

4.7 HAZARDS AND HAZARDOUS MATERIALS

This section of the EIR analyzes the potential environmental effects on hazards and hazardous materials from implementation of the proposed project. Data for this section was gathered from the Glendale General Plan, the SWRCB, and the EPA. Full reference-list entries for all cited materials are provided in Section 4.7.5 (References).

4.7.1 Environmental Setting

■ Use, Transport, and Abatement of Hazardous Materials

Hazardous Materials Use

Hazardous materials within the proposed SGCP area are routinely used, stored, and transported in commercial/retail businesses as well as in educational facilities and in households. Hazardous materials users and waste generators within the proposed SGCP area include businesses, public and private institutions, and households. Federal, State, and local agency databases contain comprehensive information on the locations of facilities using large quantities of hazardous materials, as well as facilities generating hazardous waste. Some of these facilities use certain classes of hazardous materials that require accidental release scenario modeling and risk management plans to protect surrounding land uses. Both federal and State governments require all businesses that handle more than a specified amount of hazardous materials or extremely hazardous materials, termed a reporting quantity, to submit a business plan to their local Certified Unified Program Agency (CUPA). The Glendale Fire Department is responsible for implementing the CUPA for Glendale.

Asbestos

Asbestos, a naturally occurring fibrous material, was used in many building materials for fireproofing and insulating properties before many of its most common construction-related uses were banned by the EPA between the early 1970s and 1991 under the authority of the CAA and the Toxic Substances Control Act (EPA 1999). Loose insulation, ceiling panels, and brittle plaster are potential sources of friable (easily crumbled) asbestos. Since inhalation of airborne asbestos fibers is the primary mode of asbestos entry into the body, friable asbestos presents the greatest health threat. Nonfriable asbestos is generally bound to other materials such that it does not become airborne under normal conditions. Any activity that involves cutting, grinding or drilling during demolition (especially demolition of structures constructed prior to 1980), or relocation of underground utilities, could result in the release of friable asbestos fibers unless proper precautions are taken. Asbestos related health problems include lung cancer and asbestosis (EPA 1999). Many of the structures located within the proposed SGCP area were constructed prior to the early 1970s and may have been built with materials containing friable asbestos.

Lead

Lead is a naturally occurring metallic element. Among its numerous uses and sources, lead can be found in paint, water pipes, solder in plumbing systems, and in soils around buildings and structures painted with lead based paint. Lead may also be found in upper layers of soil as a result of vehicle emissions prior to the use of unleaded fuel. In 1978, the federal government required the reduction of lead in house paint to less than 0.06 percent (600 parts per million). Because of its toxic properties, lead is regulated as a hazardous material. Excessive exposure to lead can result in the accumulation of lead in the blood, soft tissues, and bones. Children are particularly susceptible to potential lead related health problems because it is easily absorbed into developing systems and organs. Inspection, testing, and removal (abatement) of

lead-containing building materials must be performed by state-certified contractors who are required to comply with applicable health and safety and hazardous materials regulations. Buildings that have been constructed prior to 1978 and that contain lead based paints could require abatement prior to construction activities. Since numerous structures within the proposed SGCP area were constructed prior to this time, it is likely that many structures within the proposed SGCP area contain lead based paint.

Household Hazardous Waste

The EPA defines household hazardous waste as “leftover products such as paints, cleaners, oils, batteries, and pesticides that contain potentially hazardous ingredients that could be corrosive, toxic, ignitable, or reactive.” According to the EPA, Americans generate approximately 1.6 million tons of household hazardous waste per year, while the average home can accumulate as much as 100 pounds of household hazardous waste in the basement and garage or in storage closets. Methods of improper disposal of household hazardous wastes commonly include pouring them down the drain, on the ground, into storm sewers, or in some cases putting them out with the trash. Though the dangers of such disposal methods might not be immediately obvious, improper disposal of these wastes can pollute the environment and pose a threat to human health.

■ Existing Hazardous Materials Sites

Comprehensive Environmental Response, Compensation and Liability Information System

The Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA) was developed to protect the water, air, and land resources from the risks created by past chemical disposal practices. This act is also referred to as the Superfund Act, and listed sites referred to as Superfund sites. Under CERCLA, the EPA maintains a list, known as the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS), of all contaminated sites in the nation that have in the past or are currently undergoing clean-up activities. CERCLIS has been replaced with the Superfund Enterprise Management System database (SEMS). SEMS contains information on current hazardous waste sites, potential hazardous waste sites, and remedial activities. SEMS includes sites which are on or are being considered for inclusion on the National Priorities List. No sites within the proposed SGCP area are currently listed as open in the SEMS database or the National Priorities List (EPA 2017a; EPA 2017b).

Toxic Release Inventory

The Toxics Release Inventory (TRI) is an EPA database that contains information on toxic chemical releases and other waste management activities reported annually by certain industry groups, as well as federal facilities. TRI sites are known to release toxic chemicals into the air; however, the EPA closely monitors emissions from these sites. According to the EPA records, there are no facilities within the proposed SGCP area that are listed on the TRI (EPA 2017c).

Hazardous Waste Generators

Many types of businesses can be producers of hazardous waste. Small businesses such as dry cleaners, auto repair shops, medical facilities/hospitals, photo processing centers, and metal-plating shops are usually generators of small quantities of hazardous waste. Generally, small-quantity generators are facilities that produce between 100 and 1,000 kilograms (kg) of hazardous waste per month (approximately equivalent to between 220 and 2,200 pounds).

