5.5 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 site, 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:

- *Lincoln Avenue EDR Radius Map Report*, Environmental Data Resources Inc. (EDR), August 15, 2011.
- *Hazards and Hazardous Materials Element, General Plan,* City of Pasadena, 2004.

A complete copy of the EDR report is included in the Technical Appendices to this Draft EIR (Volume II Appendix D).

5.5.1 Environmental Setting

Regulatory Database Search

A search of regulatory agency environmental databases was conducted by Environmental Data Resources, Inc. (EDR) on August 15, 2011. Hazardous materials sites listings within the specific plan area are shown below in Table 5.5-1; listings within 0.25 mile of the specific plan area are shown in Table 5.5-2.

Table 5.5-1
Hazardous Materials Sites in Specific Plan Area

Site and Address	*Database and Type of Sites Listed*	*Agency Maintaining Database*	*Reason for Listing and Regulatory Status*
Lincoln Instruments Inc. 456 W Montana St	RCRA SQG (Resource Conservation and Recovery Act- Small Quantity Generators [of hazardous wastes])	EPA (United States Environmental Protection Agency)	SQG
KGS Electronics 2029 Lincoln Ave.	RCRA SQG	EPA	SQG
L. E. Dimit Plumbing 1975 Lincoln Ave.	Hist UST (Historical Underground Storage Tanks); SWEEPS UST (Statewide Environmental Evaluation and Planning System – underground storage tanks)	SWRCB (State Water Resources Control Board)	2 historic USTs, 1 gasoline and 1 waste oil
L. A. Steel Craft 1974 Lincoln Ave.	SWEEPS UST; Hist UST	SWRCB	historic UST
Embree Buses 1600 Lincoln Ave.	RCRA SQG; UST	EPA	SQG; UST
Robertson's Ready Mix 1402 Lincoln Ave.	SLIC (Spills, Leaks, Investigations, and Cleanup)	SWRCB	Case closed 1965; substance released and media affected not specified.

Table 5.5-1
Hazardous Materials Sites in Specific Plan Area

Site and Address	Database and Type of Sites Listed	Agency Maintaining Database	Reason for Listing and Regulatory Status
Robertson's Ready Mix 1420 Lincoln Ave.	UST (Underground Storage Tanks); WDS (Waste Discharge System)	SWRCB	USTs - diesel; NPDES discharge permit
Owl Rock Products Co. 1420 Lincoln Ave.	CA FID UST (California Facility Inventory Database: underground storage tanks); SWEEPS UST	SWRCB	2 USTs removed.
Warrington Garage 1222 Lincoln Ave.	Hist UST; Haznet	SWRCB; CalEPA	Hist waste oil UST; generated organic liquid and oil/water separation sludge waste
Union Oil Co. 1200 Lincoln Ave.	SWEEPS UST	SWRCB	USTs
Thermacote-Welco Co. 1313 N Lincoln Ave.	RCRA SQG	EPA	SQG
Blakely & Associates 1260 Lincoln Av. #400	RCRA SQG; Haznet	EPA; CalEPA	SQG; generated solvent wastes with halogenated VOCs and oxygenated solvents (acetone, butanol, ethyl acetate, etc.)
Paul's Auto Service 1355 Lincoln Ave.	CA FID UST; hist UST	SWRCB	USTs, contained gasoline and waste oil
California Tree Service 390 Pepper St	Hist UST	SWRCB	Historic USTs
La Canada Rustic Stone Inc. 1385 Lincoln Ave.	CA FID UST; Hist UST; SWEEPS UST; Hist Auto Station	SWRCB; EDR	4 historic USTs: 1 diesel, 1 waste oil, 2 contents not reported; previous land use – gas station
Browning-Ferris Industries 396 W Washington Blvd	Hist UST	SWRCB	12 historic USTs contained gasoline, diesel, and waste oil
1350 Lincoln Associates 1350 Lincoln Avenue	SWEEPS UST, Hist Auto Station	SWRCB; EDR	Hist USTs; historic gas station
J.M. Penn 1285 Lincoln Avenue	Historic Auto Station	EDR	Previous land use – gas station
F.E. Bowden 1386 Lincoln Avenue	Historic Cleaners	EDR	Previous land use
Unequaled Cleaners 1270 Lincoln Avenue	Historic Cleaners	EDR	Previous land use
Warrington Auto Service 1206 Lincoln Avenue	Historic Auto Station	EDR	Previous land use – auto repair

