

## 5. Environmental Analysis

### 5.8 HAZARDS AND HAZARDOUS MATERIALS

This section of the Draft Environmental Impact Report (DEIR) discusses the environmental setting and evaluates the potential impacts in the Project Area that could result from implementation of the Proposed Area Plan and associated actions (Proposed Project) related to hazardous materials, airport hazards, emergency response plans, and wildland fires. Appropriate mitigation measures or standard conditions are included as necessary.

#### 5.8.1 Environmental Setting

##### 5.8.1.1 TERMINOLOGY

Hazardous materials refer generally to hazardous substances that exhibit corrosive, poisonous, flammable, and/or reactive properties and have the potential to harm human health and/or the environment. Hazardous materials are used in products (e.g., household cleaners, industrial solvents, paint, pesticides, etc.) and in the manufacturing of products (e.g., electronics, newspapers, plastic products, etc.). Hazardous materials can include petroleum, natural gas, synthetic gas, acutely toxic chemicals, and other toxic chemicals that are used in agriculture, commercial, and industrial uses; businesses; hospitals; and households. Accidental releases of hazardous materials have a variety of causes, including highway incidents, warehouse fires, train derailments, shipping accidents, and industrial incidents.

The term “hazardous materials” as used in this section include all materials defined in the California Health and Safety Code (H&SC):

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

The term includes chemicals regulated by the United States Department of Transportation (DOT), the United States Environmental Protection Agency (EPA), the California Department of Toxic Substances Control (DTSC), the California Governor’s Office of Emergency Services, and other agencies as hazardous materials, wastes, or substances. “Hazardous waste” is any hazardous material that has been discarded, except those materials specifically excluded by regulation. Hazardous materials that have been intentionally disposed of or inadvertently released, fall within the definition of “discarded” materials and can result in the creation of hazardous waste. Hazardous wastes are broadly characterized by their ignitability, toxicity, corrosivity, reactivity, radioactivity, or bioactivity. Federal and state hazardous waste definitions are similar, but contain enough distinctions that separate classifications are in place for federal Resource Conservation and Recovery Act (RCRA) hazardous wastes and state non-RCRA hazardous wastes. Hazardous wastes require special handling and disposal because of their potential to impact public health and the environment. Some materials are designated “acutely” or “extremely” hazardous under relevant statutes and regulations.

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#### 5.8.1.2 REGULATORY FRAMEWORK

Hazardous materials and wastes can pose a significant actual or potential hazard to human health and the environment when improperly treated, stored, transported, disposed of, or otherwise managed. Many federal, state, and local programs that regulate the use, storage, and transportation of hazardous materials and hazardous waste are in place to prevent these unwanted consequences. These regulatory programs are designed to reduce the danger that hazardous substances may pose to people and businesses under normal daily circumstances and as a result of emergencies and disasters.

#### **Resource Conservation and Recovery Act of 1976, as amended by the Hazardous and Solid Waste Amendments of 1984**

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

#### **Comprehensive Environmental Response, Compensation, and Liability Act and the Superfund Amendments and Reauthorization Act of 1986**

Congress enacted CERCLA, commonly known as Superfund, on December 11, 1980. CERCLA established prohibitions and requirements concerning closed and abandoned hazardous waste sites; provided for liability of persons responsible for releases of hazardous waste at these sites; and established a trust fund to provide for cleanup when no responsible party could be identified. SARA amended the CERCLA on October 17, 1986. SARA stressed the importance of permanent remedies and innovative treatment technologies in cleaning up hazardous waste sites; required Superfund actions to consider the standards and requirements found in other state and federal environmental laws and regulations; provided new enforcement authorities and settlement tools; increased state involvement in every phase of the Superfund program; increased the focus on human health problems posed by hazardous waste sites; encouraged greater citizen participation in making decisions on how sites should be cleaned up; and increased the size of the trust fund to \$8.5 billion.

#### **Emergency Planning Community Right-to-Know Act**

The EPCRA, also known as SARA Title III, was enacted in October 1986. This law requires any infrastructure at the state and local levels to plan for chemical emergencies. Reported information is then made publicly available so that interested parties may become informed about potentially dangerous chemicals in their community. EPCRA Sections 301 through 312 are administered by EPA’s Office of Emergency Management. EPA’s Office of Information Analysis and Access implements the EPCRA Section 313 program. In California, SARA Title III is implemented through CalARP.

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#### Hazardous Materials Transportation Act

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

#### Federal Response Plan

The Federal Response Plan of 1999 is a signed agreement among 27 federal departments and agencies, including the American Red Cross, that: 1) provides the mechanism for coordinating delivery of federal assistance and resources to augment efforts of state and local governments overwhelmed by a major disaster or emergency; 2) supports implementation of the Robert T. Stafford Disaster Relief and Emergency Act, as well as individual agency statutory authorities; and 3) supplements other federal emergency operations plans developed to address specific hazards. The Federal Response Plan is implemented in anticipation of a significant event likely to result in a need for federal assistance or in response to an actual event requiring federal assistance under a Presidential declaration of a major disaster or emergency.

#### California Health and Safety Code and Code of Regulations

California Health and Safety Code Chapter 6.95 and 19 California Code of Regulations Section 2729 set out the minimum requirements for business emergency plans and chemical inventory reporting. These regulations require businesses 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. A business that uses hazardous materials or a mixture containing hazardous materials must establish and implement a business plan if the hazardous material is handled in certain quantities.

#### California Education Code (CEC)

The CEC establishes the law for California public education. CEC requires that the DTSC be involved in the environmental review process for the proposed acquisition and/or construction of school properties that will use state funding. The CEC requires a Phase I Environmental Site Assessment be completed prior to acquiring a school site or engaging in a construction project. Depending on the outcome of the Phase I Environmental Site Assessment, a Preliminary Environmental Assessment and remediation may be required. The CEC also requires potential, future school sites that are proposed within two miles of an airport to be reviewed by Caltrans Division of Aeronautics. If Caltrans does not support the proposed site, no state or local funds can be used to acquire the site or construct the school.

#### California State Aeronautics Act

The State Aeronautics Act is implemented by Caltrans Division of Aeronautics. The purpose of this Act is to: 1) foster and promote safety in aeronautics; 2) ensure the State provides laws and regulations relating to aeronautics are consistent with federal aeronautics laws and regulations; 3) assure that persons residing in the vicinity of airports are protected against intrusions by unreasonable levels of aircraft noise; and 4) develop informational

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programs to increase the understanding of current air transportation issues. Caltrans Division of Aeronautics issues permits for and annually inspects hospital heliports and public-use airports, makes recommendations regarding proposed school sites within two miles of an airport runway, and authorizes helicopter landing sites at/near schools.

