

IV. Environmental Impact Analysis

H. Hazards and Hazardous Materials

1. Introduction

This section analyzes the Project’s potential hazards and hazardous materials impacts that could occur during Project construction and operation. In addition, this section analyzes the Project’s incremental contribution to cumulative hazards and hazardous materials impacts from past, present, and probable future projects. The analysis is largely based on the Phase I Environmental Site Assessment (Phase I ESA)¹ prepared for the Project by Leader Professional Services, Inc. in December 2021 and the Hazards and Hazardous Materials Assessment (Hazards Assessment)² prepared by Geosyntec Consultants, Inc. (Geosyntec) in March 2024. The Phase I ESA and Hazards Assessment are provided in Appendices I.1 and I.2 of this Draft EIR, respectively. In addition, an Environmental Subsurface Assessment Report (Subsurface Assessment) prepared by Geosyntec in March 2024 is included in Appendix I.3 of this Draft EIR.³

2. Environmental Setting

a. Regulatory Framework

Several plans, regulations, and programs include policies, requirements, and guidelines regarding Hazards and Hazardous Materials at the federal, state, regional, and local levels. As described below, these plans, guidelines, and laws include the following:

- Resource Conservation and Recovery Act
- Comprehensive Environmental Response, Compensation, and Liability Act
- Occupational Safety and Health Act of 1970

¹ Leader Professional Services, Inc., *Phase I Environmental Site Assessment, CBS Studio Center, 4024 Radford Avenue, Studio City, Los Angeles, California, December 2021*. See Appendix I.1 of this Draft EIR.

² Geosyntec Consultants, *Hazards and Hazardous Materials Assessment Report, 4024, 4064 and 4200 N. Radford Avenue, Studio City, California, March 2024*. See Appendix I.2 of this Draft EIR.

³ Geosyntec Consultants, *Environmental Subsurface Assessment Report, 4024, 4064, and 4200 N. Radford Avenue, Studio City, California, March 2024*. Included as Appendix I.3 of this Draft EIR.

- Toxic Substances Control Act
- Hazardous Materials Transportation Act
- Research and Special Programs Administration Regulations
- Federal Emergency Management Agency
- Disaster Mitigation Act of 2000
- California Hazardous Materials Release Response Plans and Inventory Law of 1985
- Hazardous Waste and Substances Sites
- Hazardous Waste Control Law
- License to Transport Hazardous Materials—California Vehicle Code, Section 32000.5 et seq.
- Underground Storage Tanks Program
- Aboveground Petroleum Storage Act
- Lead Based Paint Regulations
- California Division of Occupational Safety and Health Regulations
- The Safe Drinking Water and Toxic Enforcement Act
- California Water Code
- California Public Resources Code Division 3, Section 3229, Division 4
- California Fire Code
- Uniform Fire Code
- California Standard Emergency Management System Program
- Emergency Managers Mutual Aid Plan
- South Coast Air Quality Management District Rule 1113
- South Coast Air Quality Management District Rule 1166
- South Coast Air Quality Management District Rule 1403
- Los Angeles County Operational Area Emergency Response Plan

- Los Angeles County Airport Land Use Commission Comprehensive Land Use Plan
- Certified Unified Program Agency
- Los Angeles Fire Code
- Los Angeles Municipal Code (Methane Zones and Methane Buffer Zones)
- City of Los Angeles General Plan Conservation Element

(1) Federal

(a) Resource Conservation and Recovery Act

The federal Resource Conservation and Recovery Act (RCRA) (42 United States Code [USC] Sections 6901–6992k), which amended and revised the Solid Waste Disposal Act, regulates the generation, transportation, treatment, storage, and disposal of hazardous waste. Under RCRA regulations, generators of hazardous waste must register and obtain a hazardous waste activity identification number. RCRA allows individual states to develop their own programs for the regulation of hazardous waste as long as they are at least as stringent as RCRA's.

Underground Storage Tanks (USTs) are regulated under Subtitle I of RCRA and its regulations, which establish construction standards for UST installations installed after December 22, 1988, as well as standards for upgrading existing USTs and associated piping. Since 1998, all non-conforming tanks were required to be either upgraded or closed.

(b) Comprehensive Environmental Response, Compensation, and Liability Act

The Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), commonly known as “Superfund,” was enacted by Congress on December 11, 1980.⁴ This law provided broad federal authority to respond directly to releases or threatened releases of hazardous substances that may endanger public health or the environment. CERCLA establishes requirements concerning closed and abandoned hazardous waste sites, providing 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. 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 establishes the National Priorities List, which is a list of contaminated

⁴ USEPA, *Superfund CERCLA Overview*, www.epa.gov/superfund/superfund-cercla-overview, accessed January 17, 2025.

sites warranting further investigation by the United States Environmental Protection Agency (USEPA). CERCLA was amended most recently by the Small Business Liability Relief and Brownfields Revitalization Act of 2002.⁵

(c) Occupational Safety and Health Act of 1970

The Occupational Safety and Health Act of 1970, which is implemented by the federal Occupational Safety and Health Administration (OSHA), contains provisions with respect to hazardous materials handling. OSHA was created to assure safe and healthful working conditions by setting and enforcing standards and by providing training, outreach, education, and assistance. OSHA provides standards for the general industry and construction industry on hazardous waste operations and emergency response. OSHA requirements, as set forth in 29 Code of Federal Regulations (CFR) Section 1910, et seq., are designed to promote worker safety, worker training, and a worker's right-to-know. The U.S. Department of Labor has delegated the authority to administer OSHA regulations to the State of California. The California OSHA (Cal/OSHA) program (codified in the California Code of Regulations [CCR], Title 8, or 8 CCR generally and in the Labor Code Sections 6300–6719) is administered and enforced by the California Division of Occupational Safety and Health (DOSH). Cal/OSHA is very similar to the OSHA program. Among other provisions, Cal/OSHA requires employers to implement a comprehensive, written Injury and Illness Prevention Program (IIPP) for potential workplace hazards, including those associated with hazardous materials.

In addition, pursuant to OSHA, a developer that undertakes a construction project that involves the handling of contaminated site conditions must prepare and implement a Health and Safety Plan (HASP) that sets forth the measures that would be undertaken to protect those that may be affected by the construction project. While a HASP is prepared and implemented pursuant to OSHA, the HASP is not subject to regulatory review and approval, although a HASP is typically appended to a Soil Management Plan (SMP) if this document is required by the Certified Unified Program Agency (CUPA), which is the City of Los Angeles Fire Department (LAFD) with regard to the Project Site. The HASP, if required, would be prepared in accordance with the most current OSHA regulations, including 29 CFR 1910.120, Hazardous Waste Operations and Emergency Response, and 29 CFR 1926, Construction Industry Standards, as well as other applicable federal, state, and local laws and regulations.

(d) Toxic Substances Control Act

In 1976, the federal Toxic Substances Control Act (TSCA) (15 USC Sections 2601–2671) established a system of evaluation in order to identify chemicals which may pose hazards. TSCA is enforced by the USEPA through inspections of places in which asbestos-

⁵ USEPA, *Summary of the Small Business Liability Relief and Brownfields Revitalization Act*, www.epa.gov/brownfields/summary-small-business-liability-relief-and-brownfields-revitalization-act, accessed January 17, 2025.

containing materials (ACMs) are manufactured, processed, and stored and through the assessment of administrative and civil penalties and fines, as well as injunctions against violators. TSCA establishes a process by which public exposure to hazards may be reduced through manufacturing, distribution, use and disposal restrictions or labeling of products. Polychlorinated Biphenyls (PCBs) are hazardous materials regulated by the USEPA under TSCA. These regulations ban the manufacture of PCBs although the continued use of existing PCB-containing equipment is allowed. PCBs were formerly used in such applications as hydraulic fluids, plasticizers, adhesives, fire retardants, and electrical transformers, among others. TSCA also contains provisions controlling the continued use and disposal of existing PCB-containing equipment. The disposal of PCB wastes is also regulated by TSCA (40 CFR 761), which contains life cycle provisions similar to those in RCRA. In addition to TSCA, provisions relating to PCBs are contained in the Hazardous Waste Control Law (HWCL), which lists PCBs as hazardous waste.

Under TSCA, the USEPA has enacted strict requirements on the use, handling, and disposal of ACMs. These regulations include the phasing out of friable asbestos and ACMs in new construction materials beginning in 1979. In 1989, the USEPA banned most uses of asbestos in the country. Although most of the ban was overturned in 1991, the current banned product categories include corrugated paper, rollboard, commercial paper, specialty paper, flooring felt, and any new uses. TSCA also establishes USEPA's Lead Abatement Program regulations, which provide a framework for lead abatement, risk assessment, and inspections. Those performing these services are required to be trained and certified by USEPA.

(e) Hazardous Materials Transportation Act

The U.S. Department of Transportation (USDOT) prescribes strict regulations for the safe transportation of hazardous materials, including requirements for hazardous waste containers and licensed haulers who transport hazardous waste on public roads. The Secretary of USDOT receives the authority to regulate the transportation of hazardous materials from the Hazardous Materials Transportation Act (HMTA), as amended and codified in 49 USC Section 5101 et seq. The Pipeline and Hazardous Materials Safety Administration (PHMSA),⁶ formerly the Research and Special Provisions Administration, was delegated the responsibility to write the hazardous materials regulations, which are contained in Title 49 of the CFR Parts 100–180.⁷ Title 49 of the CFR contains the regulations set forth by the HMTA and specifies requirements and regulations with respect to the transport of hazardous materials. It requires that every employee who transports hazardous materials receive training to recognize and identify hazardous materials and become familiar with hazardous materials requirements. Under the HMTA, the Secretary of USDOT “may authorize any officer,

⁶ USDOT, *Pipeline and Hazardous Materials Safety Administration, Federal Hazmat Law: An Overview of Federal Laws for Hazardous Materials Transportation, September 2021.*

⁷ *Federal Register, Code of Federal Regulations 49, Parts 100 to 180, Revised as of October 1, 2010.*

employee, or agent to enter upon, inspect, and examine, at reasonable times and in a reasonable manner, the records and properties of persons to the extent such records and properties relate to: (1) the manufacture, fabrication, marking, maintenance, reconditioning, repair, testing, or distribution of packages or containers for use by any 'person' in the transportation of hazardous materials in commerce; or (2) the transportation or shipment by any 'person' of hazardous materials in commerce.”