Table 5.5-1
Hazardous Materials Sites in Specific Plan Area

Site and Address	Database and Type of Sites Listed	Agency Maintaining Database	Reason for Listing and Regulatory Status
Hathaway Starbuck 1086 Manzanita Avenue	Historic Auto Station	EDR	Previous land use – gas station
Kawai Garage 1601-1603 Lincoln Avenue	Historic Auto Station	EDR	Previous land use – auto repair
Chandler's Auto Repair 1651 Lincoln Avenue	Historic Auto Station	EDR	Previous land use – auto repair
W. H. Collier 1631 Lincoln Avenue	Historic Auto Station	EDR	Previous land use – gas station
Milt S Service Station 1569 Lincoln Avenue	Historic Auto Station	EDR	Previous land use – gas station
John Fraser 1585 Lincoln Avenue	Historic Auto Station	EDR	Previous land use – gas station
Arco Service 1975 Lincoln Avenue	Historic Auto Station	EDR	Previous land use – gas station
M & V Automotive Service 1965 Lincoln Avenue	Historic Auto Station	EDR	Previous land use – auto repair
Standard Stations Inc. 1665 Lincoln Avenue	Historic Auto Station	EDR	Previous land use – gas station
Donald Schwebs 1992 Lincoln Avenue	Historic Auto Station	EDR	Previous land use – gas station & auto repair
H.S. Williams 1860 Lincoln Avenue	Historic Cleaners	EDR	Previous land use – hand laundry (1932)
Lincoln Cleaners & Dyers 1974 Lincoln Avenue	Historic Cleaners	EDR	Previous land use
Square Deal Automotive Service 1429 Lincoln Avenue	Historic Auto Station	EDR	Previous land use – gas station & auto repair
Danish Hall 1475 Lincoln Avenue	Historic Auto Station	EDR	Previous land use – gas station
California Maid Co Inc./Elliott S Texaco Service 2050 Lincoln Avenue	Historic Cleaners/Historic Auto Station	EDR	Previous land use – gas station (1965); cleaners (1971)

Table 5.5-1
Hazardous Materials Sites in Specific Plan Area

Site and Address	Database and Type of Sites Listed	Agency Maintaining Database	Reason for Listing and Regulatory Status
J.U. Romig 1529 Lincoln Avenue	Historic Auto Station	EDR	Previous land use – auto repair (1932)
James Duncan Richfield Service 1570 Lincoln Avenue	Historic Auto Station	EDR	Previous land use – gas station
T&T Service Station 1042 Lincoln Avenue	Historic Auto Station; Hist UST	EDR;SWRCB	Previous land use – gas station & auto repair; 3 USTs - gasoline
Brake Bond Co Inc. 1080 Lincoln Avenue	Historic Auto Station	EDR	Previous land use – auto repair
Monroe Auto Wrecking 1090 Lincoln Avenue	Hist UST; SWEEPS UST	SWRCB	Previous land use – auto dismantling
Philips Auto Repair 1092 Lincoln Avenue	Historic Auto Station	EDR	Previous land use – auto repair
J.M.Penn 1096 Lincoln Avenue	Historic Auto Station	EDR	Previous land use – gas station & auto repair
Cloyd S Cleaners 1011 Lincoln Avenue	Historic Cleaners	EDR	Previous land use
Davis & Doyle 1073 Lincoln Avenue	Historic Auto Station	EDR	Previous land use – auto repair (1951)
Brand S Brookside Service Station 1085 Lincoln Avenue	Historic Auto Station	EDR	Previous land use – gas station & auto repair

Table 5.5-2
Hazardous Materials Sites Offsite within 0.25 mile of Specific Plan Area