#### California Building Code

The State of California provided a minimum standard for building design through the 2013 California Building Code (CBC), which is located in Part 2 of Title 24 of the California Code of Regulations (CCR). The 2013 CBC is based on the International Building Code, but has been modified for California conditions. It is generally adopted on a jurisdiction-by-jurisdiction basis, subject to further modification based on local conditions. Commercial and residential buildings are plan-checked by local city and county building officials for compliance with the CBC. Typical fire safety requirements of the CBC include: the installation of sprinklers in all high-rise buildings; the establishment of fire resistance standards for fire doors, building materials, and particular types of construction; and the clearance of debris and vegetation within a prescribed distance from occupied structures in wildlife hazard areas.

#### California Fire Code (2010)

California Code of Regulations, Title 24, also known as the California Building Standards Code, contains the California Fire Code (CFC), included as Part 9 of that title. Updated every three years, the CFC includes provisions and standards for emergency planning and preparedness, fire service features, fire protection systems, hazardous materials, fire flow requirements, and fire hydrant locations and distribution. The Los Angeles County Fire Department (LACoFD) provides fire protection services in the Project Area and as such, implements and enforces the CFC in the Project Area.

#### Asbestos-Containing Materials Regulations

State-level agencies, in conjunction with the EPA and OSHA, regulate removal, abatement, and transport procedures for asbestos-containing materials. Releases of asbestos from industrial, demolition, or construction activities are prohibited by these regulations and medical evaluation and monitoring is required for employees performing activities that could expose them to asbestos. Additionally, the regulations include warnings that must be heeded and practices that must be followed to reduce the risk for asbestos emissions and exposure. Finally, federal, state, and local agencies must be notified prior to the onset of demolition or construction activities with the potential to release asbestos.

#### Polychlorinated Biphenyls (PCBs)

The EPA prohibited the use of PCBs in the majority of new electrical equipment starting in 1979, and initiated a phase-out for much of the existing PCB-containing equipment. The inclusion of PCBs in electrical equipment and the handling of those PCBs are regulated by the provisions of the Toxic Substances Control Act, 15 U.S.C. § 2601 et seq. Relevant regulations include labeling and periodic inspection requirements for certain types of PCB-containing equipment and outline highly specific safety procedures for their disposal. The State likewise regulates PCB-laden electrical equipment and materials contaminated above a certain threshold as hazardous waste; these regulations require that such materials be treated, transported, and

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disposed accordingly. At lower concentrations for non-liquids, regional water quality control boards may exercise discretion over the classification of such wastes.

#### Lead-Based Paint

Cal OSHA's Lead in Construction Standard is contained in Title 8, Section 1532.1 of the California Code of Regulations. The regulations address all of the following areas: permissible exposure limits; exposure assessment; compliance methods; respiratory protection; protective clothing and equipment; housekeeping; medical surveillance; medical removal protection; employee information, training, and certification; signage; record keeping; monitoring; and agency notification.

#### 5.8.1.3 REGULATORY AGENCIES

##### United States Environmental Protection Agency

The EPA is the primary federal agency that regulates hazardous materials and waste. In general, the EPA works to develop and enforce regulations that implement environmental laws enacted by Congress. The agency is responsible for researching and setting national standards for a variety of environmental programs and delegates to states and Native American tribes the responsibility for issuing permits and for monitoring and enforcing compliance. EPA programs promote handling hazardous wastes safely, cleaning up contaminated land, and reducing waste volumes through such strategies as recycling. California falls under the jurisdiction of EPA Region 9. Under the authority of RCRA and in cooperation with state and tribal partners, the EPA Region 9 Waste Management and Superfund Divisions manage programs for site environmental assessment and cleanup, hazardous and solid waste management, and underground storage tanks.

##### California Environmental Protection Agency

The Cal/EPA was created in 1991 by Governor Executive Order W-5-91. Several state regulatory boards, departments, and offices were placed under the Cal/EPA umbrella to create a cabinet-level voice for the protection of human health and the environment and to assure the coordinated deployment of state resources. Among those responsible for hazardous materials and waste management are the DTSC, Department of Pesticide Regulation, and Office of Environmental Health Hazard Assessment (OEHHA). Cal/EPA also oversees the unified hazardous waste and hazardous materials management regulatory program (Unified Program), which consolidates, coordinates and makes consistent the following six programs:

- Hazardous Materials Release Response Plans and Inventories (Business Plans)
- Underground Storage Tank Program
- Aboveground Petroleum Storage Tank Act
- Hazardous Waste Generator and Onsite Hazardous Waste Treatment Programs
- California Uniform Fire Code: Hazardous Material Management Plans and Inventory Statements
- California Accidental Release Prevention (CalARP) Program.

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#### California Department of Toxic Substances Control

DTSC, which is a department of Cal/EPA, is authorized to carry out the federal RCRA hazardous waste program in California to protect people from exposure to hazardous wastes. The department regulates hazardous waste, cleans up existing contamination, and looks for ways to control and reduce the hazardous waste produced in California, primarily under the authority of RCRA and in accordance with the California Hazardous Waste Control Law (California H&SC Division 20, Chapter 6.5) and the Hazardous Waste Control Regulations (Title 22, California Code of Regulations (CCR), Divisions 4 and 4.5). Permitting, inspection, compliance, and corrective action programs ensure that people who manage hazardous waste follow state and federal requirements and other laws that affect hazardous waste specific to handling, storage, transportation, disposal, treatment, reduction, cleanup, and emergency planning.

#### Certified Unified Program Agency

A CUPA is a local agency that has been certified by Cal/EPA to implement the local Unified Program. The CUPA can be a county, city, or joint powers authority. A participating agency is a local agency that has been designated by the local CUPA to administer one or more Unified Programs within their jurisdiction on behalf of the CUPA. A designated agency is a local agency that has not been certified by Cal/EPA to become a CUPA, but is the responsible local agency that would implement the six Unified Programs until they are certified. Currently, there are 83 CUPAs in California. The LACoFD is the certified CUPA for the Plan Area as well as many cities throughout Los Angeles County.