(f) Research and Special Programs Administration Regulations

The Research and Special Programs Administration (RSPA) regulations cover definition and classification of hazardous materials, communication of hazards to workers and the public, packaging and labeling requirements, operational rules for shippers, and training. They apply to interstate, intrastate, and foreign commerce by air, rail, ships, and motor vehicles, and also cover hazardous waste shipments. The RSPA's Federal Highway Administration (FHWA) is responsible for highway routing of hazardous materials and highway safety permits. The U.S. Coast Guard regulates bulk transport by vessel. The hazardous material regulations include emergency response provisions, including incident reporting requirements. Reports of major incidents go to the National Response Center, which in turn is linked with CHEMTREC, a service of the chemical manufacturing industry that provides details on most chemicals shipped in the United States.

(g) Federal Emergency Management Agency

The Federal Emergency Management Agency (FEMA) was established in 1979 via executive order, and is an independent agency of the federal government. In March 2003, FEMA became part of the U.S. Department of Homeland Security with the mission to lead the effort in preparing the nation for all hazards and effectively manage federal response and recovery efforts following any national incident.⁸ FEMA also initiates proactive mitigation activities, trains first responders, and manages the National Flood Insurance Program and the U.S. Fire Administration.

(h) Disaster Mitigation Act of 2000

The Disaster Mitigation Act (42 USC Section 5121) provides the legal basis for FEMA mitigation planning requirements for state, local, and Native American tribal governments as a condition of mitigation grant assistance. It amends the Robert T. Stafford Disaster Relief Act of 1988 (42 USC Sections 5121–5207) by repealing the previous mitigation planning provisions and replacing them with a new set of requirements that emphasize the need and creates incentives for state, tribal, and local agencies to closely coordinate mitigation planning and implementation efforts. This act reinforces the importance of pre-disaster infrastructure

⁸ FEMA, *History of FEMA*, www.fema.gov/about/history, accessed January 17, 2025.

mitigation planning to reduce disaster losses nationwide and the streamlining of the administration of federal disaster relief and programs to promote mitigation activities. Some of the major provisions of this act include:

- Funding pre-disaster mitigation activities;
- Developing experimental multi-hazard maps to better understand risk;
- Establishing state and local government infrastructure mitigation planning requirements;
- Defining how states can assume more responsibility in managing the Hazard Mitigation Grant Program (HMGP); and
- Adjusting ways in which management costs for projects are funded.

The mitigation planning provisions outlined in Section 322 of this act establish performance-based standards for mitigation plans and require states to have a public assistance program (Advance Infrastructure Mitigation [AIM]) to develop county government plans. The consequence for counties that fail to develop an infrastructure mitigation plan is the chance of a reduced federal share of damage assistance from 75 percent to 25 percent if the damaged facility has been damaged on more than one occasion in the preceding 10-year period by the same type of event.

(i) Other Hazardous Materials Regulations

In addition to the USDOT regulations for the safe transportation of hazardous materials, other applicable federal laws also address hazardous materials. These include:

- Community Environmental Response Facilitation Act (CERFA) of 1992;
- Clean Water Act;
- Clean Air Act;
- Safe Drinking Water Act; and
- Federal Insecticide, Fungicide, and Rodenticide Act.

(2) State

(a) State Policies and Regulations

The primary state agencies with jurisdiction over hazardous chemical materials management are the California Environmental Protection Agency's (CalEPA) Department of Toxic Substances Control (DTSC) and the State Water Resources Control Board (SWRCB). Other state agencies involved in hazardous materials management include Cal/OSHA and the State Office of Emergency Services (Cal OES).

Authority for the statewide administration and enforcement of RCRA rests with DTSC. While DTSC has primary state responsibility in regulating the generation, storage, and disposal of hazardous materials, DTSC may further delegate enforcement authority to local jurisdictions. In addition, DTSC is responsible and/or provides oversight for contamination cleanup and administers statewide hazardous waste reduction programs. DTSC operates programs to accomplish the following: (1) manage the aftermath of improper hazardous waste management by overseeing site cleanups; (2) prevent releases of hazardous waste by ensuring that those who generate, handle, transport, store, and dispose of wastes do so properly; and (3) evaluate soil, water, and air samples taken at sites.

The storage of hazardous materials in USTs is regulated by the SWRCB, which delegates authority to the Regional Water Quality Control Board (RWQCB) on the regional level, and typically to the local fire department on the local level.

The Cal/OSHA program is administered and enforced by the DOSH. Cal/OSHA is very similar to the federal OSHA program. For example, both programs contain rules and procedures related to exposure to hazardous materials during demolition and construction activities. In addition, Cal/OSHA requires employers to implement a comprehensive, written IIPP. An IIPP is an employee safety program for potential workplace hazards, including those associated with hazardous materials.

The Cal OES Hazardous Materials (HazMat) section under the Fire and Rescue Division coordinates statewide implementation of hazardous materials accident prevention and emergency response programs for all types of hazardous materials incidents and threats. In response to any hazardous materials emergency, the HazMat section staff is called upon to provide state and local emergency managers with emergency coordination and technical assistance.

(b) California Hazardous Materials Release Response Plans and Inventory Law of 1985

The Business Plan Act requires preparation of Hazardous Materials Business Plans and disclosure of hazardous materials inventories, including an inventory of hazardous materials handled, plans showing where hazardous materials are stored, an emergency response plan, and provisions for employee training in safety and emergency response procedures for businesses that handle, store, or transport hazardous materials in amounts exceeding specified minimums (California Health and Safety Code [HSC], Division 20, Chapter 6.95, Article 1). Statewide, DTSC has primary regulatory responsibility for management of hazardous materials, with delegation of authority to local jurisdictions that enter into agreements with the state. Local agencies are responsible for administering these regulations.

Several state agencies regulate the transportation and use of hazardous materials to minimize potential risks to public health and safety, including CalEPA and the California Emergency Management Agency. The California Highway Patrol (CHP) and the California Department of Transportation (Caltrans) enforce regulations specifically related to the transport of hazardous materials. Together, these agencies determine container types used and license hazardous waste haulers for hazardous waste transportation on public roadways.

(c) Hazardous Waste and Substances Sites

Government Code Section 65962.5, amended in 1992, requires CalEPA to develop and update annually the Hazardous Waste and Substances Sites (Cortese List), which is a list of hazardous waste sites and other contaminated sites. The Cortese List is a planning document used by the state, local agencies, and developers to comply with California Environmental Quality Act (CEQA) requirements pertaining to providing information about the location of hazardous materials release sites. While the Cortese List is no longer maintained as a single list, the following databases provide information that meet the Cortese List requirements:

1. List of Hazardous Waste and Substances sites from the DTSC EnviroStor database (HSC Sections 25220, 25242, 25356, and 116395);
2. List of open and active leaking underground storage tank (LUST) Sites by County and Fiscal Year from the SWRCB GeoTracker database (HSC Section 25295);
3. List of solid waste disposal sites identified by the SWRCB with waste constituents above hazardous waste levels outside the waste management unit (California Water Code [CWC] Section 13273[e] and 14 CCR Section 18051);
4. List of “active” Cease and Desist Orders and Cleanup and Abatement Orders from the SWRCB (CWC Sections 13301 and 13304); and

5. List of hazardous waste facilities subject to corrective action pursuant to HSC Section 25187.5, identified by the DTSC.

(d) Hazardous Waste Control Law

The Hazardous Waste Control Law (HWCL) empowers DTSC to administer the state's hazardous waste program and implement the federal program in California. CCR Titles 22 and 23 address hazardous materials and wastes. Title 22 defines, categorizes, and lists hazardous materials and wastes. Title 23 addresses public health and safety issues related to hazardous materials and wastes and specifies disposal options.

(e) License to Transport Hazardous Materials—California Vehicle Code, Section 32000.5 et seq.

Caltrans regulates hazardous materials transportation on all interstate roads. Within California, the state agencies with primary responsibility for enforcing federal and state regulations and for responding to transportation emergencies are the CHP and Caltrans. Together, federal and state agencies determine driver-training requirements, load labeling procedures, and container specifications for vehicles transporting hazardous materials.

(f) Underground Storage Tanks Program

The State regulates USTs through a program pursuant to HSC, Division 20, Chapter 6.7, and CCR Title 23, Division 3, Chapter 16 and Chapter 18. The State's UST program regulations include, among others, permitting USTs, installation of leak detection systems and/or monitoring of USTs for leakage, UST closure requirements, release reporting/corrective action, and enforcement. Oversight of the statewide UST program is assigned to the SWRCB which has delegated authority to the RWQCB and, typically on the local level, to the fire department. The LAFD administers and enforces federal and state laws and local ordinances for USTs at the Project Site. Plans for the construction/installation, modification, upgrade, and removal of USTs are reviewed by LAFD Inspectors. If a release affecting groundwater is documented, the project file is transferred to the appropriate RWQCB for oversight.

(g) Aboveground Petroleum Storage Act

In 1989, California established the Aboveground Petroleum Storage Act instituting a regulatory program covering aboveground storage tanks (ASTs) containing specified petroleum products (HSC Sections 25270–25270.13). The Aboveground Petroleum Storage Act applies to facilities with storage capacities of 10,000 gallons or more or are subject to oil pollution prevention and response requirements under 40 CFR Part 112. Under the Aboveground Petroleum Storage Act, each owner or operator of a regulated AST facility must file biennially a storage statement with the SWRCB disclosing the name and address of the AST facility; the contact person for the facility; and the location, size, age, and contents of each

AST that exceeds 10,000 gallons in capacity and that holds materials that are at least five percent petroleum. In addition, each owner or operator of a regulated AST must prepare an Spill Prevention Control and Countermeasure (SPCC) Plan in accordance with federal and state requirements (40 CFR Part 112 and HSC Section 25270.5[c]). The responsibility for inspecting ASTs and ensuring that SPCC Plans have been prepared lies with the RWQCBs.