Facility, Address, Distance and Direction from Specific Plan area	*Database and Type of Sites Listed*	*Agency Maintaining Database*	*Reason for Listing and Regulatory Status*
Esquire Cleaners 2210 N Lincoln Ave. 0.172 mile north	RCRA-SQG	EPA	SQG
Grover Cleveland Elementary School 524 Palisade St 0.074 mile west	RCRA-SQG; Haznet	EPA; Cal EPA	SQG; generated asbestos containing waste and other organic solids in 2002
Pasadena Water and Power 311 W Mountain St 0.140 mile east	CERC-NFRAP (Comprehensive Environmental Response, Investigation, and Liability Information System – No Further Remedial Action Planned): hazardous materials sites; RCRA SQG	EPA	Preliminary Assessment 1982; Low priority for further assessment; no subsequent records.
Pasadena Department of Transportation 323 W Mountain St 0.120 mile east	RCRA SQG	EPA	SQG; formerly LQG
City Yard Fuel Dispensing Station 323 W Mountain St 0.120 mile east	UST	SWRCB	USTs
City of Pasadena Building Systems and Fleet Management 323 W Mountain St 0.120 mile east	CA FID UST; SWEEPS UST; Haznet: Hazardous waste shipment manifests	SWRCB; DTSC (Department of Toxic Substances Control)	5 historic USTs, removed; discharges/shipments of liquid wastes (alkaline solution, oil-containing waste, and aqueous solution with total organic content less than 10 percent) in 2009.
City of Pasadena Fleet Maintenance Yard 323 W Mountain St 0.120 mile east	Hist UST	SWRCB	3 historic USTs, stored gasoline
City of Pasadena Public Works Yard 345 W Mountain St 0.120 mile east	Hist UST	SWRCB	1 historic UST, stored diesel fuel
City of Pasadena 320 W Mountain St 0.140 mile east	SWEEPS UST; LA County HMS	SWRCB; LA County	USTs; LA County Hazardous Materials System
City of Pasadena City Yard 340 W Mountain St 0.140 mile east	SWEEPS UST	SWRCB	USTs
City of Pasadena Fleet Maintenance 345 W Mountain St 0.120 mile east	SWEEPS UST; Haznet; Hist UST	SWRCB; CalEPA	USTs; generated asbestos-containing waste; hist diesel UST

Table 5.5-2
Hazardous Materials Sites Offsite within 0.25 mile of Specific Plan Area

Facility, Address, Distance and Direction from Specific Plan area	Database and Type of Sites Listed	Agency Maintaining Database	Reason for Listing and Regulatory Status
Esquire Cleaners 2210 N Lincoln Ave. 0.172 mile north	RCRA-SQG	EPA	SQG
Grover Cleveland Elementary School 524 Palisade St 0.074 mile west	RCRA-SQG; Haznet	EPA; Cal EPA	SQG; generated asbestos containing waste and other organic solids in 2002
City of Pasadena Public Works 233 W Mountain St 0.093 mile east	SWF/LF (Solid Waste Facilities/Landfill Facilities); UST	CalRecycle	Limited Volume Transfer Station, maximum permitted throughput 0.9 ton/day (CalRecycle 2011); UST
Altadena Lincoln Crossing LLC 2200 Lincoln Ave. 0.159 mile north	LUST (Leaking Underground Storage Tanks)	SWRCB	Leak of oil or waste oil impacting soil. Discovered 2005, case closed 2011.
Transamerica Financial Service 620 Woodbury Rd. 0.195 mile northwest	LUST, Hist Cortese	SWRCB	Release of aviation fuel affected soil, case closed 1996.
Green Brothers Inc. 543 W Woodbury Rd. 0.156 mile northwest	UST, Hist UST	SWRCB	2 USTs, 1 contains diesel, and 1 gasoline.
Pasadena Water and Power 245 Mountain St 0.083 mile east	UST	SWRCB	USTs
Altadena Recycling Center 1 2211 N Lincoln Ave., Community of Altadena 0.172 mile north	SWRCY (Recycling Facilities)	CalRecycle	Recycling facility
McDonald's 2157 Lincoln Avenue 0.098 mile north	Hist UST; SWEEPS UST	SWRCB	Former Chevron gas station with 4 USTs that contained waste oil and gasoline
H. S. Lyon Trucking Co. 461 W. Woodbury Rd. Community of Altadena 0.133 mile north	Hist UST	SWRCB	1 historic UST contained diesel fuel
Monroe Auto Wrecking 1090 Lincoln 0.004 mile southwest	Hist UST, SWEEPS UST	SWRCB	Hist UST, 1 tank contained gasoline
Hampton Virgil L Trucking 262 MacDonald St 0.117 mile east	RCRA non-gen: sites listed on the RCRA database of facilities that generate, transport, store, treat, or dispose of hazardous waste, but do not currently generate hazardous waste.	EPA	Not indicated