#### 5.8.1.4 HAZARDOUS MATERIALS SITES

California Government Code Section 65962.5 requires the Cal/EPA to compile, maintain, and update specified lists of hazardous material release sites. CEQA Guidelines (California Public Resources Code Section 21092.6) require the lead agency to consult the lists compiled pursuant to Government Code Section 65962.5 to determine whether the project and any alternatives are identified on any of the following lists:

- **EPA NPL (National Priorities List):** Lists all sites under the EPA's Superfund program, which was established to fund cleanup of contaminated sites that pose risk to human health and the environment.
- **EPA CERCLIS and Archived Sites:** Comprehensive Environmental Response, Compensation, and Liability Information System. List contains 15,000 sites nationally identified as hazardous sites. This would also involve a review for archived sites that have been removed from CERCLIS due to No Further Remedial Action Planned (NFRAP) status.
- **EPA RCRIS (RCRAInfo):** Resource Conservation and Recovery Act Information System (RCRIS or RCRAInfo) is a national inventory system about hazardous waste handlers. Generators, transporters, handlers, and disposers of hazardous waste are required to provide information for this database.
- **DTSC Cortese List:** The DTSC maintains the Hazardous Waste and Substances Sites (Cortese) List as a planning document for use by the State and local agencies to comply with the CEQA requirements in

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providing information about the location of hazardous materials release sites. This list includes the Site Mitigation and Brownfields Reuse Program Database (CalSites).

- **DTSC HazNet:** DTSC uses this database to track hazardous waste shipments.
- **SWRCB LUSTIS:** Leaking Underground Storage Tank Information System. The State Water Resources Control Board (SWRCB) maintains an inventory of USTs and leaking USTs, which tracks unauthorized releases.

The required lists of hazardous material release sites are commonly referred to as the “Cortese List” after the legislator who authored the legislation. Because the statute was enacted more than 20 years ago, some of the provisions refer to agency activities that were conducted many years ago and are no longer being implemented and, in some cases, the information to be included in the Cortese List does not exist. Those requesting a copy of the Cortese Lists are now referred directly to the appropriate information resources contained on internet websites hosted by the boards or departments referenced in the statute, including DTSC’s online EnviroStor database and the SWRCB’s online GeoTracker database. These two databases include hazardous material release sites, along with other categories of sites or facilities specific to each agency’s jurisdiction. A search of commonly accessed online databases on July 22, 2014, identified the following information potentially relevant to proposed land uses changes due to adoption and implementation of the Proposed Project.

### EnviroStor

The EnviroStor database, maintained by the DTSC, identifies sites that have known contamination or sites for which there may be reasons to investigate further. The database includes federal Superfund sites (National Priorities List); state response sites, voluntary cleanup sites; school investigation and cleanup sites; corrective action sites; and tiered California permit sites. It also includes sites that are being investigated for suspected but unconfirmed contamination. A search of this database, using zip codes within the Project Area, found a number of these facilities in the Project Area, as shown in Table 5.8-1.

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**Table 5.8 1 EnviroStor Cleanup Program Sites in the Project Area**

Status	Northwest <sup>1</sup>	Northeast <sup>2</sup>	Islands <sup>3</sup>	Southwest <sup>4</sup>	Angeles National Forest <sup>5</sup>	Total
<b>School Investigation and School Cleanup Sites</b>						
Certified or No Further Action	6	2	2	2	1	13
Active, Inactive, or Referred to Other Agency	1	0	0	0	1	2
<b>Subtotal</b>	<b>7</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>15</b>
<b>Evaluation, Border Zone/Hazardous Waste Evaluation, or Military Evaluation Sites</b>						
Certified, No Further Action, or Delisted	0	0	0	0	0	0
Active, Backlog, Inactive, or Referred to Other Agency	3	1	0	0	0	4
<b>Subtotal</b>	<b>3</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4</b>
<b>Federal Superfund, Corrective Action, State Response, or Voluntary Cleanup Sites</b>						
Completed, Certified, No Further Action, or De-Listed	0	1	0	0	0	1
Active, Backlog, Inactive, or Referred to Other Agency	1	0	0	0	0	1
<b>Subtotal</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>
<b>Historical or Tiered Permit Sites</b>						
Certified or No Further Action	0	0	0	0	0	0
Active, Backlog, Inactive, or Referred to Other Agency	0	0	0	0	0	0
<b>Subtotal</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Hazardous Waste Facilities</b>						
Permitted – Operating, Interim Operating Permitted, and Post-Closure Permitted	1	0	0	0	0	1
Historical – Non-Operating	0	0	0	0	0	0
<b>Subtotal</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>
<b>TOTAL</b>	<b>12</b>	<b>4</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>22</b>

Source: DTSC2014. <http://www.envirostor.dtsc.ca.gov/public>.

<sup>1</sup> Includes part or all of Zip Code areas 91390, 93532, 93534, 93550, and 93551.

<sup>2</sup> Includes part or all of Zip Code areas 93535, 93543, 93544, 93553, 93563, and 93591.

<sup>3</sup> Unincorporated tracts of land surrounded by Lancaster and Palmdale, includes part or all of Zip Code areas 93534, 93535, 93536, and 93552.

<sup>4</sup> Includes part or all of Zip Code area 93510.

<sup>5</sup> Includes part or all of Zip Code area 92397.



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### GeoTracker

The GeoTracker database, maintained by the SWRCB, lists a range of types of hazardous materials sites that could affect groundwater quality, including leaking underground storage tank (LUST) sites, cleanup program sites, land disposal sites, and military sites. A search of this database found, using zip codes within the Project Area, found a number of these facilities, as shown in Table 5.8-2.