Larger businesses such as chemical manufacturers, large electroplating facilities, and petroleum refineries, can generate large quantities of hazardous waste. The EPA defines a large quantity generator as a facility that produces over 1,000 kg (2,200 pounds or about 275 gallons) of hazardous waste per month. As discussed later in Section 4.7.2 Regulatory Framework, large quantity generators are fully regulated under the Resource Conservation and Recovery Act (RCRA). According to the most recent EPA and City data available, there is one large quantity generator within the proposed SGCP area (Drilube), and approximately half of the 250 small quantity generators within Glendale are located within the proposed SGCP area (ECI 2003b).

Leaking Underground Storage Tanks

Leaking underground storage tanks (LUSTs) are one of the greatest environmental concerns of the past several decades. The SWRCB is designated as the lead regulatory agency in the development of Underground Storage Tank regulations and policy. According to historical data from the SWRCB, 55 underground storage tank leaks have been reported within the City (ECI 2003b); however, there are no LUST sites currently open within the SGCP area (SWRCB 2017).

■ Fire Hazard

The City is susceptible to both urban and wildland fire hazards. Urban fires can result from a number of causes including arson, carelessness, home or industrial accidents or from ignorance of proper safety procedures. Urban uses developed with improper building materials, as well as environmental conditions including climate and the native vegetation that surround Glendale, create potential fire hazards. Routine fire prevention inspections are conducted on a citywide basis by the Fire Department for residential, commercial, and industrial-type occupancies to enforce the Fire Code and hazardous materials regulations. Glendale's Fire Prevention Bureau is comprised of several units including:

- Fire Engineering
- Environmental Management
- Investigation
- Vegetation Management
- Inspection Services

In addition to the direct fire hazards located within the proposed SGCP area, the Verdugo Mountains and San Rafael Hills are major undeveloped areas that present a significant fire risk in areas adjacent to the proposed SGCP area.

■ Emergency Response

Emergency response plans include elements to maintain continuity of government, emergency functions of governmental agencies, mobilization and application of resources, mutual aid, and public information. Plans are maintained at the federal, State, and local levels for all types of man-made and natural disasters. It is the responsibility of government to undertake an ongoing comprehensive approach to emergency management in order to avoid or minimize the effects of hazardous events. Local governments have the primary responsibility for preparedness and response activities.

Potential hazards or events that may trigger an emergency response action include, but are not limited to earthquakes, tsunamis, floods, wildland fires, landslides, droughts, hurricanes, tropical storms, and freezes. Emergency response actions could also be triggered from a hazardous material incident, water or

air pollution, a major transportation accident, water, gas, or energy shortage, an epidemic, a nuclear accident or terrorism.

The City strives to keep citizens informed and prepared for emergency, coordinates resources during an emergency, and provides relief after an emergency. The goal of the Emergency Operations Center (EOC) personnel is to save lives and protect property by developing programs and emergency operational capabilities in the event of a natural or man-made disaster. Planning for and responding to disasters and emergencies requires many different actions, such as evacuations, shelter set ups or preparations for power outages. All of these activities are coordinated and directed by the EOC. Training for all residents and employees within the City continues through the Community Response Team. The proposed SGCP area is part of the Area C Disaster Management Area, created by the Los Angeles County Office of Emergency Services.

4.7.2 Regulatory Framework

■ Federal

Resource Conservation and Recovery Act of 1976 (42 USC 6901-6987)

The RCRA gives the EPA the authority to control hazardous waste from the “cradle-to-grave.” This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also sets forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled the EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances.

Hazardous and Solid Wastes Amendment Act

The Hazardous and Solid Waste Amendment Act are the 1984 amendments to RCRA that focus on waste minimization and phasing out land disposal of hazardous waste, as well as corrective action for release. Some of the other mandates of this law include increased enforcement authority for EPA, more stringent hazardous waste management standards, and a comprehensive underground storage tank program.

Comprehensive Environmental Response, Compensation, and Liability Act

The CERCLA, commonly known as a Superfund, was enacted by Congress on December 11, 1980. This law created a tax on the chemical and petroleum industries and provided federal authority to respond directly to releases or threatened releases of hazardous substances that may endanger public health or the environment. CERCLA:

- Establishes prohibitions and requirements concerning closed and abandoned hazardous waste sites;
- Provides for liability of persons responsible for releases of hazardous waste at these sites; and
- Establishes a trust fund for cleanup when no responsible party can be identified.

The law authorizes two kinds of response actions:

- Short-term removals: actions may be taken to address release or threatened release requiring prompt response; or

- Long-term remedial response actions: permanently and significantly reduce the dangers associated with release or threat of release of hazardous substances that are serious, but not immediately life threatening. These actions can be conducted only at sites listed on EPA's National Priorities List.

CERCLA also enabled the revision of the National Contingency Plan. The National Contingency Plan provided the guidelines and procedures needed to respond to releases and threatened releases of hazardous substances, pollutants or contaminants. The National Contingency Plan also established the National Priorities List.

Chemical Accident Prevention Provisions

The Chemical Accident Prevention Provisions (CAPP) was adopted to address chemical accident prevention at facilities using extremely hazardous substances. The CAPP requires all facilities that use or handle certain flammable and toxic materials to prepare a Risk Management Plan (RMP) that describes the materials used over the previous five years, a worst-case accident scenario and alternatives, a prevention program, and an emergency response program.

Emergency Planning and Community Right-to-Know Act (42 USC 11001 et seq.)