Table 5.5-2
Hazardous Materials Sites Offsite within 0.25 mile of Specific Plan Area

Facility, Address, Distance and Direction from Specific Plan area	*Database and Type of Sites Listed*	*Agency Maintaining Database*	*Reason for Listing and Regulatory Status*
E. Robinson Trucking 580 W Howard St 0.125 mile west	RCRA non-gen	EPA	Not indicated
Pansy Cleaners 2271 N Lincoln Ave. Community of Altadena 0.237 mile north	Drycleaners (dry cleaner-related facilities with EPA ID numbers); Haznet	EPA	Dry cleaning business, generated halogenated solvent wastes
R.S. Walters 2120 Lincoln Avenue 0.03 mile north	Historic Auto Station	EDR	Previous land use – gas station & auto repair (1947)

Some industrial businesses use hazardous materials for manufacturing processes and can generate hazardous waste. Commercial businesses that typically handle hazardous materials and generate small quantities of hazardous waste include dry cleaners, auto repair shops, medical facilities, and photo processing centers. According to the EPA's RCRA database provided by EDR, there are seven small quantity generators (SQG) within the project area.

According to the EPA database provided by EDR, there is one "archived" Superfund site within the study area, but outside of the project site. Archive status or "No Further Remedial Action Planned (NFRAP)" indicates that to the best of EPA's knowledge, no immediate or long-term risks to human health or the environment are associated with the site and no further action will be taken. The NFRAP site within the study area was identified as Pasadena Water and Power at 311 West Mountain Street located 0.14 mile east of the project site across the I-210 Freeway.

One site within the project area was listed on the Los Angeles Regional Water Quality Control Board's (RWQCB's) Spills, Leaks, Investigations, and Cleanup (SLIC) Program. It was identified as Robertson Ready Mix located at 1402 Lincoln Avenue. The case was closed in 1965 and no further action was required.

No sites within the project boundaries were identified on the following databases: 1) the State Water Resources Control Board's (SWRCB's) Leaking Underground Storage Tank (LUST) list, 2) DTSC's Site Cleanup (Cortese) list, and 3) EPA's Toxic Release Inventory (TRI) list. Fourteen facilities within the project area were identified as having historic and/or current USTs. The SWRCB's Geotracker site indicates that there presently are three facilities within the area with permitted USTs.

Table 5.6-1 also contains a list of addresses that were identified by EDR as historic auto stations (gas station or auto repair shops) and historic cleaners. Most of these sites have since been developed with other land uses, however the list is useful for future property transactions and infill development.

Facilities within a 0.25-mile radius of Lincoln Avenue also were evaluated to determine if they could potentially impact the project area. Three LUST sites were identified that were upgradient from the project area; the direction of groundwater flow in the area is primarily to the southeast. Two sites (Altadena Lincoln Crossing at 2200 Lincoln Avenue and Transamerica Financial Service at 620 Woodbury Road) have been remediated to the satisfaction of the RWQCB and the cases have been closed. One site (West Hollywood Elementary School) was incorrectly mapped at 670 N. Hammond Street; the actual location is in West Hollywood and it is

not within 0.25 mile of the project area. Therefore, there are no facilities within a 0.25-mile radius that would pose a threat to facilities or receptors within the Lincoln Avenue Specific Plan area.

Given the age of some of the structures in the specific plan area (some structures date to the 1920s and 1930s), there likely are asbestos-containing materials (ACM) in some buildings in the area. Demolition or renovation of such structures could disturb ACM. South Coast Air Quality Management District (SCAQMD) Rule 1403 requires an inspection of buildings that could contain ACM for ACM before the start of demolition and specifies procedures for abatement, containment, and disposal of ACM for demolitions of structures containing 100 square feet or more of ACM. There are no specific projects proposed at this time; however, projects developed per the specific plan would be required to comply with SCAQMD Rule 1403.