**Table 5.8-2 GeoTracker Sites in the Project Area**

Status	Northwest <sup>1</sup>	Northeast <sup>2</sup>	Islands <sup>3</sup>	Southwest <sup>4</sup>	Angeles National Forest <sup>5</sup>	TOTAL
<b>Leaking Underground Storage Tank (LUST) Sites</b>						
Open – Site Assessment or Open – Assessment and Interim Remedial Action	21	17	1	0	0	39
Open – Remediation or Open – Verification Monitoring	2	1	0	0	0	3
Open – Eligible for Closure or Open - Inactive	4	3	0	0	1	8
Completed – Case Closed	5	5	9	4	11	34
<b>Subtotal</b>	<b>32</b>	<b>26</b>	<b>10</b>	<b>4</b>	<b>12</b>	<b>84</b>
<b>Cleanup Program Sites</b>						
Open – all open statuses	5	0	0	0	0	5
Completed – Case Closed	1	0	0	0	0	1
<b>Subtotal</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>6</b>
<b>Land Disposal Sites</b>						
Open – all open statuses	5	0	0	0	0	5
Completed – Case Closed	1	0	0	0	0	1
<b>Subtotal</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>6</b>
<b>Military Sites: Military Cleanup Sites, Military Privatized Sites, and Military UST Sites</b>						
Open – all open statuses	1	0	0	0	0	1
<b>Subtotal</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>
<b>Registered Underground Storage Tank (UST) Sites</b>						
<b>Subtotal</b>	<b>19</b>	<b>22</b>	<b>15</b>	<b>4</b>	<b>3</b>	<b>63</b>
<b>TOTAL</b>	<b>64</b>	<b>48</b>	<b>25</b>	<b>8</b>	<b>15</b>	<b>160</b>

Source: SWRCB 2014. <http://www.geotracker.waterboards.ca.gov/>.

<sup>1</sup> Includes part or all of Zip Code areas 91390, 93532, 93534, 93550, and 93551.

<sup>2</sup> Includes part or all of Zip Code areas 93535, 93543, 93544, 93553, 93563, and 93591.

<sup>3</sup> Unincorporated tracts of land surrounded by Lancaster and Palmdale, includes part or all of Zip Code areas 93534, 93535, 93536, and 93552.

<sup>4</sup> Includes part or all of Zip Code area 93510.

<sup>5</sup> Includes part or all of Zip Code area 92397.

### Hazardous Waste Generators

Large quantity generators are those that generate 1,000 kilograms per month or more of hazardous waste, or more than 1 kilogram per month of acutely hazardous waste. Small quantity generators generate from 100 to 999 kilograms per month of hazardous waste. A search of the RCRA Info database, maintained by the EPA,

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using zip codes within the Project Area, found a number of hazardous waste generators, as shown in Table 5.8-3.

**Table 5.8-3 Hazardous Waste Generators in the Project Area**

Area	Large Quantity Generators	Small Quantity Generators	Total
Northwest <sup>1</sup>	6	12	18
Northeast <sup>2</sup>	2	8	10
Islands <sup>3</sup>	0	14	14
Southwest <sup>4</sup>	1	6	7
Angeles National Forest <sup>5</sup>	1	4	5
<b>Total</b>	<b>10</b>	<b>44</b>	<b>54</b>

Source: US EPA 2014. <http://www.epa.gov/epawaste/inforesources/online/index.htm>

<sup>1</sup> Includes part or all of Zip Code areas 91390, 93532, 3534, 93550, and 93551.

<sup>2</sup> Includes part or all of Zip Code areas 93535, 93543, 93544, 93553, 93563, and 93591.

<sup>3</sup> Unincorporated tracts of land surrounded by Lancaster and Palmdale which includes part or all of Zip Code areas 93534, 93535, 93536, and 93552.

<sup>4</sup> Includes part or all of Zip Code area 93510.

<sup>5</sup> Includes part or all of Zip Code area 92397.

The most notable of sites identified on these various lists of hazardous waste facilities is Air Force Plant 42, which is located in the southwestern portion of the Antelope Valley and covers 5,832 acres. The Air Force leases separate plants to various contractors to develop, manufacture, maintain, and flight-test various aircraft. Five of the plant sites house contractor-operated aircraft assembly facilities. The three other plant sites are used for general administration, operations, maintenance, and warehouse activities. Two neighboring aircraft manufacturing facilities not owned by the Air Force also share use of the airfields at Air Force Plant 42.

#### 5.8.1.5 AIRPORT HAZARDS

There are 15 public use airports within the boundaries of Los Angeles County Airport Land Use Commission's (ALUC's) jurisdiction, which is coterminous with Los Angeles County.<sup>1</sup> Five are County-owned, nine are owned by other public entities, and one is privately owned. Only two of these airports are near the Project Area: General William J. Fox Airfield (Fox Airfield) in Lancaster and Palmdale Regional Airport in Palmdale. Neither of these airports is located within the Project Area. However, the airport influence area for Fox Airfield extends into the Project Area.

Assembly Bill 2776, which went into effect January 1, 2004, defines an "airport influence area" as the area where airport-related factors "may significantly affect land uses or necessitate restrictions on those uses as determined by an airport land use commission." The California Public Utilities Code establishes airport land use commissions in every county to provide for the orderly development of air transportation and ensure compatible land uses around airports that are open to public use. According to the State Division of Aeronautics, the airport influence area is usually the planning area designated by an airport land use commission for each airport.

<sup>1</sup> Airport Land Use Commission (ALUC), Los Angeles County. <http://planning.lacounty.gov/aluc>.

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The Los Angeles County Airport Land Use Compatibility Plan (ALUCP) provides guidance related to the placement of land uses near the aforementioned airports. These recommendations are based on a variety of factors, including those related to noise, safety, and aircraft movement. In addition to the identification of land use compatibility issues, the ALUCP identifies notification disclosure areas around each airport.

In 1991, the Los Angeles County Airport Land Use Committee (ALUC) adopted a comprehensive Los Angeles County ALUCP that covers all airports within its jurisdiction except for General William J. Fox Airfield, which has its own ALUCP. The ALUC has begun implementing a plan to develop individual ALUCPs for each airport in Los Angeles County.

#### 5.8.1.6 EMERGENCY RESPONSE PLANS

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. Emergency response plans are maintained at the federal, State, and local level for all types of disasters, including human-made and natural. 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.

The Los County Office of Emergency Management (OEM) maintains the Los Angeles County Operational Area Emergency Response Plan and the County of Los Angeles All-Hazard Mitigation Plan. OEM leads and coordinates disaster plans and disaster preparedness exercises for all cities and 288 special districts in Los Angeles County.

#### 5.8.1.7 WILDFIRE HAZARDS

The Project Area is predominantly rural and either undeveloped or occupied by government uses (such as National Forests). A smaller portion of land is occupied by single-family uses, military facilities, farmland, and regional parks. Remaining land uses each occupy less than 1 percent each of total land area. They include multi-family residential, commercial, office, industrial, golf courses, schools, and miscellaneous uses. A vast majority of unincorporated areas in the San Gabriel Mountains is within the Angeles National Forest and is undeveloped.