The Emergency Planning and Community Right-to-Know Act (EPCRA) was passed in 1986 in response to concerns regarding the environmental safety hazards posed by the storage and handling of toxic chemicals. To reduce the risk of a toxic chemical disaster, Congress imposed requirements for federal, State, and local governments, tribes, and industry. These requirements covered emergency planning and "Community Right-to-Know" reporting on hazardous and toxic chemicals. The Community Right-to-Know provisions help the public's knowledge and access to information on chemicals at individual facilities, their uses, and releases into the environment. States and communities, working with facilities, can use the information to improve chemical safety and protect public health and the environment.

Department of Transportation Hazardous Materials Regulations (49 CFR 100-185)

The Department of Transportation (DOT), the Federal Highway Administration (FHWA), and the Federal Railroad Administration (FRA) regulate the transport of hazardous materials at the federal level. The Hazardous Materials Transportation Act requires carriers to report accidental releases of hazardous materials to DOT at the earliest practical moment. Other incidents that must be reported include deaths, injuries requiring hospitalization, and property damage exceeding \$50,000.

The DOT Hazardous Materials Regulations cover all aspects of hazardous materials packaging, handling, and transportation. Parts 107 (Hazardous Materials Program), 130 (Oil Spill Prevention and Response), 172 (Emergency Response), and 173 (Packaging Requirements) of 49 CFR 100-185 would apply to the proposed project and/or surrounding operational activities.

Enforcement of DOT regulations are shared by each of the following administrations under delegations from the Secretary of the DOT:

- Research and Special Programs Administrations – Responsible for container manufacturers, re-conditioners, and re-testers and shares authority over shippers of hazardous materials.
- FHWA – Enforces all regulations pertaining to motor carriers.
- FRA – Enforces all regulations pertaining to rail carriers.

Clean Water Act Section 402

The CWA Section 402 provides for the restoration and maintenance of the physical, chemical, and biological integrity of the nations' waters. Discharges of pollutants must be authorized under the NPDES permits. These permits can include Waste Discharge Requirements (WDRs) and Stormwater Pollution Prevention Plans (SWPPPs). The CWA (33 USC 1344) seeks to restore and maintain the chemical, physical, and biological integrity of the waterways of the nation. The CWA sets up a system of water quality standards, discharge limitations, and permit requirements.

■ **State**

Safe Drinking Water and Toxic Enforcement Act

The Safe Drinking Water and Toxic Enforcement Act, also referred to as Proposition 65, was enacted as a ballot initiative in November 1986. The Act was intended to protect California citizens and the State's drinking water from chemicals known to cause cancer, birth defects or other reproductive harm. The Act consists of two principal parts.

- Part 1 requires businesses to provide clear and reasonable warnings to people exposed to specific chemicals.
- Part 2 requires designated government employees to disclose information.

Hazardous Waste Control Law (Health and Safety Code, Division 20, Chapter 6.5)

The CalEPA is authorized by the EPA to enforce and implement federal hazardous materials laws and regulations. The DTSC provides cleanup and action levels for subsurface contamination; these levels are equal to, or more restrictive than, federal levels. DTSC acts as the lead agency for some soil and groundwater cleanup projects, and has developed land disposal restrictions and treatment standards for hazardous waste disposal in California.

DTSC is responsible for the enforcement of the Hazardous Waste Control Law, which implements the federal RCRA "cradle-to-grave" waste management system in California. California hazardous waste regulations can be found in Title 22, Division 4.5, "Environmental Health Standards for the Management of Hazardous Wastes."

Hazardous Material Release Response Plans and Inventory Law (Health and Safety Code, Chapter 6.6)

The Hazardous Material Release Response Plans and Inventory Law requires businesses to develop a Hazardous Material Management Plan or a business plan for hazardous materials emergencies if they handle more than 500 pounds, 55 gallons or 200 cubic feet of hazardous materials. In addition, the business plan would include an inventory of all hazardous materials stored or handled at the facility above these thresholds. This law is designed to reduce the occurrence and severity of hazardous material releases. The Hazardous Materials Management Plan or business plan must be submitted to the CUPA, which, in this case, is the Glendale Fire Department.

California Accidental Release Prevention Program (CCR Title 19)

The California Accidental Release Prevention (CalARP) program (CCR Title 19, Division 2, Chapter 4.5) covers certain businesses that store or handle more than a certain volume of specific regulated substances at their facilities. The CalARP program regulations became effective on January 1, 1997, and include the

provisions of the Federal Accidental Release Prevention Program (Title 40, CFR Part 68) with certain additions specific to the State pursuant to Article 2, Chapter 6.95, of the Health and Safety Code.

The list of regulated substances is found in Article 8, Section 2770.5 of the CalARP program regulations. The businesses that use a regulated substance above the noted threshold quantity must implement an accidental release prevention program, and some may be required to complete a RMP. An RMP is a detailed engineering analysis of the potential accident factors present at a business and the mitigation measures that can be implemented to reduce this accident potential. The purpose of an RMP is to decrease the risk of an offsite release of a regulated substance that might harm the surrounding environment and community. An RMP includes the following components: safety information, hazard review, operating procedures, training, maintenance, compliance audits, and incident investigation. The RMP must consider the proximity to sensitive populations located in schools, residential areas, general acute care hospitals, long-term health care facilities, and child daycare facilities, and must also consider external events such as seismic activity.

California Education Code

The Education Code (Section 17210 et seq.) identifies the requirements of siting school facilities near known or suspected hazardous materials sites or near facilities that emit hazardous air emissions, handle hazards or acutely hazardous materials, substances or waste. Prior to the acquisition of a site for a new school, an environmental site investigation must be completed to determine the health and safety risk (if any) associated with the site.

