP associated with individual development projects under the proposed Specific Plan, an ACM and LBP survey of existing buildings and structures would be required prior to any demolition activities, as outlined in Mitigation Measure HAZ-3. Therefore, with compliance of all applicable laws and regulations and implementation of Mitigation Measure HAZ-3, hazardous impacts related to the release of ACMs and LBP would not occur. Compliance with these laws, regulations, and Mitigation Measures HAZ-1 through HAZ-3 would be ensured through the City's development review and building plan check process.

Impact 5.8-2: Construction and/or operations within the Project area may cause an upset or accident condition involving hazardous materials. [Threshold H-2]

Impact Analysis: The proposed Project would replace the 1977 Southeast Area Development Improvement Plan (PD-1), with a new Specific Plan and conventional zoning on a few selected parcels. The proposed Project would be adopted by ordinance and serve as the zoning for the Project area. It would establish the necessary plans, development standards, regulations, infrastructure requirements, design guidelines, and implementation programs on which subsequent, Project-related development activities would be founded. It is intended that local public works projects, design review plans, detailed site plans, grading and building permits, or any other action requiring ministerial or discretionary approval applicable to the Project area be consistent with the proposed Southeast Area Specific Plan. The construction and operation of developments within the Project area have the potential to result in accidental upset of hazardous materials.

All new developments that would handle or use hazardous materials would be required to comply with regulations and standards established by the EPA, State of California, and the City of Long Beach. Specifically, any new business is required to submit a full hazardous materials disclosure report. This includes an inventory of hazardous materials used, generated, stored, handled, or emitted; emergency response plans; evacuation plan; and a training program for personnel. The Long Beach Fire Department conducts yearly inspections of all businesses to ensure business plans are in order. In addition, hazardous spills and accidents are subject to the emergency procedures of the Long Beach Fire Department's Hazardous Materials Division and/or the City of Long Beach's Local Hazard Mitigation Plan. The Office of Emergency Services has published a Multi-Hazard Mitigation Plan that discusses the historical occurrences of natural disaster-triggered hazardous

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material releases, along with a description of the current regulations, response actions, and reporting requirements for such releases in the future.

In conclusion, all onsite activities, during both operation and construction, would be required to adhere to federal, state, and local regulations for the management and disposal of hazardous materials. Therefore, the accidental upset of hazardous materials during construction of new developments in accordance with the proposed Project would be properly managed, and impacts would be less than significant.

Impact 5.8-3: Development within the Project area may result in hazardous materials impacts for sites that are included on a list of hazardous materials sites. [Threshold H-4]

Impact Analysis: The EDR review conducted as part of the Phase 0 Site Assessment searched the following databases to identify whether the Project area was listed in any hazardous materials sites databases: NPL, CERCLIS, CERCLIS-NFRAP, Federal ERNS, RCRA Non-CORRACTS TSD Facilities, RCRA CORRACTS TSD Facilities, RCRA Generators, State Sites and State Spill Sites, Cortese List, Registered USTs, or SWF/LF. A listing of the facilities identified by state regulatory agencies within the Project area is presented in Table 5.8-1. A complete listing of all the facilities identified is included in the Phase 0 in Appendix G.

As stated previously (see Tables 5.8-1 and 5.8-2), there are a number of sites and facilities in the Project area that are listed in hazardous materials sites databases. Eighty Emergency Response Notification System (ERNS) sites were identified in the project area. ERNS sites are for the reported releases of oil and hazardous substances. Seventeen facilities were identified as having permitted underground storage tanks, which have the potential to impact soil and groundwater. Five facilities were identified with leaking underground storage tanks (LUSTs). Ten facilities were identified as being Resource Conservation and Recovery Act (RCRA) Large Quantity Generators, and 19 facilities were identified as RCRA Small Quantity Generators. These sites store and generate hazardous materials. One facility was identified as a Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) site within the wetlands area due to PCBs and was reportedly remediated. Additionally, the Los Angeles County Haynes generating plant and AES Los Alamitos Plant have operated within the Project area for over 50 years. These facilities have potential for impacted soil and groundwater.