Fire Hazard Severity Areas in Los Angeles County are designated by the California Department of Forestry and Fire Prevention, and by the LACoFD within cities. Fire hazard severity zone levels range from Moderate to Very High. Fire hazard severity zones are designated in three types of areas based on what level of government is financially responsible for preventing and suppressing wildfires:

- **Federal Responsibility Areas (FRAs):** The federal government is financially responsible for wildfire suppression. Within the District, the Angeles National Forest and federal land in the Santa Monica Mountains National Recreation Area are FRAs.

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- **State Responsibility Areas (SRAs):** The state is financially responsible for wildfire suppression. Within the District, SRAs are in outlying areas such as the Santa Susana Mountains, foothills of the San Gabriel Mountains, and parts of the Santa Monica Mountains.
- **Local Responsibility Areas (LRAs):** Cities or the County are financially responsible for wildfire suppression. LRAs in Los Angeles County include foothills of the Santa Susana and San Gabriel Mountains, and in the Verdugo Mountains, Santa Monica Mountains, Hollywood Hills, San Rafael Hills, Puente Hills, and in other hills in the central Los Angeles area (see Figure 5.8-1, *Fire Hazard Severity Zones*).

#### 5.8.2 Thresholds of Significance

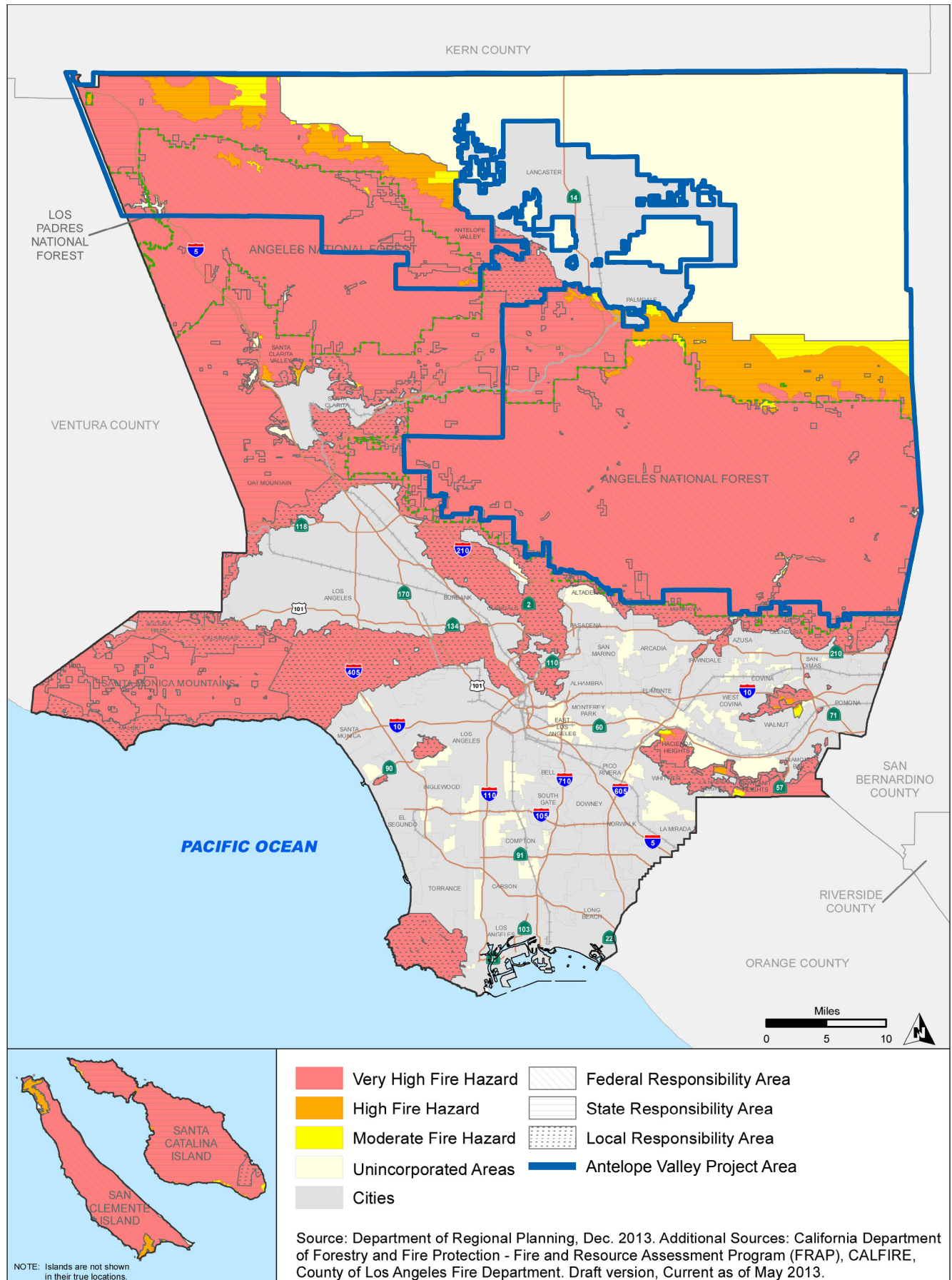
According to Appendix G of the CEQA Guidelines, a project would normally have a significant effect on the environment if the project would:

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

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FIGURE 5.8-1

## FIRE HAZARD SEVERITY ZONES



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#### 5.8.3 Relevant Area Plan Goals and Policies

The following is a list of the goals and policies of the Proposed Project that would reduce potentially adverse effects concerning hazards and hazardous materials.

##### Public Safety, Services and Facilities Element

###### *Fire Hazards*

**Goal PS 1:** Protection of the public through fire hazard planning and mitigation.

- **Policy PS 1.1:** Limit the amount of potential master-planned development in Very High Fire Hazard Severity Zones through appropriate land use designations with very low residential densities as indicated in the Land Use Policy Map (Map 2.1) of this Area Plan.
- **Policy PS 1.2:** Require that all new developments provide sufficient access for emergency vehicles and sufficient evacuation routes for residents and animals.
- **Policy PS 1.3:** Promote fire prevention measures, such as brush clearance and the creation of defensible space, to reduce fire protection costs.
- **Policy PS 1.4:** Provide strict enforcement of the Fire Code and all Fire Department policies and regulations.