■ **Regional**

There are no existing regional regulations pertaining to hazards and hazardous materials that are applicable to the proposed project.

■ **Local**

Glendale General Plan

The following Glendale General Plan policies, goals and objectives located in the Safety Element are applicable to hazards and hazardous materials.

Safety Element

- **Goal 4:** Reduce the loss of life, injury, private property damage, infrastructure damage, economic losses and social dislocation and other impacts resulting from fire hazards.
 - **Policy 4-1:** The City shall ensure to the extent possible that fire services, such as fire equipment, infrastructure, and response times, are adequate for all sections of the city.
 - *Program 4-1.3:* The City shall improve emergency access for areas currently below standard.
 - **Policy 4-2:** The City shall require that all new development in areas with a high fire hazard incorporate fire resistant landscaping and other fire hazard reduction techniques into the project design in order to reduce the fire hazard.
 - *Program 4-2.5:* The City shall consider fire safety issues during revisions to the Zoning Ordinance.

- **Goal 5:** Reduce threats to the public health and safety, and to the environment, from hazardous materials.
 - **Policy 5-1:** The City shall strive to reduce the potential for residents, workers, and visitors to Glendale to being exposed to hazardous materials and wastes.
 - *Program 5.1-2:* The City shall identify city roadways along which hazardous materials are routinely transported. If crucial facilities, such as schools, hospitals, child care centers or other facilities with special evacuation needs are located along these routes, the City shall notify the operators of these facilities that they are near such routes. The City shall work with the operators of these facilities to assist them with the preparation of evacuation plans.
 - *Program 5-1.3:* The City shall evaluate the potential impacts related to hazardous materials during the environmental review process for new buildings or businesses where the production, use, storage, transport or disposal of hazardous materials is proposed. Potential impacts shall be mitigated.
- **Goals 8:** Maintain a high level of emergency preparedness.
 - **Policy 8-1:** The City shall prepare for emergency response and recovery from natural and urban disasters, especially earthquake hazards.
 - *Program 8-1.1:* The City shall update disaster preparedness and recovery plans as necessary. Such plans shall be prepared in accordance with regional, State, and federal regulations and guidelines.
 - *Program 8-1.2:* The City shall maintain and update the city's emergency response organization consisting of representatives from all city departments, local quasi-governmental agencies, private businesses, citizens, and other community partners involved partners involved in critical and/or community-wide services.
 - *Program 8-1.3:* The City shall maintain mutual aid agreements with other agencies and develop partnerships with other emergency relief organizations.
 - *Program 8-1.4:* The City shall establish traffic control contingency plans for disaster routes.

4.7.3 Project Impacts and Mitigation

■ Analytic Method

The analysis focuses on the use, disposal, transport or management of hazardous or potentially hazardous materials resulting from the development of land allowable under the proposed SGCP. Disposal options, the probability for risk of upset, and the severity of consequences to people or property associated with the increased use, handling, transport, and/or disposal of hazardous materials associated with implementation of the proposed project are also analyzed. It is assumed that construction and operation of land uses under the proposed project would comply with all applicable federal, State, and local laws and regulations.

■ Thresholds of Significance

The following thresholds of significance are based on the 2017 State CEQA Guidelines Appendix G. For purposes of this EIR, implementation of the proposed project may have a significant adverse impact on hazards/hazardous materials if it would do any of the following:

- Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials;
- Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment;
- Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school;
- Be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment;
- If located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, result in a safety hazard for people residing or working in the project area;
- If within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area;
- Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; or
- Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands.

■ Effects Found Not Significant

Threshold	Would the project, if located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, result in a safety hazard for people residing or working in the project area?
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The proposed SGCP area is not located within two miles of a public airport or public use airport. Hollywood Burbank Airport is the nearest airport to the proposed SGCP area and is over five miles away; therefore, implementation of the proposed project would have no impact on a public airport or public use airport.

Threshold	Would the project, if within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area?
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The proposed SGCP area is not located in the vicinity of a private airstrip; therefore, implementation of the proposed project would have no impact on a private airstrip, and no further analysis of this issue is required.

■ Less Than Significant Impacts

Threshold	Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
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Impact 4.7-1 Implementation of the proposed project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. This would be a *less than significant* impact.

Development of land uses allowable under the proposed SGCP would result in an increase in the transport, use, storage or disposal of hazardous materials; however, it is impossible to quantify the future increases in hazardous waste within the proposed SGCP area, because the proposed SGCP does not include any direct development. The following analysis provides generalized information on the potential for hazards through the routine transport, use, storage or disposal of hazardous materials associated with the potential future commercial and industrial uses within the proposed SGCP area.

During the construction of new development, future projects within the proposed SGCP area may generate hazardous and/or toxic waste depending on the age of the structures to be redeveloped or other potential soil or groundwater contamination based on previous uses. Federal, State, and local regulations govern the disposal of wastes identified as hazardous, which could be produced in the course of demolition or construction. Asbestos, lead or other hazardous materials encountered during demolition or construction activities would be disposed of in compliance with all applicable regulations for the handling of such waste, reducing the potential impacts of disposal of site-generated hazardous waste.

Exposure of persons to hazardous materials could occur in the following manners: improper handling or use of hazardous materials or hazardous wastes during construction or operation of future developments, particularly by untrained personnel; transportation accidents; environmentally unsound disposal methods; or fire, explosion or other emergencies. The types and amounts of hazardous materials would vary according to the nature of the activity. In some cases, it is the type of material that is potentially hazardous, and in others it is the amount of material that could present a hazard.