Due to the fact that there are numerous sites within and in proximity of the Project area that have been listed in a hazardous materials database, the potential for impacts exists from hazardous substance contamination. Individual development projects that would be allowed under the Southeast Area Specific Plan could impact areas of hazardous substance contamination existing or remaining from historical operations, resulting in a significant impact on the environment. Impacting these areas may also pose a significant health risk to existing and future residents and/or workers.

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Hazardous substance contaminated properties are regulated at the federal, state, and local level, and are subject to compliance with stringent laws and regulations for investigation and remediation. For example, compliance with the CERCLA, RCRA, California Code of Regulations Title 22, and related requirements would remedy any potential impacts caused by hazardous substance contamination. Future development would be required to comply with these existing laws and regulations. In addition, mitigation is required to complete a Phase I ESA and potentially a Phase II ESA on identified sites and to remediate any affected contaminated sites prior to construction.

Impact 5.8-4: The Project would not result in a safety hazard to people residing or working in the Project area due to proximity to an airport or private airstrip. [Thresholds H-5 and H-6]

Impact Analysis: The Long Beach Municipal Airport is approximately 2.5 miles northwest of the Project area. The Project area is not within the airport's land use plan; it is outside of the areas where land uses are regulated for air crash hazards and structure heights are limited to prevent airspace obstructions.

The Los Alamitos Joint Forces Training Base is 1.75 miles northeast of the Project area. The airfield, operated by the National Guard Bureau, contains two runways with approximately 1,600 flights that arrive or depart per month. The Project area is not within the airfield's land use plan and is outside of the areas where land uses are regulated for air crash hazards and structure height (CLA 2015). Thus, implementation of the proposed Project would not result in safety hazards related to aircraft operations.

There are no private air strips adjacent to or within the vicinity of the Project area. The closest private heliport is the Kilroy AC8-Long Beach Heliport near the Long Beach Municipal Airport, approximately 2.5 miles northwest of the Project area. Other private heliports in the City are located toward downtown Long Beach and the Port of Long Beach and include the Long Beach Memorial Medical Center Heliport, St. Mary Medical Center Heliport, Queen Mary Heliport, Queensway Bay Heliport, and NAA Long Beach Port Heliport (Airnav.com 2014). Over congested areas, helicopters are required to maintain an altitude of at least 1,000 feet above the highest obstacle within 2,000 feet of the aircraft, except as needed for takeoff and landing (Code of Federal Regulations Title 14 § 91.119). Additionally, helicopter takeoffs and landings at these private heliports are sporadic and far enough from the Project area that they would not pose a hazard to future residents and workers of the proposed Project. Therefore, Project development would not cause any hazards related to aircraft operating to or from private airstrips or heliports, and no mitigation measures are necessary.

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Impact 5.8-5 The Project would not physically interfere with an adopted emergency response plan or emergency evacuation plan. [Threshold H-7]

Impact Analysis: Future development would not interfere with any of the daily operations of the City's Emergency Operation Center, LBFD, or Long Beach Police Department. Immediate access to the project area is provided by the I-405, I-605, SR-22, PCH, 7th Street, and 2nd Street. Emergency response and evacuation for the City is based on numerous access routes and bridges. The Specific Plan would not interfere emergency response plans or impede roadway access through removal of any streets. All construction activities would be required to be performed per the City's and LBFD's standards and regulations. For example, future development would be required to provide the necessary on- and offsite access and circulation for emergency vehicles and services during the construction and operation phases.

Future developments would also be required to go through the City's development review and permitting process and would be required to incorporate all applicable design and safety standards and regulations, as set forth by LBFD and in Chapter 18.48 (Fire Code) of the City's municipal code, to ensure that they do not interfere with the provision of local emergency services (e.g., provision of adequate access roads to accommodate emergency response vehicles, adequate numbers/locations of fire hydrants).

Therefore, the proposed Project would not impair implementation of or physically interfere with the City of Long Beach or Los Angeles County's emergency response or evacuation plans. Project-related impacts would be less than significant, and no mitigation measures are necessary.