###### *Disaster Preparedness and Emergency Response*

**Goal PS 6:** Government officials work with community members to promote community safety.

- **Policy PS 6.1:** Ensure safety information is available at local public areas.
- **Policy PS 6.2:** Encourage residents and business owners to create an evacuation plan and maintain emergency supplies.
- **Policy PS 6.3:** Promote the formation and coordination of Certified Emergency Response Teams.
- **Policy PS 6.4:** Provide assistance to local communities that wish to create a local emergency evacuation plan.
- **Policy PS 6.5:** Strengthen coordination and collaboration between citizens, public agencies, and non-profit groups to plan for disaster response.
- **Policy PS 6.6:** Develop an inclusive master emergency plan that designates evacuation routes, emergency relief centers, emergency animal keeping shelters, and information centers in every Antelope Valley community.

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#### 5.8.4 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.

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**Impact 5.8.1: Buildout in accordance with the Proposed Project would involve the routine transport, use, and/or disposal of hazardous materials. [Threshold H-1, H-2, and H-3]**

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**Impact Analysis:** Implementation of the Proposed Project would result in land uses in the Project Area that typically involve the use, storage, disposal, and transportation of hazardous materials, such as fuels, lubricants, solvents and degreasers, and paints. Hazardous materials in various forms can cause death, serious injury, long-lasting health effects, and damage to buildings, homes, and other property. Many products containing hazardous chemicals are also used and stored in homes routinely. Varying quantities of hazardous materials are manufactured, used, or stored at facilities in the Project Area. Hazardous materials come in the form of commercial cleaners, solvents, paints, landscape maintenance materials, pressurized gases, petroleum products, and others.

Additionally, the transportation of hazardous materials/waste may increase as a direct result of increased hazardous materials/waste usage within Los Angeles County. As shown in Table 5.8.1, there are 18 hazardous waste facilities that service the Project Area. Hazardous materials/waste sources are located throughout the Project Area as shown in Tables 5.8.1 and 5.8.2. The transportation of hazardous materials/waste occurs mostly along major roadways in the Project Area; however, because hazardous materials/waste sources could occur anywhere in the geographic area, any roadway could be used to transport hazardous materials/waste. Therefore, it is likely that the transportation of hazardous materials/waste would cross through or pass by all land use types in the Project Area, including residential and other sensitive land uses. An increase in hazardous materials usage and transport could result in adverse environmental effects.

Numerous federal, state, and local regulations exist that require strict adherence to specific guidelines regarding the use, transportation, and disposal of hazardous materials. Regulations that would be required of those transporting, using or disposing of hazardous materials include RCRA, which provides “cradle to grave” regulation of hazardous wastes; CERCLA, which regulates closed and abandoned hazardous waste sites; the Hazardous Materials Transportation Act, which governs hazardous materials transportation on U.S. roadways; IFC, which creates procedures and mechanisms to ensure the safe handling and storage of hazardous materials; Title 22, which regulates the generation, transportation, treatment, storage and disposal of hazardous waste; CCR Title 27, which regulates the treatment, storage and disposal of solid wastes; and the County Consolidated Fire Code, which regulates hazardous materials and hazardous substance releases. For development within the State of California, Government Code Section 65850.2 requires that no final certificate of occupancy or its substantial equivalent be issued unless there is verification that the owner or authorized agent has met, or is meeting, the applicable requirements of the Health and Safety Code, Division 20, Chapter 6.95, Article 2, Sections 25500 through 25520.

LACoFD is the CUPA for the County and is responsible for enforcing Chapter 6.95 of the Health and Safety Code. As the CUPA, LACoFD is required to regulate hazardous materials business plans and chemical inventory, hazardous waste and tiered permitting, underground storage tanks, and risk-management plans.



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The Hazardous Materials Business Plan is required to contain basic information on the location, type, quantity, and health risks of hazardous materials stored, used, or disposed of on development sites. The plan also contains an emergency-response plan, which describes the procedures for mitigating a hazardous release, procedures, and equipment for minimizing the potential damage of a hazardous materials release, and provisions for immediate notification of the County Hazard Materials Division, the Office of Emergency Services, and other emergency-response personnel, such as the local Fire Agency having jurisdiction. Implementation of the emergency response plan facilitates rapid response in the event of an accidental spill or release, thereby reducing potential adverse impacts. Furthermore, the LACoFD is required to conduct ongoing routine inspections to ensure compliance with existing laws and regulations; to identify safety hazards that could cause or contribute to an accidental spill or release; and to suggest preventative measures to minimize the risk of a spill or release of hazardous substances.

The County, in conjunction with its many emergency services partners, has prepared a Local All-Hazards Mitigation Plan that sets strategies for coping with the natural and man-made hazards faced by residents. The plan is a compilation of information from County departments correlated with known and projected hazards that face Southern California. The plan complies with and has been approved by FEMA and the Governor's Office of Emergency Services (OES). The plan has been formally adopted by the Los Angeles County Board of Supervisors for use in the development of specific hazard mitigation proposals that have a high cost-benefit ratio.

Implementation of the Proposed Project would involve an increase in the transport, use, and disposal of hazardous materials. However, any future development and use of land uses, as designated under the Proposed Project, would be required to comply with applicable federal, state, and local regulations related to hazardous materials. Required compliance with these regulations would ensure impacts related to transport, use and disposal of hazardous materials would be less than significant.

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**Impact 5.8-2: Some areas within the Project Area are included on a list of hazardous materials sites. [Threshold H-4]**

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**Impact Analysis:** As depicted in Tables 5.8.1 and 5.8.2, several sites within the Project Area are listed on hazardous materials databases compiled pursuant to Government Code Section 65962.5. Some of the sites are listed as closed, indicating that they have been investigated and/or remediated to the satisfaction of the lead responsible agency based on land use at the time of closure. The Proposed Project would facilitate new development, including residential, mix-use, commercial, parks, and recreational open spaces, within the Project Area. Some of the new development could occur on properties that may be contaminated. Construction of new buildings during site grading and excavation operation and demolition of existing structures likewise could potentially result in the release of hazardous building materials (asbestos, lead paint, etc.) into the environment. Use of hazardous materials on newly developed properties after construction could potentially include cleaning solvents, fertilizers, pesticides, and other materials used in the regular maintenance and operation of the proposed uses.

Federal and state regulations exist that prevent or reduce hazards to the public and environment from existing hazardous materials sites. These include, but are not limited to, the following: 1) CERCLA, which regulates

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closed and abandoned hazardous waste sites; 2) Preliminary Remediation Goals, which establish tools for evaluating and cleaning up contaminated sites; 3) Cortese List, which provides information about the location of hazardous materials release sites; and 4) California Human Health Screening Levels, which evaluate sites with potential human health concerns.