Whether a person exposed to a hazardous substance suffers adverse health effects as a result of that exposure depends upon a complex interaction of factors that determine the effects of exposure to hazardous materials: the exposure pathway (the route by which a hazardous material enters the body); the amount of material to which the person is exposed; the physical form of the hazardous material (e.g., liquid, vapor) and its characteristics (e.g., toxicity); the frequency and duration of exposure; and the individual's unique biological characteristics, such as age, gender, weight, and general health. Adverse health effects from exposure to hazardous materials may be short-term (acute) or long-term (chronic). Acute effects can include damage to organs or systems in the body and possibly death. Chronic effects, which may result from long-term exposure to a hazardous material, can also include organ or systemic damage, but chronic effects of particular concern include birth defects, genetic damage, and cancer. Hazardous materials regulations were established at the State level to ensure compliance with federal regulations intended to reduce the risk to human health and the environment from the routine use of hazardous substances.

Hazardous materials associated with the occupancy of future residential uses within the proposed SGCP area would consist mostly of typical household cleaning products. The types of hazardous materials that could be present during operation of the commercial, office, and residential uses of the proposed project would also include other maintenance products (e.g., paints and solvents); oils, lubricants and refrigerants associated with building mechanical and HVAC systems; and grounds and landscape maintenance

products formulated with hazardous substances, including fuels, cleaners and degreasers, solvents, paints, lubricants, adhesives, sealers, and pesticides/herbicides. In addition, medical uses would continue to operate within the proposed SGCP area and produce medical wastes and gases.

Individual development projects associated with the implementation of the proposed project would be required to implement existing hazardous materials regulations that are monitored by the State (e.g., Occupational Safety and Health Administration in the workplace or DTSC for hazardous waste) and the Glendale Fire Department. Adherence to existing hazardous materials regulations would ensure compliance with existing safety standards related to the handling, use and storage of hazardous materials, and compliance with the safety procedures mandated by applicable federal, State, and local laws and regulations (RCRA, California Hazardous Waste Control Law, CERCLA, and CAPP).

In the event that the use and/or storage of hazardous materials at individual development sites rise to a level subject to regulation, those uses would be required to comply with State and federal laws to eliminate or reduce the magnitude of accidents resulting from routine use, disposal, and storage of hazardous materials during construction and operation. Therefore, compliance with applicable regulations would reduce the risk of project-induced upset from hazardous materials to a less than significant level.

The DOT Office of Hazardous Materials Safety prescribes strict regulations for the safe transportation of hazardous materials, as described in Titles 40, 42, 45, and 49 of the CFR, and implemented by Titles 17, 19, and 27 of the CCR.

The transportation of hazardous materials can result in accidental spills, leaks, toxic releases, fire or explosion. The types of hazardous materials that could be present during operation of the commercial, office, and residential uses under the proposed project are expected to include household cleaning and maintenance products, pesticides and herbicides, paints, solvents and degreasers. The proposed SGCP area is in an urban area that is already heavily developed. When compared to the current uses and levels of generation, it is unlikely that implementation of future development under the proposed project would substantially increase the amount of hazardous materials and/or waste brought to or generated by a site.

Future development within the proposed SGCP area would be required to comply with applicable federal, State, and local laws and regulations that would reduce the risk of hazardous materials use, transportation, and disposal through the implementation of established safety practices, procedures, and reporting requirements. This impact is considered less than significant, and no mitigation is required.

Threshold	Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?
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Impact 4.7-2 Implementation of the proposed project would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. This would be a *less than significant* impact.

Implementation of the proposed SGCP would result in urban infill and redevelopment that would potentially result in the demolition of existing structures prior to the construction of new buildings. Demolition of existing structures could result in exposure of construction personnel and the public to hazardous substances, such as asbestos or lead based paints, depending on the age of the structure. In addition, the disturbance of soils could result in the exposure of construction workers or nearby

employees to health or safety risks if contaminated soils are encountered during construction. Exposure to contaminated structures or soil could occur from asbestos or lead in older buildings, and/or unknown contaminants that have not been previously identified in the site records search.

Exposure to hazardous materials during construction activities could occur as a result of any of the following: direct dermal contact with hazardous materials; incidental ingestion of hazardous materials (usually due to improper hygiene, when workers fail to wash their hands before eating, drinking, or smoking); and/or inhalation of airborne dust released from dried hazardous materials

Lead and Asbestos

State and federal regulations govern the renovation and demolition of structures where materials containing lead and asbestos are present. These requirements include SCAQMD Rules and Regulations pertaining to asbestos abatement (including Rule 1403), Construction Safety Orders 1529 (pertaining to asbestos) and 1532.1 (pertaining to lead) from Title 8 of the CCR, Title 40 Part 61, Subpart M of the CFR (pertaining to asbestos), and lead exposure guidelines provided by the U.S. Department of Housing and Urban Development (HUD). Asbestos and lead abatement must be performed and monitored by contractors with appropriate certifications from the California Department of Health Services. In addition, CalOSHA has regulations concerning the use of hazardous materials, including requirements for safety training, availability of safety equipment, hazardous materials exposure warnings, and emergency action and fire prevention plan preparation. CalOSHA enforces the hazard communication program regulations, which include provisions for identifying and labeling hazardous materials, describing the hazards of chemicals, and documenting employee-training programs. All demolition that could result in the release of lead and/or asbestos must be conducted according to CalOSHA standards. Adherence to existing regulations, which require appropriate testing and abatement actions for hazardous materials, would ensure that impacts are less than significant; no mitigation is required.