Lead was formerly used as an ingredient in paint (before 1978) and as a gasoline additive; both of these uses have been banned. Lead is listed as a reproductive toxin and a cancer-causing substance; it also impairs the development of the nervous system and blood cells in children (DTSC 2008). Those demolishing a structure built before 1978 may presume the structure contains lead-based paint (LBP) without an inspection for LBP. Lead must be contained during demolition activities (California Health & Safety Code sections 17920.10 and 105255). There are no specific projects proposed at this time; however, projects approved in accordance with the specific plan that are found to contain lead during demolition of structures and hazards from LBP would be addressed in accordance with regulatory procedures.

Regulatory Setting

Various federal, state, and county regulations and programs regulate the use, storage, and transportation of hazardous materials.

Federal

Comprehensive Environmental Response, Compensation and Liability Act

The Comprehensive Environmental Response, Compensation and Liability Act of 1980 (CERCLA) is a regulatory law developed to protect the water, air, and land resources from the risks created by past chemical disposal practices. This law is also referred to as the Superfund Act and regulates sites on the National Priorities List, which are referred to as Superfund Sites.

Emergency Planning and Community Right-to-Know Act

The primary purpose of the Federal Emergency Planning and Community Right-To-Know Act (EPCRA) of 1986 is to inform communities and citizens of chemical hazards in their areas. Sections 311 and 312 of the EPCRA require businesses to report to state and local agencies regarding the location and quantities of chemicals stored onsite. Under Section 3131 of EPCRA, manufacturers are required to report chemical releases for more than 600 designated substances. In addition to releases of chemicals, the facilities are also required to report offsite transfers of waste for treatment or disposal at separate facilities, pollution prevention measures, and activities related to chemical recycling. The EPA maintains the Toxic Release Inventory (TRI) database that documents this information, which is reported annually by regulated facilities.

Resource Conservation and Recovery Act

The RCRA is the principal federal law that regulates generation, management, and transportation of waste materials. Hazardous waste management includes the treatment, storage, and disposal of hazardous waste.

State

Hazardous Materials Release Notification

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

- Health and Safety Codes §§ 25270.7, 25270.8, and 25507
- Vehicle Code § 23112.5
- Public Utilities Code § 7673, (PUC General Orders #22-B, 161)
- Government Code § 51018, 8670.25.5 (a)
- Water Codes §§ 1 3271, 13272
- California Labor Code § 6409.1 (b)10
- Proposition 65 (Title 22, California Code of Regulations, Article 1, §§ 12102 et seq.)

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 workers harmfully exposed must be immediately reported to State of California Division of Occupation Safety and Health Administration (Cal/OSHA: CA Labor Code § 6409.1 (b)).

Thresholds for Health Risks of Hazardous Materials

Proposition 65 includes thresholds for carcinogenic and noncarcinogenic health risks; these thresholds are used in health risk assessments (HRAs).

Los Angeles County and City of Pasadena

A Certified Unified Program Agency (CUPA) is an agency of a county or city that administers several state programs regulating hazardous materials and hazardous wastes. The Los Angeles County Fire Department (LACoFD) is the CUPA for much of Los Angeles County (DCH 2007). However, the Pasadena Fire Department (PFD) is designated as a participating agency (PA) and is authorized to implement one or more of the program elements within their jurisdiction. The LACoFD and PFD administer the following programs:

- Hazardous Materials Release Response and Inventory Program
- California Accidental Release Prevention Program (CalARP), a combination of federal and state programs for the prevention of accidental release of regulated toxic and flammable substances.
- Underground Storage Tanks Program
- Aboveground Storage Tanks Program
- Hazardous Waste Generator Program

The City of Pasadena General Plan - Hazards and Hazardous Materials Section of the Safety Element (2004) identifies various policies and programs for addressing and mitigating risks from hazardous materials and hazardous wastes. The key goal of the hazardous materials section of the Safety element is to “reduce the potential for hazardous contamination in the City.” While the development proposed under the specific plan would not use substantial quantities of hazardous materials, both retail/commercial and residential land uses can generate hazardous waste in the form of household products, paint, pesticides, and used electronics. Accordingly, the following goals and policies are related to the proposed project:

Goal H-1 Reduce the potential for hazardous contamination in the City

Program H-1.1 The City will continue the enforcement of disclosure laws that require all users, producers, and transporters of hazardous materials and wastes to clearly identify the materials that they store, use, or transport, and to notify the appropriate City, County, State, and Federal agencies in the event of a violation.