Under implementation of the Proposed Project, land uses and development may be located on a site such as those pursuant to Government Code 65962.5, burn dump sites, active, abandoned or closed landfills, areas with historic or current agriculture, or areas with petroleum contamination. However, compliance with applicable existing regulations and processes would ensure that the Proposed Project would not result in a significant hazard to the public or the environment from future development on existing hazardous materials sites. Therefore, the Proposed Project would have a less than significant impact associated with existing hazardous materials sites.

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**Impact 5.8-3: Some areas within the Project Area are located in the vicinity of an airport or within the jurisdiction of an Airport Land Use Plan. [Thresholds H-5 and H-6]**

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**Impact Analysis:** Buildout of the Proposed Project would involve new development and redevelopment on parcels within the plan areas of the comprehensive Los Angeles County ALUCP—which includes Palmdale Regional Airport—and the ALUCP for the General William J. Fox Airfield. However, future development under the Proposed Project would be required to be consistent with any applicable ALUCP. Furthermore, compliance with policies included in the Land Use Element and Public Safety, Services and Facilities Element of the Proposed Area Plan related to land use compatibility would ensure that development would not conflict with airport land use plans. In particular, Policy ED 1.2 requires that new land uses near Palmdale Regional Airport be compatible with the airport and not “restrict or prohibit future expansion of the airport.” Policy LU 3.6 limits new residential uses in airport influence areas and near military land.

The County's ALUCP provides guidance related to the placement of land uses near airports. These recommendations are based on a variety of factors, including those related to noise, safety, and aircraft movement. In addition to the identification of land use compatibility issues, the ALUCP identifies notification disclosure areas around each airport. These ALUCPs are largely based on requirements provided by the California Airport Land Use Planning Handbook, which was developed using FAA regulations that establish compatible land use and density criteria from recorded crash patterns.

Some land uses designated under the Proposed Project would be more likely to result in public airport safety hazards than others. For example, areas designated as residential and commercial would be likely to continually contain high concentrations of people. If such land uses are in areas adjacent to public airport operations, public airport hazards would be considered potentially significant. In contrast, open space recreation or open space conservation land use designations would generally not accommodate high density populations. Therefore, impacts from public airport hazards in areas with open space land use designations would generally not occur.

Federal and state regulations exist that prevent hazards to the public and environment near public airports. These include FAA regulations, which establish safety standards for civil aviation, and the State Aeronautics

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Act, which establishes air safety standards. In addition, the County requires that development projects near public airports comply with any applicable ALUCP.

Implementation of the Proposed Project may result in land use designations that allow development within two miles of a public airport, private airstrip, or heliport. However, existing FAA regulations, County policies and regulations, and Proposed Project goals and policies are intended to identify and properly address potential airport hazards prior to implementation of specific projects within the Project Area. Therefore, potential impacts associated with public airports, private airstrips, and heliports are less than significant.

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**Impact 5.8-4: The Proposed Project could affect the implementation of an emergency response or evacuation plan. [Threshold H-7]**

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**Impact Analysis:** Continued growth and development associated with implementation of the Proposed Project has the potential to strain the emergency response and recovery capabilities of federal, state, and local governments. Coordination among various County departments is necessary to ensure adequate emergency response.

The Office of Emergency Management is responsible for organizing and directing the preparedness efforts of the Emergency Management Organization of Los Angeles County. The OEM is the day-to-day Los Angeles County Operational Area coordinator for the County. The emergency response plan for the Project Area is the Operational Area Emergency Response Plan (OAERP), which is prepared by OEM. The OAERP strengthens short and long-term emergency response and recovery capability, and identifies emergency procedures and emergency management routes in Los Angeles County.

LACoFD provides fire, safety, and emergency medical services to the Project Area. Additionally, many cities within Los Angeles County utilize LACoFD services. LACoFD operates multiple divisions including Air and Wildland, Fire Prevention, and Forestry. In addition, the Health Hazardous Materials Division's mission is to "protect the public health and the environment...from accidental releases and improper handling, storage, transportation, and disposal of hazardous materials and wastes through coordinated efforts of inspections, emergency response, enforcement, and site mitigation oversight."

The Los Angeles County Sheriff's Department (LASD) is the largest sheriff's department in the country. In addition to specialized services, the LASD is divided into 10 divisions, including the Office of Homeland Security, which focuses on potential threats related to local homeland security issues, such as terrorism or bioterrorism. The LASD provides law enforcement services to more than one million people living within 90 unincorporated communities, as well as to more than four million residents living within 40 contract cities. In addition, LASD provides law enforcement services to nine community colleges, Metro, and 48 Superior Courts. In addition to proactive enforcement of criminal laws, the LASD also provides investigative, traffic enforcement, accident investigation, and community education functions.

The Los Angeles region's first responders currently use a patchwork of often incompatible radio technologies and frequencies. This uncoordinated system means that neighboring agencies and systems cannot easily communicate with one another. The Los Angeles Regional Interoperable Communication System (LA-RICS) is a modern, integrated wireless voice and data communication system designed and built to serve law-enforcement, fire-service

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and health-service professionals throughout Los Angeles County. The new system will provide day-to-day communications within agencies and allow seamless interagency communications for responding to routine, emergency and catastrophic events. LA-RICS will replace the patchwork system with a single countywide network, improve overall traffic capacity and coverage, and provide a dedicated broadband network for first responders.

Continued growth and development in Project Area will significantly affect the LACoFD and LASD operations. Coordination among various County departments is necessary to ensure adequate emergency response. Collaboration can also ensure that development occurs at a rate that keeps pace with service needs. In addition, several proposed policies of the Proposed Project have been developed to address this potential hazard:

- **Policy PS 6.1:** Ensure safety information is available at local public areas.
- **Policy PS 6.2:** Encourage residents and business owners to create an evacuation plan and maintain emergency supplies.
- **Policy PS 6.3:** Promote the formation and coordination of Certified Emergency Response Teams.
- **Policy PS 6.4:** Provide assistance to local communities that wish to create a local emergency evacuation plan.
- **Policy PS 6.5:** Strengthen coordination and collaboration between citizens, public agencies, and non-profit groups to plan for disaster response.
- **Policy PS 6.6:** Develop an inclusive master emergency plan that designates evacuation routes, emergency relief centers, emergency animal keeping shelters, and information centers in every Antelope Valley community.