(h) Lead-Based Paint Regulations

Lead-based paint (LBP) is defined as any paint, varnish, stain, or other applied coating that has a 1 milligram per square centimeter (mg/cm^2) (5,000 microgram per gram [$\mu\text{g}/\text{g}$] or 0.5 percent by weight) or more of lead. The U.S. Consumer Product Safety Commission (16 CFR 1303) banned paint containing more than 0.06 percent lead for residential use in 1978. Buildings built before 1978 are much more likely to have LBP.

The demolition of buildings containing LBPs is subject to a comprehensive set of California regulatory requirements that are designed to assure the safe handling and disposal of these materials. Cal/OSHA has established limits of exposure to lead contained in dusts and fumes, which provides for exposure limits, exposure monitoring, and respiratory protection, and mandates good working practices by workers exposed to lead, particularly since demolition workers are at the greatest risk of adverse exposure. Lead-contaminated debris and other wastes must also be managed and disposed of in accordance with applicable provisions of the California HSC.

(i) California Division of Occupational Safety and Health Regulations

Cal/OSHA is responsible for developing and enforcing workplace safety standards and ensuring worker safety in the handling and use of hazardous materials (8 CCR, Section 1529). Among other requirements, Cal/OSHA requires entities handling specified amounts of certain hazardous chemicals to prepare injury and illness prevention plans and chemical hygiene plans and provides specific regulations to limit exposure of construction workers to lead. OSHA applies to this Project because contractors will be required to comply with its handling and use requirements that would increase worker safety and reduce the possibility of spills, and to prepare an emergency response plan to respond to accidental spills.

(j) Safe Drinking Water and Toxic Enforcement Act

The Safe Drinking Water and Toxic Enforcement Act (HSC Section 25249.5, et seq.), Proposition 65, lists chemicals and substances believed to have the potential to cause cancer or deleterious reproductive effects in humans. It also restricts the discharges of listed chemicals into known drinking water sources above the regulatory levels of concern, requires public notification of any unauthorized discharge of hazardous waste, and requires that a clear and understandable warning be given prior to a known and intentional exposure to a listed substance.

(k) California Water Code

The CWC authorizes the SWRCB to implement provisions of the Clean Water Act, including the authority to regulate waste disposal and require cleanup of discharges of hazardous materials and other pollutants. In regard to construction dewatering discharge analysis and treatment, groundwater may be encountered during deeper excavations for the subterranean parking structure, building foundations, or other subterranean building components. Under the CWC, discharge of any such groundwater to surface waters, or any point sources hydrologically connected to surface waters, such as storm drains, is prohibited unless conducted in compliance with a Waste Discharge Requirement (WDR) permit. In addition to the CWC, these permits are implemented and are in compliance with the federal Clean Water Act's National Pollutant Discharge Elimination System (NPDES) program. In accordance with these legal requirements, dewatering, treatment, and disposal of groundwater encountered during construction activities would be conducted in accordance with the Los Angeles RWQCB's (LARWQCB) Waste Discharge Requirements for Discharges of Groundwater from Construction and Project Dewatering to Surface Waters in Coastal Watersheds of Los Angeles and Ventura Counties, pursuant to adopted Order No. R4-2018-0125, or any other appropriate WDR permit identified by the LARWQCB.⁹ Compliance with an appropriate WDR permit would include monitoring, treatment if appropriate, and proper disposal of any encountered groundwater in accordance with applicable water quality standards. If, for example, extracted groundwater contains Total Petroleum Hydrocarbons (TPH) or other petroleum breakdown compounds in concentrations exceeding water quality standards, compliance with legal requirements would mandate treatment to meet published state water quality standards prior to discharge into a storm drain system.

(l) California Public Resources Code Division 3, Section 3229

In compliance with Division 3, Section 3229 of the California Public Resources Code (PRC), before commencing any work to abandon any well, the owner or operator shall request approval from the California Geologic Energy Management Division (CalGEM), formerly the Division of Oil, Gas, and Geothermal Resources (DOGGR), via a written notice of intention to abandon the well.

(m) California Fire Code, Title 24, Part 9, Chapters 33, 50, and 57

The CFC, Chapter 9 of Title 24 of the CCR, was created by the California Building Standards Commission based on the International Fire Code (IFC) and is updated every three years. The IFC is a model code that regulates minimum fire safety requirements for new and existing buildings, facilities, storage and processes. The IFC addresses fire prevention, fire

⁹ *Los Angeles Regional Water Quality Control Board, Order No. R4-2018-0125, Waste Discharge Requirements for Discharges of Groundwater from Construction and Project Dewatering to Surface Waters in Coastal Watersheds of Los Angeles and Ventura Counties, adopted September 13, 2018.*

protection, life safety, and safe storage and use of hazardous materials in new and existing buildings, facilities, and processes.

The overall purpose of the CFC is to establish the minimum requirements to safeguard the public health, safety, and general welfare from the hazards of fire, explosion, or dangerous conditions in new and existing buildings, structures, and premises, and to provide safety and assistance to firefighters and emergency responders during emergency operations. Chapter 49 of the CFC contains minimum standards for development in the wildland–urban interface and fire hazard areas. The CFC also provides regulations and guidance for local agencies in the storage, use, and handling of hazardous materials, as well as the development and enforcement of fire safety standards. The 2022 CFC, which is based on the 2021 IFC, became effective January 1, 2023.

(n) Uniform Fire Code

The Uniform Fire Code (UFC), Article 80 (UFC Section 80.103 as adopted by the State Fire Marshal pursuant to HSC Section 13143.9), includes specific requirements for the safe storage and handling of hazardous materials. These requirements are intended to reduce the potential for a release of hazardous materials and for mixing of incompatible chemicals, and specify the following specific design features to reduce the potential for a release of hazardous materials that could affect public health or the environment:

- Separation of incompatible materials with a noncombustible partition;
- Spill control in all storage, handling, and dispensing areas; and
- Separate secondary containment for each chemical storage system. The secondary containment must hold the entire contents of the tank, plus the volume of water needed to supply the fire suppression system for a period of 20 minutes in the event of a catastrophic spill.

(o) California Governor's Office of Emergency Services

In 2009, the State of California passed legislation creating the Cal OES and authorized it to prepare a Standard Emergency Management System (SEMS) program (Title 19 CCR Section 2401 et seq.), which sets forth measures by which a jurisdiction should handle emergency disasters. In California, SEMS provides the mechanism by which local governments request assistance. Non-compliance with SEMS could result in the State withholding disaster relief from the non-complying jurisdiction in the event of an emergency disaster. Cal OES coordinates the State's preparation for, prevention of, and response to major disasters, such as fires, floods, earthquakes, and terrorist attacks. During an emergency, Cal OES serves as the lead state agency for emergency management in the State. It also serves as the lead agency for mobilizing the State's resources and obtaining federal resources. Cal

OES coordinates the state response to major emergencies in support of local government. The primary responsibility for emergency management resides with the local government. Local jurisdictions first use their own resources and, as they are exhausted, obtain more from neighboring cities and special districts, the county in which they are located, and other counties throughout the State through the statewide mutual aid system (see discussion of Mutual Aid Agreements, below). The California Emergency Management Agency (Cal-EMA) maintains oversight of the State's mutual aid system.

(p) Emergency Managers Mutual Aid (EMMA) Plan

Cal OES developed the Emergency Managers Mutual Aid (EMMA) Plan in response to the 1994 Northridge Earthquake. The EMMA Plan coordinates emergency response and recovery efforts along the coastal, inland, and southern regions of California. The purpose of EMMA is to provide emergency management personnel and technical specialists to afflicted jurisdictions in support of disaster operations during emergency events. The objectives of the EMMA Plan are to provide a system to coordinate and mobilize assigned personnel, formal requests, assignment, training, and demobilization of assigned personnel; establish structure to maintain the EMMA Plan and its procedures; provide the coordination of training for EMMA resources, including SEMS training, coursework, exercises, and disaster response procedures; and to promote professionalism in emergency management and response. The EMMA Plan was updated in November 2012 and supersedes the 1997 EMMA Plan and November 2001 EMMA Guidance.

(3) Regional

(a) South Coast Air Quality Management District Rule 1113

South Coast Air Quality Management District (SCAQMD) Rule 1113, Architectural Coating, requires manufacturers, distributors, and end users of architectural and industrial maintenance coatings to reduce volatile organic compound (VOC) emissions from the use of these coatings, primarily by placing limits on the VOC content of various coating categories.

(b) South Coast Air Quality Management District Rule 1166

SCAQMD Rule 1166, Volatile Organic Compound Emissions from Decontamination of Soil, requires that an approved mitigation plan be obtained from SCAQMD prior to commencing any of the following activities: (1) the excavation of an UST or piping which has stored VOCs; (2) the excavation or grading of soil containing VOC material including gasoline, diesel, crude oil, lubricant, waste oil, adhesive, paint, stain, solvent, resin, monomer, and/or any other material containing VOCs; (3) the handling or storage of VOC-contaminated soil (soil which registers greater than 50 parts per million [ppm] or greater using an organic vapor analyzer [OVA] calibrated with hexane) at or from an excavation or grading site; and (4) the treatment of VOC-contaminated soil at a facility. This rule sets requirements to control the emission of

VOCs from excavating, grading, handling, and treating VOC-contaminated soil as a result of leakage from storage or transfer operations, accidental spillage, or other deposition.

(c) South Coast Air Quality Management District Rule 1403

SCAQMD Rule 1403, Asbestos Emissions from Renovation/Demolition Activities, regulates asbestos as a toxic material and controls the emissions of asbestos from demolition and renovation activities by specifying agency notifications, appropriate removal procedures, and handling and clean up procedures. Rule 1403 applies to owners and operators involved in the demolition or renovation of structures with ACMs, asbestos storage facilities, and waste disposal sites.

(d) Los Angeles County Operational Area Emergency Response Plan

The County of Los Angeles (County) developed the Operational Area Emergency Response Plan (OAERP) to ensure the most effective allocation of resources for the maximum benefit and protection of the public in time of emergency. The OAERP does not address normal day-to-day emergencies, or the well-established and routine procedures used in coping with them. Instead, the operational concepts reflected in this plan focus on potential large-scale disasters like extraordinary emergency situations associated with natural and man-made disasters and technological incidents which can generate unique situations requiring an unusual or extraordinary emergency response. The purpose of the plan is to incorporate and coordinate all facilities and personnel of the County government, along with the jurisdictional resources of the cities and special districts within the County, into an efficient operational area organization capable of responding to any emergency using a Standard Emergency Management System, mutual aid, and other appropriate response procedures. The goal of the plan is to take effective life-safety measures and reduce property loss, provide for the rapid resumption of impacted businesses and community services, and provide accurate documentation and records required for cost-recovery.