Additionally, the City of Long Beach prepared a Hazard Mitigation Plan to assess risks and effectively plan when hazards occur. The plan establishes a basis for coordination and collaboration among agencies, prioritizes further mitigation projects, and assists in meeting the requirements of federal assistance programs. The Mitigation Plan works in conjunction with the Emergency Operations Plan, General Plan, and Capital Improvement Program. The plan does not identify evacuation routes, but describes critical infrastructure serving the City, including regional freeways and local roadways. The plan includes mitigation action items to ensure that the City's infrastructure is maintained and that the mitigation plan is integrated with the Capital Improvement Plans to ensure that development does not encroach on known hazard areas.

Impact 5.8-6 The Project would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires. [Threshold H-8]

Impact Analysis: The Project area is in a highly urbanized, built-out portion of the City and is outside of fire hazard severity zones designated by the California Department of Forestry and Fire Protection. The nearby cities of Signal Hill, Carson, and Seal Beach also are not zoned as fire hazard

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severity zones. The nearest high severity zones are in Rancho Palos Verdes, Rolling Hills, and Palos Verdes Estate, approximately 13 miles west of the Project area (CAL FIRE 2012). Future development under the proposed Project would not pose wildfire-related hazards to people or structures. Therefore, no impact would occur.

5.8.4 Cumulative Impacts

The proposed Project involves amendments to the zoning ordinance and general plan. However, these changes to local land use regulations and policies are specific to the Project area, and their effects would not be magnified by new development elsewhere in Long Beach. Although the implementation of other allowed projects in the City (see Subsection 4.4, *Related Assumptions Regarding Cumulative Impacts*, in Chapter 4, *Environmental Setting*) would result in new dwelling units and nonresidential development, this development capacity is primarily in Downtown Long Beach and the more heavily urbanized areas of the western half of the City.

As with the proposed Project, other development projects and plans in Long Beach would be subject to compliance with the regional and local regulations discussed in this section. Therefore, implementation of cumulative development would not combine with the Southeast Area Specific Plan to result in cumulatively considerable hazards and hazardous materials impacts. Cumulative impacts of the proposed Project would be less than significant.

5.8.5 Existing Regulations

Federal

- United States Code Title 42, Sections 9601 et seq.: Comprehensive Environmental Response, Compensation and Liability Act and Superfund Amendments and Reauthorization Act
- United States Code Title 42, Sections 6901 et seq.: Resource Conservation and Recovery Act
- United States Code Title 42, Sections 11001 et seq.: Emergency Planning & Community Right to Know Act
- Code of Federal Regulations Title 49, Parts 101 et seq.: Regulations implementing the Hazardous Materials Transportation Act (United States Code Title 49 Sections 5101 et seq.)
- United States Code Title 15, Sections 2601 et seq.: Toxic Substances Control Act
- US Environmental Protection Agency Asbestos Hazard Emergency Response Act, 40 CFR 763

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State

- California Health and Safety Code Chapter 6.95 and 19 California Code of Regulations Section 2729: Business Emergency Plans and chemical inventory reporting
- California Occupational Safety and Health Administration Regulation 29, CFR Standard 1926.62
- California Code of Regulations Title 24, Part 2: California Building Code
- California Code of Regulations Title 24, Part 9: California Fire Code
- California Code of Regulations Title 8, Section 1532.1, Lead in Construction Standard
- California Code of Regulations Title 8, Section 1529: Asbestos
- Title 8 of the California Code of Regulations, Section 1532.1: Lead

Regional

- SCAQMD Rule 1403 (ACMs and Building Demolition)

Local

- LBMC Chapter 8.26 (Industrial Hygiene Services)
- LBMC Chapter 8.27 (Community Lead Hazard Control/Abatement)
- LBMC Chapter 8.85 (Underground and Above Ground Storage Tanks)
- LBMC Chapter 8.86 (Hazardous Materials Release Response Plans and Inventory)
- LBMC Chapter 8.87 (Hazardous Waste Control)
- LBMC Chapter 8.88 (Hazardous Materials – Cleanup)

5.8.6 Level of Significance Before Mitigation

Upon implementation of regulatory requirements and standard conditions of approval, the following impacts would be less than significant: 5.8-2, 5.8-4, 5.8-5, and 5.8-6.