Program H-1.2 The City will identify City roadways along which hazardous materials are routinely transported. If critical facilities, such as schools, hospitals, child care centers or other facilities with special evacuation needs are located along these routes, identify emergency response plans that these facilities can implement in the event of an unauthorized release of hazardous materials.

Policy H-1.3 New proposed facilities involved in the production, use, storage, transport, or disposal of hazardous materials will be located a safe distance from land uses that may be adversely impacted by such activities. Conversely, new sensitive facilities shall not be allowed to be located near existing sites that use, store, or generate hazardous materials.

Policy H-1.4 The City shall assure the continued response to and capability of handling hazardous materials incidents in the City and along the sections of freeways that extend across the City.

Policy H-1.5 The City will continue to encourage residents and businesses to reduce or eliminate the use of hazardous materials. This includes encouraging residents to buy toxic substances in only the amount needed to do the job, or better yet, to use safer non-toxic alternate products that do not pose a threat to the environment.

Program H-1.6 The City will continue to support the operation of recycling centers that take hazardous substances, such as paint, paint thinner, used waste oil, etc.

5.5.2 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.

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, indicates that impacts associated with the following thresholds would be less than significant:

- Threshold H-1
- Threshold H-3
- Threshold H-5
- Threshold H-6
- Threshold H-7
- Threshold H-8

Impacts related to Thresholds H-5 through H-8 will not be addressed in the following analysis. Although no impacts were identified related to Thresholds H-1 and H-3, these issues have been analyzed in further detail in this EIR to fully respond to the comment letter received by DTSC on the Initial Study.

5.5.3 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 5.5.1: PROJECT CONSTRUCTION [AND/OR] OPERATIONS WOULD INVOLVE THE TRANSPORT, USE, AND/OR DISPOSAL OF HAZARDOUS MATERIALS. [THRESHOLDS H-1, H-2, AND H-3]

Impact Analysis: Exposure of employees or visitors to facilities within the specific plan could occur through the improper handling or use of hazardous materials or hazardous wastes, transportation accidents, unsafe hazardous waste disposal, or fires, explosions, or other emergencies. Hazardous materials regulations are codified in Titles 8, 22, and 26 of the California Code of Regulations (CCR) and were established to reduce the risk to human health and the environment from the routine use of hazardous substances. These regulations are implemented by employers and businesses, and are monitored by the state (OSHA in the workplace and DTSC for hazardous waste) and local jurisdictions (Pasadena Fire Department). Industrial and commercial facilities that use, handle, or store certain quantities of hazardous materials are required to complete a disclosure form for submittal to the Pasadena Fire Department and prepare and implement a business plan for emergency response. Compliance with applicable federal, state, and local regulations would reduce impacts associated with the routine use, storage, and transportation of hazardous materials within the Specific Plan area to a less-than-significant level.

New industrial land uses would be allowed with a Conditional Use Permit (CUP) but would be restricted to proposed zoning district LASP-CG2, which includes part of the specific plan east of Lincoln Avenue. Otherwise, industrial uses within the specific plan area would be prohibited. Permitted land uses within the remainder of the specific plan area will consist of residential and neighborhood-serving commercial and public uses, and would only use limited quantities of hazardous materials for cleaning and maintenance purposes.

As noted from the regulatory database search, there currently are only seven small quantity hazardous waste generators within the specific plan area, and there are three facilities with permitted USTs. There are no sites currently undergoing remediation or cleanup activities with DTSC or the RWQCB. Although LA Steelcraft at 1974 Lincoln Avenue was previously listed on the TRI database as an emitter of 6,324 pounds of styrene in 2008, the facility reduced their emissions and has not been listed since 2008. With the limited use of hazardous materials and limited generation of hazardous waste within the specific plan area, and compliance with all applicable codes and regulations, there would be no adverse impacts to new residential or commercial receptors and no adverse impacts to existing facilities related to hazardous materials or waste.