(e) Los Angeles County Airport Land Use Commission Comprehensive Land Use Plan

The Airport Land Use Commission (ALUC) coordinates planning for the areas surrounding public use permits. In Los Angeles County, the Regional Planning Commission has the responsibility for acting as the ALUC and for coordinating the airport planning of public agencies within the County. The Los Angeles County Airport Land Use Plan (dually titled Comprehensive Land Use Plan) provides for the orderly expansion of Los Angeles County's public use airports and the area surrounding them. It is intended to provide for the adoption of land use measures that will minimize the public's exposure to excessive noise and safety hazards. In formulating this plan, the Los Angeles County ALUC has established provisions for safety, noise insulation, and the regulation of building height within areas adjacent to each of the public airports in the County.

(4) Local

(a) Certified Unified Program Agency

The LAFD is designated by the State as a CUPA for the City and is the primary local agency with responsibility for implementing federal and state laws and regulations pertaining to hazardous materials management. A CUPA is a local agency that has been certified by CalEPA to implement the six state environmental programs within the local agency's jurisdiction. This program was established under the amendments to the California HSC made by Senate Bill 1082 in 1994. The six consolidated programs are:

- Hazardous Materials Release Response Plan and Inventory (Business Plans);
- California Accidental Release Prevention (CalARP);
- Hazardous Waste (including Tiered Permitting);
- USTs;
- ASTs (SPCC requirements); and
- UFC Article 80 Hazardous Material Management Program (HMMP) and Hazardous Material Identification System (HMIS).

As the CUPA for the City, LAFD maintains the records regarding location and status of hazardous materials sites in the city and administers programs that regulate and enforce the transport, use, storage, manufacturing, and remediation of hazardous materials.

The LAFD monitors the storage of hazardous materials in the City for compliance with local requirements. Specifically, businesses and facilities that store more than threshold quantities of hazardous materials as defined in HSC Code Chapter 6.95 are required to file an Accidental Risk Prevention Program with LAFD. This program includes information such as emergency contacts, phone numbers, facility information, chemical inventory, and hazardous materials handling and storage locations. LAFD also has the authority to administer and enforce federal and state laws and local ordinances for USTs. Plans for the construction/installation, modification, upgrade, and removal of USTs are reviewed by LAFD Inspectors.

In addition, the LAFD, in their role as the CUPA, also oversees and addresses issues relating to the presence and handling of contaminated soils that may be present at the Project Site. Any such hazardous materials that may be encountered would be managed (using tools, such as a SMP) in accordance with all applicable federal, state, and local laws and regulations that pertain to the use, storage, transportation and disposal of hazardous materials and waste. The SMP, if required, would describe the methodology to identify and manage (reuse or off-

site disposal) contaminated soil during soil excavation and/or construction. The SMP would also provide protocols for confirmation sampling, segregation and stockpiling, profiling, backfilling, disposal, guidelines for imported soil, and backfill approval from the City's Department of Building and Safety (DBS). The SMP would also describe the methodology to manage underground features that may be encountered during construction. In addition, the LAFD may consult with other agencies (e.g., DTSC and the LARWQCB) if the nature of the contamination warrants the involvement of these agencies.

(b) Los Angeles Fire Code

At the local level, the LAFD monitors the storage of hazardous materials for compliance with local requirements. Specifically, businesses and facilities that store more than threshold quantities of hazardous materials as defined in Chapter 6.95 of the HSC are required to file an Accidental Risk Prevention Program with the LAFD.¹⁰ This program includes information such as emergency contacts, phone numbers, facility information, chemical inventory, and hazardous materials handling and storage locations. The LAFD also issues permits for hazardous materials handling and enforces California's Hazardous Materials Release Response Plans and Inventory Law (HSC Section 25500 et seq.). Basic requirements of California's Hazardous Materials Release Response Plans and Inventory Law include the development of detailed hazardous materials inventories used and stored on-site, a program of employee training for hazardous materials release response, identification of emergency contacts and response procedures, and reporting of releases of hazardous materials. Any facility that meets the minimum reporting thresholds (i.e., a mixture containing a hazardous material that has a quantity at any one time during the reporting year that is equal to, or greater than, 55 gallons for materials that are liquids, 500 pounds for solids, or 200 cubic feet for compressed gas) must comply with the reporting requirements and file a Business Emergency Plan (BEP) with the local administering agency.¹¹

The LAFD also administers the Fire Life Safety Plan Check and Fire Life Safety Inspections interpreting and enforcing applicable standards of the California Fire Code, Title 19 of the CCR, Uniform Building Code, as well as City and national codes concerning new construction and remodeling. As part of the Fire Life Safety Plan Check and Fire Life Safety Inspections, businesses that store hazardous waste or hazardous materials in amounts exceeding the thresholds noted above are subject to review.

¹⁰ *The CalARP program encompasses both the federal "Risk Management Program," established in the Code of Federal Regulations, Title 40, Part 68, and the State of California program, in accordance with the Title 19 of the California Code of Regulations, Division 2, Chapter 4.5.*

¹¹ *California Health & Safety Code, Division 20, Chapter 6.95, Article 1; California Code of Regulations, Title 19, Sections 2620-2732; California Code of Regulations, Title 24, Part 9, Section 80.115; Los Angeles Municipal Code, Article 7 of Chapter V, Section 57.120.1, and 57.120.1.4.*

Section 91.7109.2 of the Los Angeles Municipal Code (LAMC) requires LAFD notification when an abandoned oil well is encountered during construction activities and requires that any abandoned oil well not in compliance with existing regulations be re-abandoned in accordance with applicable rules and regulations of CalGEM.

(c) Los Angeles Municipal Code (Methane Zones and Methane Buffer Zones)

LAMC Chapter IX, Article 1, Division 71, Section 91.7103, also known as the Los Angeles Methane Seepage Regulations (Methane Code), establishes requirements for buildings and paved areas located in methane zones and methane buffer zones. Requirements for new construction within such zones include methane gas sampling, and depending on the detected concentrations of methane and gas pressure at the site, application of design remedies for reducing potential methane impacts. The required methane mitigation systems are based on the site design level, with more involved mitigation systems required at the higher site design levels. The required methane mitigation systems are designed so that when properly implemented, they reduce methane-related risks to a less than significant level.

(d) City of Los Angeles General Plan Conservation Element

The City of Los Angeles General Plan includes a Conservation Element adopted in September 2001. The policy relevant to hazards and hazardous materials is shown in Table IV.H-1 below:

**Table IV.H-1
Conservation Element—Resource Management (Fossil Library): Petroleum (Oil and Gas)**

Policy 3	Continue to protect neighborhoods from potential accidents and subsidence associated with drilling, extraction and transport operations, consistent with California Department of Conservation, Division of Oil and Gas requirements. ^a
<p>^a As noted above, DOGGR is now known as CalGEM. Source: City of Los Angeles, 1996 and 2001.</p>	

b. Existing Conditions

The following discussion is based on the Hazards Assessment, which includes summaries of the Phase I ESA and Subsurface Assessment, unless otherwise noted. These reports are included as Appendices I.3, I.1, and I.2, of this Draft EIR, respectively.

(1) Current and Historical Uses of the Project Site

The current and past land uses within the Project Site were identified to assess their potential to present concerns relative to the presence of hazards and/or the handling of hazardous materials. These concerns are classified as Recognized Environmental Conditions (RECs), which are defined as “the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, past release, or material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, ground water or surface water of the property.”¹²

(a) Current Uses

As discussed in Section II, Project Description, of this Draft EIR, the Project Site is currently improved with 1,179,110 square feet of studio-related uses, including 359,730 square feet of sound stages; 255,510 square feet of production support; 450,060 square feet of production office; and 113,810 square feet of general office. The North and South Lots are currently improved with multiple buildings, including 21 sound stages, each ranging in size from approximately 7,000 square feet to approximately 25,000 square feet, as well as production support, production office, and general office uses. The Project Site contains 52 permanent buildings/structures, various internal roads, basecamps, and outdoor areas. The existing buildings are primarily located at the northernmost point of the North Lot and throughout the entirety of the South Lot.

The existing Project Site supports a variety of media and production uses focused on the creation, development, recording, broadcasting, and editing of recorded and live television programming, live audience productions, feature films, and other audio, visual, and digital media. These uses involve the routine use of small quantities of potentially hazardous materials, including paints, stains, adhesives, solvents and other materials used in set design and fabrication, fuels, pesticides for landscaping, cleaning and maintenance supplies, materials for pyrotechnic special effects, and other general products, typical of those used on studio campuses.

(b) Historic Uses

The Project Site has operated as a studio for approximately 100 years. The first phase of development corresponded with the initial purchase and construction of the Mack Sennett Studio in 1927. Filmmaker Mack Sennett created the original nexus of the studio, which was located on the southwestern portion of the Project Site. Although most buildings commissioned by Sennet were completed within the first few years of owning the land, he continued to occupy

¹² Refer to Subsection 3.b., Methodology, herein for further discussion of ASTM Standard E1527-13.

the Project Site until 1935. There are nine extant buildings from this period, which were constructed in 1928.

The second phase of development occurred from the mid-1930s to the mid-1950s. During this phase the property was owned by Republic Pictures. The development during this period generally expanded the Project Site north and east, with some infill between the earlier Sennett-era buildings. There are 15 extant buildings from this period, which were constructed from 1935 to 1957.

The third phase of development occurred when CBS Television became the primary lessee, and later owner, of the studio campus in 1963. This phase resulted in the expansion of the Project Site with the construction of additional sound stage and support buildings on the outer perimeter of the Project Site, extending north towards the Los Angeles River. There are nine extant buildings from this period, which were constructed from 1963 to 1969.