Without mitigation, the following impacts would be **potentially significant**:

- **Impact 5.8-1** The proposed Project would not create a significant hazard to the public through the routine transport, use, or disposal of hazardous materials

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and may emit or handle hazardous substances within a quarter miles of schools.

- **Impact 5.8-3** Development **within** the Project area may result hazardous materials impacts for sites that are included on a list of hazardous materials sites.

5.8.7 Mitigation Measures

Impact 5.8-1

HAZ-1 Prior to the issuance of grading permits for individual development projects within the Southeast Area Specific Plan, the project applicant/developer shall submit a Phase I Environmental Site Assessment (ESA) to the City of Long Beach Development Services Department to identify environmental conditions of the development site and determine whether contamination is present. The Phase I ESA shall be prepared by an Environmental Professional in accordance with the American Society for Testing and Materials (ASTM) Standard E 1527.13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. If recognized environmental conditions related to soils or groundwater are identified in the Phase I ESA, the project applicant shall perform soil and soil gas sampling, as required, as a part of a Phase II ESA. If contamination is found at significant levels, the project applicant shall remediate all contaminated soils with the oversight and in accordance with state and local agency requirements (California Department of Toxic Substances Control, Regional Water Quality Control Board, Long Beach Fire Department, etc.). All contaminated soils and/or material encountered shall be disposed of at a regulated site and in accordance with applicable laws and regulations prior to the completion of grading. Prior to the issuance of building permits, a report documenting the completion, results, and any follow-up remediation on the recommendations, if any, shall be provided to the City of Long Beach Development Services Department evidencing that all site remediation activities have been completed.

HAZ-2 If soil is encountered during Project area development that is suspected of being impacted by hazardous materials, work at the subject construction activity area shall be halted, and the suspect site conditions shall be evaluated by a qualified environmental professional. The results of the evaluation shall be submitted to the Department of Toxic Substances Control (DTSC), or the Los Angeles Regional Water Quality Control Board (RWQCB) or other applicable oversight agency, as appropriate, and the necessary response/remedial measures shall be implemented—as directed by DTSC, RWQCB, or other applicable oversight agency—until all

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specified requirements of the oversight agencies are satisfied and a no further action status is attained.

HAZ-3 Prior to the issuance of demolition permits for any buildings or structures, the project applicant/developer shall conduct the following inspections and assessments for all buildings and structures onsite and shall provide the City of Long Beach Development Services Department with a copy of the report of each investigation or assessment.

- The project applicant shall retain a California Certified Asbestos Consultant (CAC) to perform abatement project planning, monitoring (including air monitoring), oversight, and reporting of all asbestos-containing materials (ACM) encountered. The abatement, containment, and disposal of all ACM shall be conducted in accordance with the South Coast Air Quality Management District's Rule 1403 and California Code of Regulation Title 8, Section 1529 (Asbestos).
- The project applicant shall retain a licensed or certified lead inspector/assessor to conduct the abatement, containment, and disposal of all lead waste encountered. The contracted lead inspector/assessor shall be certified by the California Department of Public Health (CDPH). All lead abatement shall be performed by a CDPH-certified lead supervisor or a CDPH-certified worker under the direct supervision of a lead supervisor certified by CDPH. The abatement, containment, and disposal of all lead waste encountered shall be conducted in accordance with the US Occupational Safety and Health Administration Rule 29; CFR Part 1926; and California Code of Regulation, Title 8, Section 1532.1 (Lead).
- Evidence of the contracted professionals attained by the project applicant shall be provided to the City of Long Beach Development Services Department. Additionally, contractors performing ACM and lead waste removal shall provide evidence of abatement activities to the City of Long Beach Building and Safety Bureau.

Impact 5.8-3

Refer to Mitigation Measures HAZ-1 and HAZ-2.

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5.8.8 Level of Significance After Mitigation

The mitigation measures identified above would reduce potential impacts associated with hazards and hazardous materials to less than significant. Therefore, no significant unavoidable adverse impacts relating hazards have been identified.

5.8.9 References

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