Project grading and construction activities and the demolition of existing buildings could disturb known or potential hazardous materials onsite. Given the age of some structures within the project area, there may be asbestos-containing materials. Demolition or renovation of these structures could disturb ACM. Compliance with SCAQMD Rule 1403, which specifies procedures for abatement, containment, and disposal of ACM, would be required if ACM is present. Also, structures constructed prior to 1978 may have lead-containing paint. Demolition activities require lead to be contained, as per California Health and Safety Code Sections 17920.10 and 105255. The potential exposure of construction personnel and the public during construction to ACM or LBP would be a potentially significant impact. However, compliance with SCAQMD Rule 1403 and California Health and Safety Code Sections 17920.10 and 105255 will render hazards associated with ACM and LBP to less than significant levels.

IMPACT 5.5-2: PROJECT COULD 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. [THRESHOLD H-2]

The retail/commercial and residential land uses proposed within the specific plan are not expected to introduce large quantities of hazardous materials to the area. Some hazardous materials will be used in small quantities during construction and operation of projects within the specific plan, including but not limited to paints, coatings, solvents, adhesives, caulks, pesticides, wood preservatives, oil, or stored materials. Hazardous materials associated with residential land use would mostly consist of typical household cleaning products. Landscaping and grounds maintenance could also use commercial products that contain hazardous materials, including fuels, cleaners and degreasers, solvents, paints, lubricants, and pesticides/herbicides.

Restricted industrial uses would be limited to zoning district LASP-CG2, which includes part of the specific plan area east of Lincoln Avenue. Otherwise, new industrial land uses would be prohibited within the specific plan area. All projects associated with buildout of the specific plan area would be required to comply with existing hazardous materials regulations, which are codified in Titles 17, 19, and 27 of the CCR and the legislation set forth in Chapter 6.5 of the California Health and Safety Code. In addition, commercial and industrial land uses that use, store, handle, or transport hazardous materials in quantities above threshold levels are required to prepare a Hazardous Materials Business Plan, which includes an inventory of hazardous materials stored onsite, an emergency response plan, and procedures to be used in the event of a release of a hazardous material. The plan must include a Material Safety Data Sheet for each hazardous material used or stored onsite. All future projects within the specific plan area will be required to complete applicable environmental review processes and to conform with environmental regulations related to new construction and hazardous materials storage, use, and transport.

As discussed previously, there currently are no large quantity hazardous waste generators within the boundaries of the project area, and no facilities presently undergoing remediation or cleanup activities that could expose receptors to hazardous substances. Therefore, hazards associated with the upset conditions or accidental releases within the specific plan area will be less than significant.

Given the age of some structures within the project area, there may be asbestos-containing materials. Demolition or renovation of these structures could disturb ACM. However, compliance with SCAQMD Rule 1403, which specifies procedures for abatement, containment, and disposal of ACM, would reduce asbestos-related hazards to less than significant levels. Also, structures constructed prior to 1978 may have LBP. Demolition activities require lead to be contained, as per California Health and Safety Code Sections 17920.10 and 105255. Compliance with these regulations will render hazards associated with LBP to less than significant levels.

Future projects proposed within the specific plan area will comply with all applicable federal and state regulations that are administered and enforced by the Pasadena Fire Department. Since the specific plan calls for a reduction in industrial land use, there will be a reduced risk of upset or accidental releases. Therefore, the proposed project would result in less than significant impacts related to the upset and/or accidental release of hazardous materials into the environment.

IMPACT 5.5-3: THE PROJECT SITE IS INCLUDED ON A LIST OF HAZARDOUS MATERIALS SITES. [THRESHOLD H-4]

Impact Analysis: Several properties within the specific plan area are listed on various government lists. Based on a search of the environmental databases identified in the EDR report, there is one “archived” Superfund site 0.14 mile east of the specific plan area: Pasadena Water and Power at 311 West Mountain Street. Archive status indicates no immediate or long-term risk to human health or the environment and no further action is required. There are no sites within the specific plan boundaries on the SWRCB’s leaking underground storage tank list, DTSC’s Site Cleanup (Cortese) list, or the EPA’s Toxic Release Inventory. One site (Robertson Ready Mix at 1402 Lincoln Avenue) was previously subject to cleanup activities under the RWQCB’s Spill, Leaks, Investigation, and Cleanup Program; remediation activities were completed and the case was closed in 1965. Nineteen facilities within the specific plan area were identified as having historic USTs; there are currently three facilities with permitted USTs.