A fourth phase of development occurred with the construction of nine buildings from 1996 to 2005, mostly situated north of the Los Angeles River. In addition, there are four buildings, which were individually built between development programs in 1979, 1988, 1992, and 2014.

Refer to Appendix D of the Phase I ESA, included as Appendix I.1 of this Draft EIR, for historical aerial photographs.

(2) Hazardous Materials Database Search

The Phase I ESA for the Project Site includes a database search report from Environmental Data Resources, Inc., (EDR), dated November 17, 2021, which is included as Appendix C to the Phase I ESA. The report documents findings of various federal, state, and local regulatory database searches regarding properties with known or suspected releases of hazardous materials or petroleum hydrocarbons. Additional regulatory status information was obtained from the Los Angeles County, USEPA, and CalEPA database sites. These findings are summarized below.

(a) Project Site

Based on the environmental database search, the Project Site is listed on several databases, including the RCRA Small Quantity Generator (SQG) and Large Quantity Generator (LQG) of Hazardous Waste, CalEPA Leaking Underground Storage Tanks (LUST), Hazardous Waste Manifest Data (HAZNET), California Environmental Reporting System (CERS), and local lists pertaining to hazardous materials, USTs, and Aboveground Storage Tanks (ASTs), discussed below. The CalEPA LUST listing is considered a Historical

Recognized Environmental Condition (REC) for the Project Site. The remaining listings are not identified as RECs.

- The Project Site is registered as a RCRA SQG and LQG with active status. No compliance violations are listed in the last 12 quarters in connection with this listing.
- The Project Site is listed on the CalEPA LUST database. The LUST listing was opened in 1994, when gasoline contamination was encountered beneath five 10,000-gallon USTs as a result of damage to the USTs and supply lines from the 1994 Northridge Earthquake. The USTs were removed from the Project Site in February 1994 by A.E. Schmidt under a permit issued by the LAFD. Impacted soils were removed for off-site disposal, and groundwater monitoring was required by the LARWQCB in May 1994. Verification monitoring of soils and groundwater was conducted, and CalEPA completed and closed the LUST file in January 1997.
- The Project Site is listed on CalEPA's HAZNET and CERS databases, but the listings do not indicate any compliance violations for the Project Site. These listings are duplicated on the City's Active Hazardous Materials Inventory database.
- The Project Site is listed on the City's UST and Historic Tank databases, which identified a total of six USTs, including five leaking USTs that were removed in February 1994 and another UST removed in September 2019. No other USTs are registered for the Project Site, and no open LUST cases are listed in connection with the Project Site.
- The Project Site is listed on the City's AST database. A total of 14 ASTs are registered with LAFD. The ASTs have a total capacity of 14,940 gallons and contain diesel fuel. No spills are listed. An SPCC Plan prepared by A.C.C.E.S. Inc. was submitted to and approved by the LAFD in December 2020. A copy of the SPCC Plan is provided as Appendix J to the Phase I ESA.

(b) Surrounding Properties

Several nearby properties were identified in the EDR records search. These include 14 RCRA Generators of Hazardous Waste located within 0.25 miles of the Project Site, five LUST sites located within 0.5 miles of the Project Site, one active UST located within 0.25 miles of the Project Site, and 61 unspecified listings located within 0.25 miles of the Project Site. None of these listings are considered RECs based on their registration status with USEPA and/or their distance from the Project Site. Refer to Section 5.1 of the Phase I ESA included as Appendix I.1 of this Draft EIR for details on these listings.

(3) Hazardous Materials Use and Storage

According to SCAQMD's Facility Information Detail (FIND) database, the Project Site holds a permit issued by the SCAQMD for the use of spray booths, paints, and solvents. The

spray booths are in the paint shop on-site near the southeastern corner of the South Lot. The paint shop also stores 10 55-gallon drums used to store flammable rags and other hazardous materials. These drums are positioned on secondary containment units, properly managed, and appropriately labeled. According to the Phase I ESA, no spills or leaks were observed. Discarded hazardous substances, including paint waste, are disposed of by Crystal Clean, a waste disposal vendor.

Sixteen emergency electric generators operating under a permit issued by the SCAQMD are present on the Project Site. According to information in the SCAQMD FIND database, the electric generators on the Project Site fall into two categories: those with a horsepower (HP) rating between 50 and 500, and those with a rating exceeding 500 HP, both of which use diesel as fuel (see discussion below).

(4) Underground and Aboveground Storage Tanks

Fourteen ASTs containing diesel fuel are in operation and used to fuel the emergency electric generators. The ASTs have a total capacity of approximately 14,940 gallons, and are in good condition with secondary containment systems in place.

With respect to USTs, as noted above, a LUST case involving five USTs was opened in 1994 and closed in 1997, and in 2019, a UST near the southeast corner of the Project Site was removed under the oversight of the LAFD. Refer to Subsection 2.b.(2)(a) above. No other registered USTs have been identified at the Project Site, and no open LUST cases are listed in connection with the Project Site.

(5) Polychlorinated Biphenyls

According to the Phase I ESA, four electrical switches containing PCBs were observed on the South Lot. The PCB electrical switches are centrally located within the South Lot and are marked with the appropriate labels. Required recordkeeping of the electrical switches is maintained in accordance with applicable regulations.

(6) Asbestos-Containing Materials

In December 1989, an asbestos survey was conducted at the Project Site revealing the presence of ACMs in various buildings. Over the years, asbestos abatement projects were carried out to remove ACMs where found, and renovations took place. Most of the asbestos identified in the 1989 survey has been successfully removed. However, a more recent Limited Asbestos Survey conducted in March 2021 identified the presence of ACMs in specific areas of the Editorial 1 & Editorial 2 Buildings. During site reconnaissance conducted for the Phase I ESA, signs indicating the presence of ACMs were observed.

(7) Lead-Based Paint

As discussed above, a number of the on-site buildings were constructed before LBPs were banned in 1978. Therefore, it is possible that these buildings could have been painted with LBP.

(8) Oil Wells and Methane Gas

No oil wells were observed on the Project Site during the site reconnaissance. Additionally, a review of the CalGEM Well Finder determined that the Project Site does not contain any oil wells.¹³

The Project Site is not located within a designated Methane Zone or Methane Buffer Zone mapped by the City.¹⁴

Accordingly, no discussion of oil wells or methane gas is provided below.

(9) Clarifiers

Three wastewater clarifying tanks that discharge into the City's sanitary sewer system were observed on the Project Site. One tank was observed in the North Lot, and two were observed in the South Lot. The clarifiers collect and treat any potential contaminants (e.g., petroleum, paint-related material, etc.) present in the water.

(10) Subsurface Investigations

As noted above, a Subsurface Assessment was conducted at the Project Site.¹⁵ Refer to Appendix I.3 of this Draft EIR. A summary of the findings is presented below.

(a) Total Petroleum Hydrocarbons in Soil

Based upon the subsurface investigations completed to date, TPH detected in soil samples appeared to be sporadic, confined to shallow soil, and mostly below regulatory screening levels. TPH as diesel (TPH-d) was detected above its commercial/industrial screening level of 100 milligrams per kilogram (mg/kg) in two samples at 200 mg/kg and 120

¹³ CalGEM GIS Well Finder, <https://maps.conservation.ca.gov/doggr/wellfinder/>, accessed January 17, 2025.

¹⁴ City of Los Angeles Department of City Planning, Zone Information and Map Access System (ZIMAS), Parcel Profile Report for 4200 N Radford Ave, January 31, 2024.

¹⁵ Geosyntec Consultants, Environmental Subsurface Assessment Report, 4024, 4064, and 4200 N. Radford Avenue, Studio City, California, March 2024. Included as Appendix I.3 of this Draft EIR.

mg/kg; and TPH as oil (TPH-o) was detected above its screening level of 1,000 mg/kg in two samples at 1,200 mg/kg and 1,100 mg/kg.

(b) Arsenic in Soil

Arsenic was detected at concentrations above the upper-bound background concentration (12 mg/kg) in three soil samples at concentrations of 20.2 mg/kg, 102 mg/kg, and 92.2 mg/kg. The three sample locations with elevated arsenic appear to be sporadic and confined to shallow soils.

(c) Lead in Soil

Lead was detected at concentrations above the regulatory screening level of 500 mg/kg in one soil sample at a concentration of 2,530 mg/kg.

(d) Volatile Organic Compounds in Groundwater and Soil

According to the Hazards and Hazardous Materials Assessment Report, historically, the highest groundwater level was zero feet bgs for the North lot and zero to 10 feet bgs for the South Lot. However, the May 2022 subsurface investigation found groundwater at depths ranging from approximately 38 to 42 feet bgs, and investigations prior to May 2022 cited in the Hazards and Hazardous Material Assessment Report found groundwater across the Project Site to range from approximately 30 to 73 feet.¹⁶ Trichloroethylene (TCE) was detected in one groundwater sample at 42 feet below ground surface (bgs) at a concentration of 14 micrograms per liter ($\mu\text{g/L}$), which is above the Maximum Contaminant Level (MCL) of 5 $\mu\text{g/L}$. Numerous types of VOCs that were analyzed in the soils samples were either not detected in soil or were detected at concentrations below the corresponding commercial/industrial screening levels for each of the VOCs. TCE was not detected in any soil sample. Therefore, it is assumed that the TCE detected in the one groundwater sample is from off-site.