Unknown Contaminated Sites

Aside from the potential release of hazardous materials from demolition of existing structures within the proposed SGCP area, grading and excavation of sites for future development resulting from implementation of the proposed project may also expose construction workers and the public to potentially unknown hazardous substances present in the soil or groundwater. If any unidentified sources of contamination are encountered during grading or excavation, the removal activities required could pose health and safety risks, such as the exposure of workers, materials handling personnel, and the public to hazardous materials or vapors. Such contamination could cause various short-term or long-term adverse health effects in persons exposed to the hazardous substances. In addition, exposure to contaminants could occur if the contaminants migrated from the contaminated zone to surrounding areas either before or after the surrounding areas were developed, or if contaminated zones were disturbed by future development at the contaminated location. Upon detection of a previously unknown contaminated site, adherence to existing regulations would reduce any potential impacts to a level below significant; no mitigation is required.

Hazardous Material Storage

Hazardous materials are required to be stored in designated areas designed to prevent accidental release to the environment. CBC requirements prescribe safe accommodations for materials that present a moderate explosion hazard, high fire or physical hazard or health hazards. Compliance with all applicable State or federal laws related to the storage of hazardous materials would be implemented to maximize containment (through safe handling and storage practices) and to provide for prompt and effective

cleanup if accidental release occurs. This impact would be less than significant, and no mitigation is required.

Hazardous Materials Use

Hazardous materials use would present a slightly greater risk of accident than hazardous materials storage. However, for those employees who would work with hazardous materials, the amount of hazardous materials that are handled at any one time are generally relatively small, reducing the potential consequences of an accident during handling. Further, activities associated with implementation of the proposed project would be required to comply with State and federal laws to eliminate or reduce the consequences of hazardous materials accidents. For example, employees who would work around hazardous materials would be required to wear appropriate protective equipment, and safety equipment is routinely available in all areas where hazardous materials are used.

Glendale’s Environmental Management Center (EMC) is charged with the responsibility of conducting compliance inspections for facilities that handle hazardous material, generate or treat a hazardous waste, and/or operate an underground storage tank. Requiring compliance with applicable laws and regulations that would reduce the risk of hazardous materials use, transportation, and handling through implementation of established safety practices and procedures would ensure impacts associated with hazards to be less than significant. Reporting requirements, as well as compliance with Titles 8, 22, 26, and 49 of the CCR, and their enabling legislation set forth in Division 20, Chapter 6.95 of the California Health and Safety Code (Accidental Release and Prevention Program, Sections 25531 - 25543.3), would ensure that impacts associated with hazards to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment would be less than significant, and no mitigation measures are required.

Threshold	Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school?
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Impact 4.7-3 Implementation of the proposed project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school. This would be a *less than significant* impact.

There are 10 public schools and 11 private schools within the proposed SGCP area (see Figure 4.13-2); additionally, the Glendale Community College Garfield Campus is located in South Glendale. Similar to existing conditions within the proposed SGCP area, common hazardous materials could be used in the construction and operation of new development associated with implementation of the proposed project, including the use of standard construction materials (e.g., paints, solvents, and fuels), cleaning and other maintenance products, diesel and other fuels (used in construction and maintenance equipment and vehicles), and the limited application of pesticides associated with landscaping around new developments.

Although hazardous materials and waste generated from future development may pose a health risk to nearby schools, all businesses that handle or transport hazardous materials would be required to comply with the provisions of the local, State, and federal regulations for hazardous wastes. In particular, Chapter 6.95 of the California Health and Safety Code requires businesses that handle more than a specified amount of hazardous materials on-site (55 gallons of a liquid, 200 standard cubic feet of a compressed gas, or 500 pounds of a solid) to submit a Hazardous Materials Business Plan. Such

businesses are required to provide emergency response plans and procedures, training program information, and a hazardous material chemical inventory disclosing hazardous materials stored, used, or handled on site. The intent of the hazardous materials disclosure is to assist in mitigating the release or threatened release of a hazardous material and to minimize potential harm or damage to human health or the environment. Emergency responders use the information provided to plan for and handle emergencies involving hazardous materials.

Compliance with existing regulations would minimize the risks associated with hazardous materials, substances or waste within 0.25 mile of an existing or proposed school. This impact is considered less than significant, and no mitigation is required.

Threshold	Would the project be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?
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Impact 4.7-4 Implementation of the proposed project would not be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment. This would be a *less than significant* impact.

As discussed in Section 4.7.1, the proposed SGCP area does not contain any open cases of hazardous materials sites that have been contaminated by the release of hazardous substances into the soil or groundwater, including sites containing leaking underground storage tanks and voluntary cleanup sites (EPA 2017a; EPA 2017b, SWRCB 2017). Additionally, there are no TRI sites within the proposed SGCP area. However, the proposed SGCP area contains numerous small generators and one large generator of hazardous waste, and a Superfund site at Crystal Springs Well Field (approximately 6,000 acres in size) is located in close proximity to the SGCP area. Implementation of the proposed SGCP would lead to development or redevelopment of areas near these sites and would potentially create a significant hazard to the public or environment; however, current federal, State, and local regulations would require environmental review prior to any development or redevelopment in areas near a large quantity waste generator. The RCRA and Hazardous Waste Control Law would reduce the risk of hazardous materials to the public and environment by regulating the generation, transportation, treatment, storage, and disposal of hazardous waste within the proposed SGCP area. Additionally, Glendale General Plan Safety Element Goal 5, Policy 5-1, Program 5-1.3 would minimize threat from a facility that produces, uses, stores, transports or disposes of hazardous materials. Implementation of existing State and local regulations would reduce the impacts associated with known hazardous material sites pursuant to Government Code Section 65962.5 within the proposed SGCP area. This impact is considered less than significant, and no mitigation is required.