Compliance with applicable regulations and implementation of the Proposed Project goals and policies would ensure the risk of impaired implementation or physical interference with an adopted emergency response plan or emergency evacuation plan is less than significant.

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**Impact 5.8-5: Portions of the Project Area are within moderate, high, and very high fire hazard zones and could expose structures and/or residences to fire danger. [Threshold H-8]**

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**Impact Analysis:** Los Angeles County faces major wildland fire threats due to its hilly terrain, dry weather conditions, and the nature of its plant coverage. The at-risk areas are designated as Fire Hazard Severity Zones (FHSZs) per Government Code Sections 51175–51189. FHSZs in the Project Area are classified as Very High, High, and Moderate in State Responsibility Areas and Very High in Local and Federal Responsibility Areas. The Forestry Division of the LACoFD designates the Very High FHSZs (VHFHSZs) in the local responsibility areas.

In an effort to reduce the threats to lives and property, the LACoFD has instituted a variety of regulatory programs and standards for vegetation management, pre-fire management and planning, fuel modification, and brush clearance. In addition to these programs, the LACoFD and the County Department of Public

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Works enforce fire and building codes related to development in VHFHSZs. The Fire Department has access requirements for single family residential uses built in VHFHSZs. Access requirements for all other uses built within VHFHSZs are determined on a case-by-case basis.

The State Board of Forestry and the California Department of Forestry and Fire Protection (CAL FIRE) have drafted a comprehensive document for wildland fire protection in California. The Fire Plan Unit of LACoFD is in charge of implementing the California Fire Plan in Los Angeles County. The Strategic Fire Plan prepared by LACoFD identifies and prioritizes pre- and post-fire management strategies and tactics to reduce loss of life, property, and natural resources. The plan is updated annually.

Fuel modification plans are required for projects within areas designated as FHSZs within the State Responsibility Areas or VHFHSZs within the Local Responsibility areas, as described in Title 32, Fire Code, Section 4908 of the County Code. The fuel modification plan identifies specific zones within a property that is subject to fuel modification. Vegetation management, as it relates to wildland fire, refers to the total or partial removal of high-fire-hazard grasses, shrubs, or trees. This includes thinning to reduce the amount of fuel and modification of vegetation arrangement and distribution to disrupt fire progress. The Vegetation Management Program (VMP) is a cost-sharing program that focuses on the use of prescribed fire, hand crews, mechanical, biological and chemical means, for addressing wildland fire fuel hazards, habitat restoration, and other resource management issues on SRA and LRA lands.

Although fires are a natural part of the wildland ecosystem, development in wildland areas increases the danger of wildfires to residents, property, and the environment. Although multiple regulations are in place to ensure that adequate infrastructure, such as peak load water supplies and necessary disaster routes are incorporated into new developments, older communities with aging and substandard infrastructure may face greater risks from wildland fires. In addition, current regulations cannot ensure that all developments that locate in VHFHSZs are protected from wildland fire threats.

**Goal PS 1:** Protection of the public through fire hazard planning and mitigation.

- **Policy PS 1.1:** Limit the amount of potential master-planned development in Very High Fire Hazard Severity Zones through appropriate land use designations with very low densities, as indicated in the Land Use Policy Map (Map 2.1) of this Area Plan.
- **Policy PS 1.2:** Require that all new developments provide sufficient access for emergency vehicles and sufficient evacuation routes for residents and animals.
- **Policy PS 1.3:** Promote fire prevention measures, such as brush clearance and the creation of defensible space, to reduce fire protection costs.
- **Policy PS 1.4:** Provide strict enforcement of the Fire Code and all Fire Department policies and regulations.

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The Proposed Project policies and conditions of approval for future development projects within the Project Area, in addition to compliance with applicable regulations, will minimize Proposed Project impacts related to wildland fires. Consequently, the overall associated impacts would be less than significant.

#### 5.8.5 Cumulative Impacts

In general, cumulative impacts related to hazards and hazardous materials are more prevalent for commercial or industrial land uses. Hazardous material use or hazardous emissions would be cumulatively significant when the combined activities of individual industrial or commercial businesses that use, transport, or dispose of hazardous materials result in hazardous conditions. Cumulative impacts may also occur when multiple development projects disrupt existing hazardous materials sites in adjacent areas. Additionally, the transportation of hazardous materials may increase as a direct result of increased hazardous materials usage within Los Angeles County. Continued growth and development in Proposed Project Area will significantly affect the LACoFD and LASD operations. Any future development would be required to comply with applicable federal, state and local regulations related to hazardous materials, emergency response, wildland fires, and public airports, private airstrips, and heliports. Required compliance with these regulations would ensure impacts related to transport, use and disposal of hazardous materials, would be less than significant. Required compliance with these regulations would ensure impacts related to transport, use and disposal of hazardous materials, emergency response, wildland fires, and airports would be less than significant. Therefore, impacts related to hazards and hazardous materials would not be cumulatively considerable.

#### 5.8.6 Existing Regulations and Standard Conditions

- Resource Conservation and Recovery Act (RCRA) of 1976, as amended by the Hazardous and Solid Waste Amendments of 1984
- Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) and the Superfund Amendments and Reauthorization Act (SARA) of 1986
- Emergency Planning Community Right-to-Know Act (EPCRA)
- Hazardous Materials Transportation Act
- Government Code Section 65962.5 (a), Cortese List
- California Health & Safety Code (H&SC), Hazardous Materials Release Response Plans and Inventory
- Title 14 Division 1.5 of the California Code of Regulations
- Title 22 of the California Code of Regulations & Hazardous Waste Control Law, Chapter 6.5
- Title 23 of the California Code of Regulations (CCR), Underground Storage Tank (UST) Act

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- Title 27 of the CCR, Solid Waste
- California Health and Safety Code §25270 etc., Aboveground Petroleum Storage Act
- SB 1889, Accidental Release Prevention Law/California Accidental Release Prevention Program (CalARP)
- The Certified Uniform Program of Los Angeles County
- AQMD Rule 1403 (Asbestos Emission From Demolition/Renovation Activities)

### 5.8.7 Level of Significance Before Mitigation

Upon implementation of and compliance with applicable requirements and standard conditions of approval, Impacts 5.8.1 through 5.8.5 would all be less than significant.

### 5.8.8 Mitigation Measures

No mitigation measures are required.

### 5.8.9 Level of Significance After Mitigation

No significant unavoidable adverse impacts relating to hazards and hazardous materials have been identified.

### 5.8.10 References

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