(e) Subsurface Vapors

Soil vapor sampling results were compared to commercial/industrial screening levels using the conservative DTSC attenuation factor of 0.03 and an attenuation factor of 0.001, considered to be more representative of conditions in California.¹⁷ PCE was the only VOC that exceeded the screening levels. PCE was detected above the commercial/industrial screening

¹⁶ Geosyntec Consultants, *Hazards and Hazardous Materials Assessment Report, 4024, 4064 and 4200 N. Radford Avenue, Studio City, California, March 2024. See Appendix I.2 of this Draft EIR.*

¹⁷ *Recent research demonstrates that the USEPA default attenuation factor of 0.03 is not representative of empirical vapor intrusion data collected for vapor intrusion sites in California. Source: Lahvis, Matthew A. and Robert A. Ettinger, Improving Risk-Based Screening at Vapor Intrusion Sites in California, Groundwater Monitoring & Remediation, April 2021.*

level of 67 micrograms per cubic meter ($\mu\text{g}/\text{m}^3$), using an attenuation factor of 0.03, in nine samples ranging from 74 to 3,210 $\mu\text{g}/\text{m}^3$. PCE was detected above the commercial/industrial screening level of 2,000 $\mu\text{g}/\text{m}^3$, using an attenuation factor of 0.001, in one sample at a concentration of 3,210 $\mu\text{g}/\text{m}^3$.¹⁸

3. Project Impacts

a. Thresholds of Significance

In accordance with Appendix G of the CEQA Guidelines, the Project would have a significant impact related to hazards and hazardous materials if it would:

- Threshold (a): Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials;***
- Threshold (b): Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment;***
- Threshold (c): Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school;***
- Threshold (d): Be located on a site which 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;***
- Threshold (e): For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area;***
- Threshold (f): Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan;***
- Threshold (g): Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires.***

For this analysis, the Appendix G thresholds listed above are relied upon. The analysis utilizes factors and considerations identified in the City's 2006 *L.A. CEQA Thresholds Guide*,

¹⁸ Geosyntec Consultants, *Environmental Subsurface Assessment Report, 4024, 4064, and 4200 N. Radford Avenue, Studio City, California, March 2024. Included as Appendix I.3 of this Draft EIR.*

as appropriate, to assist in answering the Appendix G Threshold questions. The 2006 *L.A. CEQA Thresholds Guide* identifies the following factors to evaluate impacts associated with hazards and hazardous materials:

(1) Risk of Upset/Emergency Preparedness

- Compliance with the regulatory framework;
- The probable frequency and severity of consequences to people or property as a result of a potential accidental release or explosion of a hazardous substance;
- The degree to which the project may require a new, or interfere with an existing, emergency response or evacuation plan, and the severity of the consequences; and
- The degree to which project design will reduce the frequency or severity of a potential accidental release or explosion of a hazardous substance.

(2) Human Health Hazards

- Compliance with the regulatory framework for the health hazard;
- The probable frequency and severity of consequences to people from exposure to the health hazard; and
- The degree to which project design would reduce the frequency of exposure or severity of consequences of exposure to the health hazard.

b. Methodology

To evaluate potential impacts relative to hazards and hazardous materials, a Phase I ESA was prepared for the Project Site in accordance with the requirements of *ASTM Practice E1527-13 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* (ASTM Standard E1527-13).¹⁹ The analysis of the potential impacts regarding hazards and hazardous material was based on the following:

¹⁹ *This publication by the American Society for Testing and Materials defines good commercial and customary practice in the United States of America for conducting an environmental site assessment of a parcel of commercial real estate with respect to the range of contaminants within the scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 USC Sec. 9601) and petroleum products.*

- Visual inspection of the entire Project Site with special attention given to any hazardous materials storage and handling and stains that could indicate contamination;
- Survey of the surrounding area to determine if other potential contaminated sites exist that could environmentally impact the Project Site;
- Interviews with persons familiar with Project Site usage and local government inquiries;²⁰
- Review of historical sources of the Project Site and regulatory agency records for the Project Site and surrounding sites; and
- Review of previous and current Project Site reports related to hazards and hazardous materials.

c. Project Design Features

The following project design features are proposed with respect to hazards and hazardous materials:

Project Design Feature HAZ-PDF-1: The Applicant will update, and the Project will comply with, the Spill Prevention, Control, and Countermeasure (SPCC) Plan for the Project Site. This will include spill prevention measures, such as the use of secondary containment storage and storing materials away from drains in leak-proof containers with tight-fitting lids. Spill response measures will include the evacuation of unnecessary employees from a spill area, the use of absorbent materials in the case of small spills or evacuating all employees, calling 911, and reporting to the Los Angeles Fire Department (LAFD) in the case of large spills. Absorbent materials used to clean small spills will be placed in a leak-proof container that is compatible with the waste, labeled as hazardous waste, and lawfully disposed of as such. Notifications will be made to the Health Hazardous Waste Materials Division of the LAFD and the California Office of Emergency Services (Cal OES), as necessary.

Project Design Feature HAZ-PDF-2: The Applicant will update, and the Project will comply with, the Radford Studio Center Emergency Action Plan and associated emergency exit and assembly maps. The Emergency Action Plan will include procedures for earthquakes, emergency evacuation, fires, medical emergencies, and active shooters.

²⁰ Refer to Section 7 of the Phase I ESA. As provided therein, interviews were conducted with site occupants and local government officials.

Project Design Feature HAZ-PDF-3: The Applicant will update, and the Project will comply with, the Radford Studio Center Injury and Illness Prevention Program (IIPP), including the Radford Studio Center Safety Manual. The IIPP will include protocols regarding responsibility, compliance, employee communication, hazard assessment, accident/exposure investigation, hazard correction, training and construction, and recordkeeping. The Radford Studio Center Safety Manual will include, among other measures, safety procedures and requirements for personnel working at heights, and procedures that ensure the safety of crew members when servicing or repairing equipment that is capable of a spontaneous release of stored mechanical, electrical, or hydraulic energy, or which could be inadvertently energized.

d. Analysis of Project Impacts

Threshold (a): Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

(1) Impact Analysis

(a) Construction

During Project demolition, grading/excavation, and building construction, hazardous materials such as fuel and oils associated with construction equipment, as well as coatings, paints, adhesives, and caustic or acidic cleaners could be routinely used on-site. While some hazardous materials used during construction could require off-site disposal, such activity would follow all appropriate regulatory protocols, would occur occasionally, and would cease upon completion of Project construction. As such, construction of the Project would involve the short-term use of hazardous materials, and no hazardous waste disposal would occur on-site. All potentially hazardous materials used during construction would be handled and disposed of in accordance with manufacturers' specifications and instructions, thereby reducing associated risks. In addition, as described in Subsection 2.a, Regulatory Framework, above, various regulations establish specific guidelines regarding risk planning and accident prevention, protection from exposure to specific chemicals, and the proper storage of hazardous materials. The Project would be in full compliance with all applicable federal, state, and local requirements concerning the transport, use, storage, management, and disposal of hazardous materials. As such, Project construction activities would not create a significant hazard to the public or the environment through the use, handling, transport, or disposal of hazardous materials during construction, and development of the Project would not exacerbate any current environmental conditions so as to create a significant hazard to the public or the environment. **Therefore, with implementation of appropriate hazardous materials management protocols at the Project Site and continued compliance with all applicable local, state, and federal laws and regulations relating to environmental protection and**

the management of hazardous materials, impacts related to the routine transport, use, or disposal of hazardous materials during construction would be less than significant.

(b) Operation

The Project Site includes production facilities, which routinely use and store potentially hazardous materials typical of those used on studio campuses, including paints, adhesives, fuels, pesticides for landscaping, cleaning and maintenance supplies, materials for pyrotechnic special effects, and other general products related to studio operations. The Project Site also includes multiple emergency generators and their associated fuel storage. The Project would continue the existing studio use and would not introduce new sources of hazardous materials. For example, fuel for the emergency generators are and would continue to be stored in 55-gallon drums and ASTs located within berms, and would continue to be handled in accordance with all applicable local, state, and federal regulations. These include, but are not limited to, the requirement of the Unified Program, such as implementation of a Risk Management Plan, Hazardous Materials Business Plan, and ERP.

The Project Site is subject to applicable federal and state OSHA training and informational requirements, including hazardous materials training for on-site employees who handle potentially hazardous materials. Monitoring of the Project Site's hazardous materials management is and would continue to be conducted by LAFD and other applicable regulatory authorities, as appropriate. Additionally, the Project Site currently has and would continue to have staff designated and trained to respond to accidental releases of hazardous materials, as well as professional hazardous materials response specialists on-call if a release cannot be handled internally.

Lastly, the Project includes various Project Design Features designed to minimize risks associated with hazards and hazardous materials. Specifically, pursuant to Project Design Feature HAZ-PDF-1, the Applicant will comply with the SPCC Plan for the Project Site (refer to Appendix J of the Phase I ESA). This will prevent oil discharges from occurring and prepare the Project Site personnel to respond in a safe, effective, and timely manner to address an accidental discharge. Pursuant to Project Design Feature HAZ-PDF-2, the Applicant will update, and the Project will comply with, the Radford Studio Center Emergency Action Plan and associated emergency exit and assembly maps, which will include procedures for earthquakes, emergency evacuation, fires, medical emergencies, and active shooters. Pursuant to Project Design Feature HAZ-PDF-3, the Applicant will update, and the Project will comply with, the Radford Studio Center IIPP which will include protocols regarding responsibility, compliance, employee communication, hazard assessment, accident/exposure investigation, hazard correction, training and construction, and recordkeeping. As part of the update to the Radford Studio Center IIPP, the Applicant will update, and the Project will comply with, the Radford Studio Center Safety Manual which will include, among other measures, safety procedures and requirements for personnel working at heights and procedures that

ensure the safety of crew members when servicing or repairing equipment that is capable of a spontaneous release of stored mechanical, electrical, or hydraulic energy, or which could be inadvertently energized.

Based on the above, with implementation of appropriate hazardous materials management protocols at the Project Site and continued compliance with all applicable local, state, and federal laws and regulations relating to environmental protection and the management of hazardous materials, impacts associated with the routine transport, use, or disposal of hazardous materials during operation of the Project would be less than significant.

(2) Mitigation Measures

Project-level impacts related to the routine transport, use, or disposal of hazardous materials would be less than significant. Therefore, no mitigation measures are required.

(3) Level of Significance After Mitigation

Project-level impacts related to the routine transport, use, or disposal of hazardous materials were determined to be less than significant without mitigation. Therefore, no mitigation measures were required or included, and the impact level remains less than significant.

Threshold (b): 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?

(1) Impact Analysis

(a) Construction

As discussed above, during Project demolition, grading/excavation, and building construction, hazardous materials, such as fuel and oils associated with construction equipment, as well as coatings, paints, adhesives, and caustic or acidic cleaners, could be used and, therefore, would require proper handling, management, and disposal. The Project would involve a variety of construction activities involving hazardous materials. Each of these hazardous materials associated with the Project Site are discussed below.