Threshold	Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
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Impact 4.7-5 Implementation of the proposed project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. This would be a *less than significant* impact.

Implementation of the proposed SGCP would potentially result in an increase of up to 10,337 dwelling units and a population increase of 27,910 within the proposed SGCP area; additional nonresidential

growth would increase the daily working population by approximately 11,236 employees (Glendale 2017). As a result, traffic conditions would become more congested. In the event of an accident or natural disaster, the increase in traffic would impede the rate of evacuation for employees and residents. Traffic would also increase response times for emergency medical or containment services. Implementation of Glendale General Plan Safety Element Goal 8, Policy 8-1 and Program 8-1.4 would reduce impacts to the maximum extent possible by establishing, and updating as necessary, traffic control contingency plans for disaster routes.

The City’s EOC serves to keep citizens informed and prepared for an emergency, coordinates resources during an emergency, and provides relief after an emergency. The goal of EOC personnel is to save lives and protect property by developing programs and emergency operational capabilities in the event of a natural or man-made disaster. Planning for and responding to disasters and emergencies requires many different actions, such as evacuations, shelter set-ups or preparations for power outages. All of these activities are coordinated and directed by the EOC. Training for residents and employees within the City continues through the Community Emergency Response Team program (Glendale 2003).

Construction activities, associated with future development, may result in temporary construction barricades or other obstructions that would impede emergency access. However, future development projects that involved work within a public ROW would be subject to review and approval from the Public Works Department, which requires coordination to inform police and fire departments of potential obstructions or street closures.

The Office of Emergency Services is tasked with coordinating disaster operations within the City. Glendale General Plan Safety Element Goal 8, Policy 8-1 and Program 8-1.1 [the City shall update disaster preparedness and recovery plans as necessary] is directly related to emergency services, as it requires that emergency response and recovery plans are sufficient to protect public safety and the general welfare in accordance with regional, State, and federal regulations. The City’s Emergency Response Plan is updated annually and City personnel are trained annually in exercises ranging from tabletop discussions to full-scale exercises involving dozens of personnel in the field supported by the activation of the City’s EOC. Continued adherence to Goal 8, and related policies and programs, in the Safety Element of the Glendale General Plan would reduce impacts associated with an emergency response plan or emergency evacuation plan by keeping the community prepared for emergency response and recovery from natural and urban disasters, in light of local conditions. This impact is considered less than significant, and no mitigation is required.

Threshold	Would the project expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?
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Impact 4.7-6 Implementation of the proposed project would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands. This would be a *less than significant* impact.

The proposed SGCP area is nearly built-out and any future development within the area would not result in a significant amount of new development in high fire hazard areas. According to the Fire Hazards Technical Background Report included in the Safety Element of the Glendale General Plan, areas of high fire susceptibility within the proposed SGCP area are located along the southeastern border of the proposed SGCP area, near Forest Lawn Memorial Park and south of Adams Square (ECI 2003a) (Figure 4.7-1). Land development is governed by special State and local codes, and property owners are required

to follow maintenance guidelines aimed at reducing the amount of the fuel (vegetation) surrounding structures on a yearly basis. New construction in the high fire susceptibility areas must comply with provisions for emergency vehicle access and use of approved building materials. However, development in this area is not anticipated, as the proposed SGCP has identified high fire hazard areas as areas to maintain current land use designations. Goal 4, Policy 4-2 and Program 4-2.5 in the Safety Element of the Glendale General Plan would reduce risks associated with wildland fires. This impact is considered less than significant, and no mitigation is required.