Grading and excavation activities associated with project development within the specific plan area could result in the exposure of construction personnel and the public to hazardous substances in the soil if future development occurs on one of the sites identified in the EDR report. Although it is not anticipated, the potential exposure of construction personnel or the public to remnant hazardous substances within the specific plan area would be a potentially significant impact.

5.5.4 Cumulative Impacts

Development within the boundaries of the specific plan has the potential to result in a cumulative impact related to hazards and hazardous materials. However, the specific plan focuses on redevelopment with retail/commercial and residential land uses and a reduction in industrial land uses. Therefore, there should be a reduced impact from hazardous materials. Commercial and residential land uses will involve minimal quantities of office and household hazardous materials. Hazardous material usage in excess of threshold quantities would require compliance with the Hazardous Materials Business Plan administered by the Pasadena Fire Department. Compliance with existing federal, state, and local hazardous materials regulations and a reduction in industrial land use within the specific plan area would result in a less than significant cumulative impact.

5.5.5 Existing Regulations and Standard Conditions

- Federal Emergency Planning and Community Right-To-Know Act (EPCRA) of 1986
- Hazardous Materials Release Notification – California Health and Safety Codes §§ 25270.7, 25270.8, and 25507

- Proposition 65 – Notification Requirements for Presence of Hazardous Materials in Workplace - Title 22, California Code of Regulations, Article 1, §§ 12102 et seq.)

- Los Angeles County Fire Department and Pasadena Fire Department – Certified Unified Program Agency – inspections of businesses using hazardous materials and disclosure of quantities stored onsite

- Lead containment – California Health & Safety Code sections 17920.10 and 105255

- Asbestos and Building Demolition – SCAQMD Rule 1403.

5.5.6 Level of Significance Before Mitigation

Upon implementation of regulatory requirements and standard conditions of approval, the following impacts would be less than significant: 5.5-2.

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

- Impact 5.5-1 Project grading and construction activities, involving the demolition of existing buildings, could disturb known or potential hazardous materials onsite, such as Asbestos-containing material or lead-based paint.

- Impact 5.5-3 There is the potential for exposure to construction personnel or the public to hazardous substances with new development on properties that are listed on government databases.

5.5.7 Mitigation Measures

Impact 5.5-1

5-1 Before issuance of a grading permit for any new development within the specific plan area, the project applicant shall conduct an asbestos survey if the project involves the demolition or renovation of structures constructed prior to 1978. If ACM is present, the removal, transport, and disposal of the ACM shall be conducted in accordance with SCAQMD Rule 1403.

5-2 Before issuance of a grading permit for any new development within the Specific Plan area, the project applicant shall determine whether lead-based paint is present for projects involving the demolition or renovation of structures constructed prior to 1978. A LBP survey shall be conducted for any painted surfaces, and the removal, transport, and disposal of LBP shall be undertaken in accordance with California Health & Safety Code Sections 17920.10 and 105255.

Impact 5.5-3

5-3 Prior to issuance of grading permits for new development within the Specific Plan area, the applicant shall review the most current records available for the subject site and adjacent properties to determine if they are listed on federal and/or state databases as having potential or historic contamination. The applicant shall complete a Phase I Environmental Site Assessment (ESA) to identify environmental conditions and determine whether contamination is present. The Phase I ESA shall be prepared by a Registered Professional Engineer and in accordance with the American Society for Testing and Materials (ASTM) Standard E 1527.05, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.* If the Phase I ESA determines the need for additional sampling and testing, a Phase II ESA shall be

completed. Should contamination be found at significant levels, the applicant shall complete site remediation in accordance with state and local agency requirements (DTSC, RWQCB, Pasadena Fire Department, etc.). A report documenting the completion, results, and any follow-up (remediation on the recommendations, if any, shall be provided to the Building Official and the Pasadena Fire Department Hazardous Material Specialist prior to the issuance of grading permits within the project area.

5.5.8 Level of Significance After Mitigation

The mitigation measures identified above would reduce potential impacts associated with hazards and hazardous materials to less than significant levels.

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