(i) Asbestos, Lead-Based Paint, and Polychlorinated Biphenyls

Some of the existing buildings at the Project Site would be demolished for the construction of new buildings as part of the Project. These buildings have the potential to

contain hazardous materials, such as ACMs, LBPs, and other potentially hazardous building materials, such as PCBs in electrical switches. By complying with applicable regulations, including RCRA, Cal/OSHA, and TSCA, impacts related to release of hazardous materials into the environment as a result of the demolition of existing structures would be less than significant.

(ii) Soil

Soil impacted with petroleum hydrocarbons, arsenic, lead, or other contaminants may be encountered during excavation and construction activities at the Project Site. The volume of potentially contaminated soil at the Project Site is estimated to be up to a maximum of approximately 17,700 cubic yards, and, as noted above, elevated levels of TPH, arsenic, and lead were detected in on-site soils. Thus, impacts would be potentially significant.

(iii) Groundwater

Groundwater below the Project Site that is impacted with VOCs (i.e., TCE) from upgradient sources has been identified on-site and may be encountered in areas where deep excavations are planned. In these areas where temporary dewatering is necessary, the General Contractor or designated subcontractor would be required to obtain a discharge permit from an applicable agency for groundwater extracted during dewatering operations and implement required treatment, if any. Notifications and reporting related to the applicable discharge permit would be the responsibility of the General Contractor. Any water accumulated in excavations (e.g., from rainfall) would be managed in accordance with the SWPPP. The method of dewatering would be chosen considering the following variables, among others:

- Depth of intrusion that is required for each building foundation;
- Hydraulic properties of the soils in which the excavations occur;
- Potential to mobilize any existing groundwater contaminants;
- Potential for ground subsidence and/or liquefaction to occur;
- Proximity to any existing production wells; and
- Volume of water to be dewatered on a daily basis.

After evaluating each of these factors individually and collectively, a dewatering strategy would be developed and implemented, in combination with the excavation and construction plans, in a manner that would minimize any impacts to neighboring properties (i.e., settlement) and regional water resource needs. All dewatering methods would be designed and submitted to the local regulatory agencies, which include the LADBS Grading Division, LARWQCB, and/or the City of Los Angeles Sanitation Department (LASAN) for review and approval. With

compliance with applicable regulations and requirements, impacts related to the handling and disposal of extracted groundwater would be less than significant.

(iv) Construction Materials

Use of common construction materials, such as fuels, paints, cleaners, and welding materials, is also expected during construction. Handling of such materials would occur in accordance with applicable regulations. For example, hazardous materials used during construction that require off-site disposal would follow appropriate regulatory protocols. Hazardous materials used during construction would be handled and disposed of in accordance with manufacturers' specifications and instructions. No hazardous waste disposal would occur on-site. In addition, pursuant to Project Design Feature HAZ-MM-1, the Applicant or its designee would develop an SPCC Plan in accordance with applicable local, state, and federal regulations to minimize the potential for, and effects from, spills of hazardous, toxic, or petroleum substances during construction activities. Therefore, if a release and/or spill occurs, it would be handled in accordance with applicable regulatory requirements and would not create a significant hazard to the public or the environment, and impacts would be less than significant.

(v) Conclusion

Based on the above, impacts with respect to contaminated soils during construction would be potentially significant. Impacts related to ACM, LBP, PCBs, contaminated groundwater, and construction materials would be less than significant.

(b) Operation

(i) Hazardous Waste Generation, Handling, and Disposal

As discussed above, studio operations under the Project would be similar to existing operations at the Project Site and would continue to involve the routine use of small quantities of potentially hazardous materials typical of studio campuses. With the proposed increase in floor area and production intensity, it is anticipated that hazardous waste-generating activities could increase. However, continued implementation of hazardous waste reduction efforts on-site and conveyance of operational hazardous waste to licensed treatment, disposal, and resource recovery facilities would minimize the demand for hazardous waste landfill capacity. Additionally, the existing plans and protocols currently implemented at the Project Site with regard to the handling of hazardous materials and wastes would be updated to reflect the Project in accordance with the proposed Project Design Features.

Other potential environmental impacts related to the increased generation of hazardous waste are associated with potential releases of the materials. The Applicant (or any operator/vendor with facilities or activities that must comply with RCRA, HWCL, DTSC, and the

Los Angeles County Department of Health Services) must maintain and update/upgrade, as necessary, hazardous waste storage facilities, manifests, and records in compliance with applicable regulatory requirements.

The Applicant is currently designated as an SQG and LQG under RCRA, and the Applicant implements the life cycle provisions of both RCRA and the HWCL by maintaining the required inspection logs, manifests, and records, which are subject to review by the Los Angeles County Department of Health Services. In addition, the Applicant currently employs staff members trained in the appropriate standards for the management of hazardous waste and the clean-up of releases, and uses licensed firms for the transport of hazardous waste. The Project would allow for continued operation of the Project Site under these provisions, and the required records, training, and licensed transport would continue to be maintained, thus minimizing risks.

As with the Applicant's current practice, compliance with all applicable federal, state, and local requirements concerning the handling, storage, and disposal of hazardous waste would effectively reduce the potential for Project operations to expose people to a substantial risk resulting from the release or explosion of a hazardous material, or from exposure to a health hazard in excess of regulatory standards. As such, through compliance with existing applicable regulations and requirements, operational activities would not exacerbate the risk of upset and accident conditions associated with the release of hazardous materials into the environment, and impacts would be less than significant.

(ii) Underground and Aboveground Storage Tanks

While additional USTs are not anticipated as part of the Project, expanded operations on the Project Site could require the installation and operation of additional ASTs for the storage of fuels, oils, and other substances. This increase in the number of ASTs on-site could potentially increase the potential for accidental releases and subsequent effects to soil and surface water, as well as the potential for environmental and human exposure to hazardous materials. However, new AST installations would conform to applicable regulatory requirements including appropriate secondary containment and spill prevention measures. The Project would also require an SPCC Plan pursuant to Project Design Feature HAZ-PDF-1, which provides measures to prevent oil discharges from occurring, and prepares the Project Site to respond in a safe, effective, and timely manner to address the effects of a discharge. Compliance with applicable regulations would minimize impacts to human health and the environment associated with ASTs. As such, operation of the Project would not exacerbate the risk of upset and accident conditions associated with USTs and ASTs, and impacts would be less than significant.

(iii) Asbestos, Lead-Based Paint, and Polychlorinated Biphenyls

Development of the Project would include the use of commercially-sold construction materials that would not include ACMs or LBP. Therefore, Project operation is not anticipated to increase the occurrence of or exposure to ACMs or LBP at the Project Site.

In accordance with existing regulations, which ban the manufacture of PCBs, the new electrical systems to be installed as part of the Project would not contain PCBs. Therefore, during operation of the Project, maintenance of such electrical systems would not expose people to PCBs, and operation of the Project would not expose people to any risk resulting from the release of PCBs into the environment. As such, the Project would not exacerbate the risk of upset and accident conditions associated with PCBs, and impacts would be less than significant.

(iv) Conclusion

Based on the above, with implementation of appropriate hazardous materials management protocols at the Project Site and continued compliance with all applicable local, state, and federal laws and regulations relating to environmental protection and the management of hazardous materials, impacts related to reasonably foreseeable upset and accident conditions during operation of the Project would be less than significant.

(2) Mitigation Measures

The following mitigation measure is proposed to reduce the Project's construction impacts related to the release of hazardous materials into the environment:

Mitigation Measure HAZ-MM-1: Soil Management Plan (SMP)—The Applicant shall implement the SMP prepared by Geosyntec, provided as Attachment A of the Subsurface Assessment, which shall be submitted to the City of Los Angeles Department of Building and Safety for review and approval prior to the commencement of excavation and grading activities. The entire Project Site shall be subject to the general protocols described in the SMP regarding prudent precautions and general observations and evaluations of soil conditions to be implemented throughout earthwork, grading, excavation, or other soil disturbance activities on the Project Site.

The protocols in the SMP include, but are not limited to, the following:

- Special precautions shall be taken to manage disturbed soils during Project earthwork activities in areas containing Chemicals of Concern (COCs) above screening levels (SLs). Areas of the Project Site with residual COCs above SLs shall either be excavated prior to

commencing excavation and grading operations in these areas or segregated and stockpiled prior to off-site disposal.

- The following requirements and precautionary actions shall be implemented when disturbing soil at the Project Site other than imported backfill: no soil disturbance or excavation activities shall occur without a Project Site-specific Health and Safety Plan (HASP). The HASP should specify COC action levels for construction workers and appropriate levels of personal protective equipment (PPE), as well as monitoring criteria for increasing the level of PPE. Any soil that is disturbed, excavated, or trenched due to on-site construction activities shall be handled in accordance with applicable local, state, and federal regulations. Prior to the re-use of the excavated soil or the disposal of any soil from the Project Site, the requirements and guidelines in the SMP shall be implemented. The General Contractor shall conduct, or have their designated subcontractor conduct, visual screening of soil during activities that include soil disturbance. If the General Contractor or subcontractor(s) encounter any soil that is stained or odorous (Suspect Soil), the General Contractor and subcontractor(s) shall immediately stop work and take measures to not further disturb the soils (e.g., cover suspect soil with plastic sheeting) and inform the property owner's representative and the environmental monitor. The environmental monitor, an experienced professional trained in the practice of the evaluation and screening of soil for potential impacts working under the direction of a licensed Geologist or Engineer, shall be identified by the property owner prior to the beginning of work.
 - If Suspect Soil is encountered on the Project Site, the environmental monitor shall collect samples for analysis to characterize the soil for potential on-site re-use or off-site disposal per the provisions provided in the SMP.
 - Prior to excavation activities, the General Contractor or designated subcontractor shall establish specific areas for stockpiling Suspect Soil, should it be encountered, to control contact by workers and dispersal into the environment, per the provisions provided in the SMP.
 - In the event of soil import to the Project Site, soil must be screened and evaluated in accordance with the Department of Toxic Substances Control (DTSC) advisory regarding clean imported fill material. The General Contractor or designated subcontractor shall require that the source of the imported soil provide documentation of such evaluation.
- The General Contractor shall ensure that on-site construction personnel comply with all applicable federal, state, and local regulations, as well as the State of California Construction Safety Orders (Title 8). Additionally, if Suspect Soil is expected to be

encountered, personnel working in that area shall comply with California Occupational Safety and Health Administration regulations specified in CCR Title 8, Section 5192, including the preparation of a Project-specific HASP as noted above. It is the responsibility of the General Contractor to review available information regarding Project Site conditions, including the SMP, and potential health and safety concerns in the planned area of work. The General Contractor and each subcontractor shall require its employees who may directly contact Suspect Soil to perform all activities in accordance with the General Contractor and subcontractor's HASP. If Suspect Soil is encountered, to minimize the exposure of other workers to potential contaminants on the Project Site, the General Contractor or designated subcontractor may erect temporary fencing around excavation areas with appropriate signage as necessary to restrict access and to warn unauthorized on-site personnel not to enter the fenced area. All soil shall be immediately loaded onto trucks for disposal to minimize stockpiling on-site. If soil needs to be temporarily stored on-site, the stockpiled soil shall be stored on the Project Site interior away from public interfaces on the perimeter.