4.7.4 Cumulative Impacts

Threshold	Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
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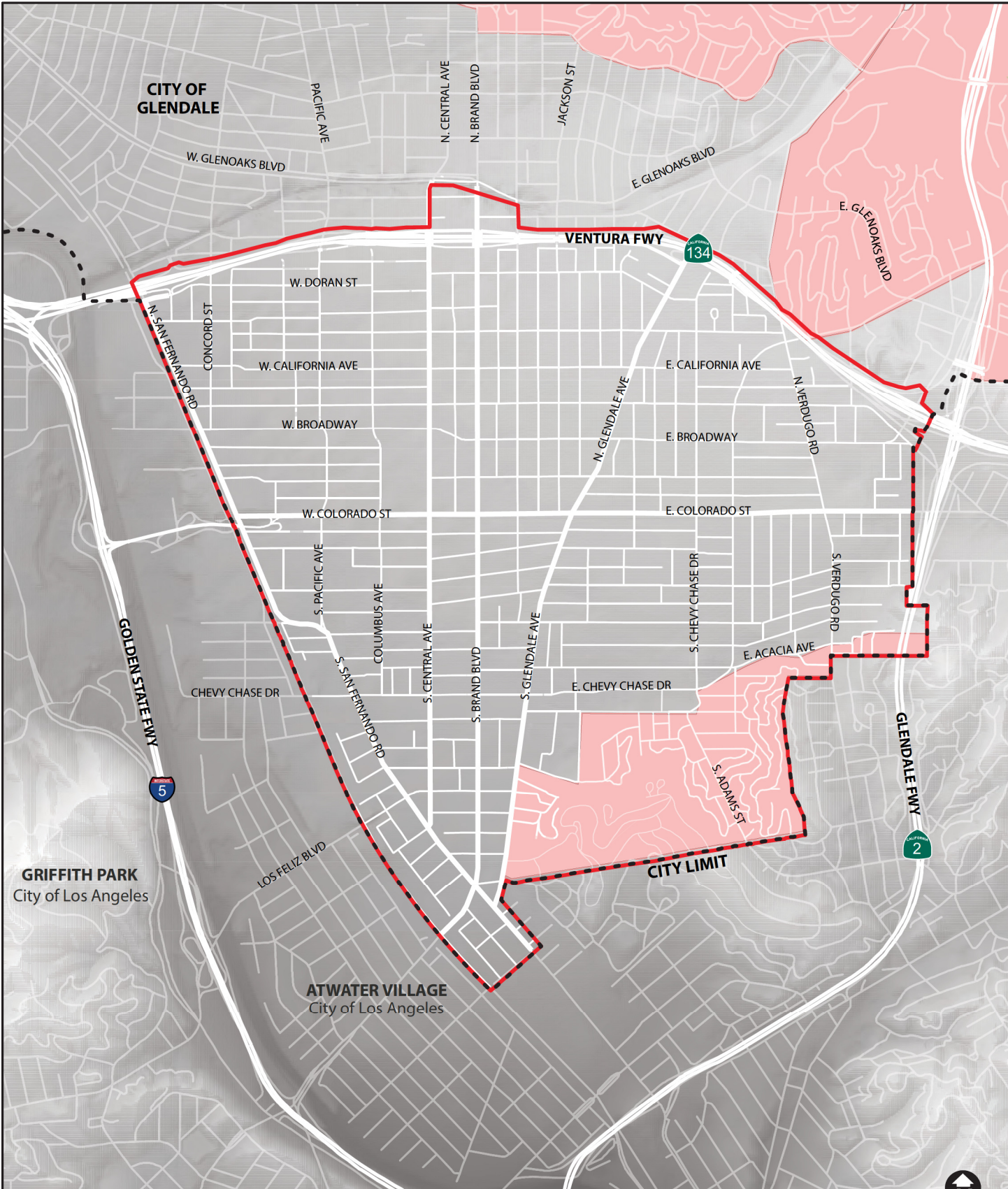
Cumulative projects have the potential to increase the amount of hazardous materials transported, used or disposed of within Glendale and the surrounding jurisdictions; however, all development projects would be required to comply with the RCRA, California Hazardous Waste Control Law, and CAPP. Compliance with these regulations would reduce potential cumulative impacts associated with the routine transport, use or disposal of hazardous materials to less than significant.

Threshold	Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?
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Cumulative projects have the potential to contribute to an accidental release of hazardous materials within Glendale and the surrounding jurisdictions; however, all development projects would be subject to reporting requirements, as well as compliance with Titles 8, 22, 26, and 49 of the CCR, and their enabling legislation set forth in Division 20, Chapter 6.95 of the California Health and Safety Code (Accidental Release and Prevention Program, Sections 25531 - 25543.3). This would ensure that impacts associated with hazards to the public or the environment through reasonably foreseeable upset and accidental conditions involving the release of hazardous materials into the environment are reduced. Compliance with these regulations would reduce potential cumulative impacts associated with the accidental release of hazardous materials to less than significant.

Threshold	Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school?
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Cumulative projects have the potential to increase the amount of hazardous materials within 0.25 mile of an existing school; however, all development would be required to comply with the provisions of the local, State, and federal regulations for hazardous wastes. In particular, Chapter 6.95 of the California Health and Safety Code requires businesses that handle more than a specified amount of hazardous materials on-site to submit a Hazardous Materials Business Plan. Environmental review of future projects within 0.25 mile of an existing school would identify potential impacts and would be required to mitigate per federal, State, and local regulations. Therefore, cumulative impacts associated with increasing the amount of hazardous emissions or handling of hazardous materials within 0.25 mile of an existing or proposed school would be less than significant.



Proposed SGCP Area
 City Limit
 High Fire Hazard Areas

No Scale

ATKINS
 FIGURE 4.7-1
Areas Identified as High Fire Hazard Risk
 100042606 South Glendale Community Plan PEIR

Source: City of Glendale 2017

Threshold Would the project be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Cumulative projects have the potential to increase the number of projects on sites that are included on a list of hazardous materials sites; however, compliance with the RCRA and Hazardous Waste Control Law would reduce the risk of hazardous materials to the public and environment by regulating the generation, transportation, treatment, storage, and disposal of hazardous waste. Compliance with these regulations would reduce the impacts from cumulative projects to less than significant.

Threshold Would the project, if located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, result in a safety hazard for people residing or working in the project area?

As stated above in Effects Found Not to be Significant, the proposed SGCP area is not located within two miles of a public airport; therefore, the proposed project would not contribute to a cumulative impact associated with a public airport.

Threshold Would the project, if within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area?

As stated above in Effects Found Not to be Significant, the proposed SGCP area is not located in the vicinity of a private airstrip; therefore, the proposed project would not contribute to a cumulative impact associated with a private airstrip.

Threshold Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Cumulative projects have the potential to interfere with an adopted emergency response plan or emergency evacuation plan; however, all development would be required to comply with the provisions of the local, State, and federal regulations for emergency response plans and emergency evacuation plans. Compliance with these regulations would reduce potential cumulative impacts to less than significant.

Threshold Would the project expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Cumulative projects have the potential to increase development in areas of high fire susceptibility; however, all development would be required to comply with the provisions of the local and State regulations for wildland fires. Compliance with these regulations would reduce potential cumulative impacts to less than significant.

4.7.5 References

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City of Glendale (Glendale). 2017. 2040 Employment Forecast for the Proposed SGCP Area. City of Glendale Planning Division. June 12, 2017.

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