- The General Contractor shall implement the following measures as provided in the SMP to protect human health and the environment during construction activities involving contact with soils at the Project Site:
 - Decontamination of construction and transportation equipment; dust control measures;
 - Stormwater pollution controls and best management practices; and
 - Proper procedures for the handling, storage, sampling, transport and disposal of waste and debris.
- In the event volatile organic compound (VOC)-contaminated soil is encountered during excavation on-site, a South Coast Air Quality Management District (SCAQMD) Rule 1166 permit shall be obtained before resuming excavation. Rule 1166 defines VOC-contaminated soil as a soil which registers a concentration of 50 ppm or greater of VOCs as measured before suppression materials have been applied and at a distance of no more than three inches from the surface of the excavated soil with an organic vapor analyzer calibrated with hexane. Either a SCAQMD Various Locations permit and plan, or a Project Site-specific permit and plan shall be required, depending upon the volume of soil to be excavated. Notifications, monitoring, and reporting related to the SCAQMD Rule 1166 permit shall be the responsibility of the General Contractor. If a Rule 1166 permit is required, an air monitoring plan may be required by the SCAQMD. Air monitoring plans are intended to protect the surrounding community from harmful exposure to VOCs and typically entail stationary monitoring stations for sample

collection for laboratory analysis. Protection of on-site construction workers shall be accomplished by the development and implementation of the HASP.

(3) Level of Significance After Mitigation

With regard to potential soil contamination, any residual concentrations would be appropriately managed during all soil disturbance activities through implementation of the protocols described in the SMP, which includes the HASP, as set forth in Mitigation Measure HAZ-MM-1. Specific areas with arsenic, lead, and TPH-d and/or TPH-o impacts would require appropriate management during excavation and grading operations. Required protocols would address soil sampling and analysis, stockpiling of affected soils, soil re-use, decontamination, and dust control. As such, compliance with existing regulations and implementation of Mitigation Measure HAZ-MM-1 would ensure the Project would not create or exacerbate a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the handling and disposal of VOC-contaminated soil that may be encountered on-site. **With implementation of Mitigation Measure HAZ-MM-1, potentially significant impacts to the public or the environment from the release of hazardous materials released during upset and/or accident conditions would be reduced to a less-than-significant level.**

Threshold (c): Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

(1) Impact Analysis

One school, Carpenter Community Charter School, is located approximately 0.25 miles south of the Project Site.²¹ The Project may involve hazardous materials during construction discussed under Threshold (a) (e.g., demolition of existing buildings, potentially contaminated soil and groundwater, handling and storage of potentially hazardous materials during construction, and routine use) that have the potential to adversely impact the environment and/or construction workers and off-site receptors. **Therefore, impacts regarding potential emissions or the handling of hazardous materials and wastes within one-quarter mile of an existing or proposed school would potentially significant.**

²¹ *The Initial Study included as Appendix A of this Draft EIR incorrectly identified Walter Reed Middle School as being located within 0.25 miles of the Project Site. Walter Reed Middle School is located approximately 0.34 miles northeast of the Project Site at their nearest points.*

(2) Mitigation Measures

Refer to Mitigation Measure HAZ-MM-1 under Threshold (b), above.

(3) Level of Significance After Mitigation

Project-level impacts related to the emission or handling of hazardous materials within one-quarter mile of a school would be less than significant with implementation of Mitigation Measure HAZ-MM-1.

Threshold (d): Would the project be located on a site which 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?

(1) Impact Analysis

There are currently no violations and no ongoing regulatory cases that have been identified for the Project Site. The Project Site is recorded on the "HIST CORTESE" list of sites compiled pursuant to Government Code Section 65962.5 in reference to the LUST file closed by the LARWQCB in January of 1997. The LUST case opened in 1994 when gasoline contamination was encountered beneath five 10,000-gallon USTs damaged by the 1994 Northridge Earthquake that were located near the southeast corner of the Project Site. The five USTs were removed in 1994 under a permit by the LAFD. Impacted soil was removed for off-site disposal, and groundwater monitoring was required by the LARWQCB in May of 1994. Monitoring of soil vapor and groundwater was conducted, and the LARWQCB closed the LUST file in January of 1997. Given that the case received regulatory closure and the considerable amount of time that has passed, the potential for residual contamination remains, and impacts related to hazards and hazardous materials would be potentially significant.

(2) Mitigation Measures

Refer to Mitigation Measure HAZ-MM-1 under Threshold (b), above.

(3) Level of Significance After Mitigation

Project-level impacts related to listed hazardous materials sites would be less than significant with implementation of Mitigation Measure HAZ-MM-1.

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

As discussed in Section VI, Other CEQA Considerations, of this Draft EIR, and evaluated in the Initial Study included as Appendix A of this Draft EIR, the Project Site is not located within 2 miles of an airport, private airstrip, or within an area subject to an airport land use plan. **As such, as determined in the Initial Study, the Project would not have the potential to exacerbate current environmental conditions that would result in a safety hazard or excessive noise for people residing or working in the Project Site area. Therefore, no impacts relative to Threshold (e) would occur. No further analysis is required.**

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

As discussed in Section VI, Other CEQA Considerations, of this Draft EIR, and evaluated in the Initial Study included as Appendix A of this Draft EIR, while it is expected that the majority of Project construction activities would be confined to the Project Site, limited offsite construction activities may occur within adjacent street rights-of-way during certain periods of the day, which could potentially require temporary lane closures. However, if lane closures are necessary, the remaining travel lanes would be maintained in accordance with standard construction management plans that would be implemented to ensure adequate circulation and emergency access. Operation of the Project would generate new trips in the Project vicinity and would result in modifications to Project Site access, primarily in expanding the number of access points. However, the Project would comply with LAFD access requirements and would not impede emergency access within the Project vicinity. Refer to Section IV.M, Transportation, of this Draft EIR for a detailed discussion of trips and access. **As such, as determined in the Initial Study, the Project would not cause an impediment along the City's designated disaster routes or impair implementation of the City's emergency response plan. Therefore, impacts with respect to Threshold (f) related to the implementation of the City's emergency response plan would be less than significant. No further analysis is required.**

Threshold (g): Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

As discussed in Section VI, Other CEQA Considerations, of this Draft EIR, and evaluated in the Initial Study included as Appendix A of this Draft EIR, the Project Site is not located within a City-designated Very High Fire Hazard Severity Zone or a City-designated fire buffer zone. Additionally, the proposed uses would not create a fire hazard that has the potential to exacerbate current environmental conditions relative to wildfires. **As such, as determined in the Initial Study, the Project would not expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires.**

Therefore, no impact with respect to Threshold (g) would occur. No further analysis is required.

e. Project Impacts with Long-Term Buildout

Project buildout may occur in one phase, with a total construction period of approximately 39 months. Construction could begin in 2025 and end as early as 2028.²² However, the Applicant is seeking a Development Agreement with a term of 20 years, which could extend the full buildout year to approximately 2045. The Development Agreement would confer a vested right to develop the Project in accordance with the Specific Plan and a Mitigation Monitoring Program (MMP) throughout the term of the Development Agreement. The Specific Plan and MMP would continue to regulate development of the Project Site and provide for the implementation of all applicable Project Design Features and mitigation measures associated with any development activities during and beyond the term of the Development Agreement. Additionally, given that hazards and hazardous conditions are site-specific, that the Project would continue the existing studio use and would not introduce new sources of hazardous materials, and that soil and groundwater conditions generally do not vary substantially over a period of 20 years, a later buildout date would not affect the impacts or significance conclusions presented above.

f. Cumulative Impacts

(1) Impact Analysis

As discussed in Section III, Environmental Setting, of this Draft EIR, there are 13 related development projects that have been identified in the vicinity of the Project Site through 2028, the Project's anticipated buildout year.²³ Development of the Project in combination with the related projects has the potential to increase the risk of an accidental release of hazardous materials. Each of the related projects would require evaluation for potential threats to public safety, including those associated with the use, storage, and/or disposal of hazardous materials, ACMs, LBP, PCBs, and oil and gas, and would be required to comply with all applicable local, state, and federal laws, rules, and regulations, as discussed above for the Project. Because environmental safety issues are largely site-specific, this evaluation would occur on a case-by-case basis for each individual project affected, in conjunction with development proposals on these properties. **Therefore, through full compliance with all applicable local, state, and federal laws, rules and regulations, as**

²² Construction of the proposed Radford Bridge, extending from the northern terminus of Radford Avenue north across the Tujunga Wash to Moorpark Street, may be completed after 2028.

²³ While Project buildout is anticipated in 2028, the Applicant is seeking a Development Agreement with a term of 20 years, which could extend the full buildout year to approximately 2045. A later buildout date would not affect the cumulative impact analysis related to hazards and hazardous materials.

well as implementation of site-specific recommendations for the related projects and Project, cumulative impacts related to hazards and hazardous materials would be less than significant.

(2) Mitigation Measures

Cumulative impacts related to hazards and hazardous materials would be less than significant. Therefore, no mitigation measures are required.

(3) Level of Significance After Mitigation

Cumulative impacts related to hazards and hazardous materials were determined to be less than significant without mitigation. Therefore, no mitigation measures were required or included, and the impact level remains less than significant.