

5. Environmental Analysis

5.6 HAZARDS AND HAZARDOUS MATERIALS

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

- *Phase 0 Site Assessment*, PlaceWorks, July 2017.

A complete copy of this report is included in the Technical Appendices to this Draft Environmental Impact Report (DEIR) (Appendix D).

5.6.1 Environmental Setting

The Project Area encompasses approximately 283 acres along an approximately 1.5-mile portion of Beach Boulevard-State Route 39 (SR-39) in the City of Anaheim, Orange County. Beach Boulevard is an eight-lane divided highway that connects the cities of Huntington Beach, Westminster, Garden Grove, Stanton, Anaheim, Buena Park, Fullerton, La Mirada, and La Habra. The segment of Beach Boulevard within the Project Area borders the City of Buena Park to the north and the City of Stanton to the south. Major cross-streets along the corridor within the City limits include Ball Road, Orange Avenue, and Lincoln Avenue.

5.6.1.1 REGULATORY SETTING

Federal

Comprehensive Environmental Response, Compensation and Liability Act

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

Emergency Planning and Community Right-To-Know Act

The primary purpose of the federal Emergency Planning and Community Right-to-Know Act of 1986 is to inform communities and citizens of chemical hazards in their areas. Sections 311 and 312 of the Act require businesses to report the location and quantities of chemicals stored on-site to state and local agencies. Under Section 313, manufacturers are required to report chemical releases for more than 600 designated chemicals. In addition to chemical releases, regulated facilities are also required to report off-site transfers of waste for treatment or disposal at separate facilities, pollution prevention measures, and chemical recycling activities. The US Environmental Protection Agency (EPA) maintains the Toxic Release Inventory database that documents the information that regulated facilities are required to report annually.

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Resource Conservation and Recovery Act

The Resource Conservation and Recovery Act (RCRA) is the principal federal law that regulates generation, management, and transportation of hazardous waste. Hazardous waste management includes the treatment, storage, or disposal of hazardous waste.

Superfund Amendments and Reauthorization Act

In 1986, Congress passed the Superfund Amendments and Reauthorization Act. Title 5 of this regulation requires that each community establish a local emergency planning committee that is responsible for developing a plan for preparing for and responding to a chemical emergency. The emergency plan is required to include the following information:

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

The emergency plan is reviewed by the State Emergency Response Commission and publicized throughout the community. The local emergency planning committee is required to review, test, and update the plan each year. Anaheim Fire & Rescue is responsible for coordinating hazardous material and disaster preparedness planning and appropriate response efforts with City departments and local and state agencies. The goal is to improve public and private sector readiness and to mitigate local impacts resulting from natural or manmade emergencies.

State

Hazardous Materials Release Notification

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

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

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

Hazardous Materials Disclosure Programs

The Unified Program administered by the State of California consolidates, coordinates, and makes consistent the administrative requirements, permits, inspections, and enforcement activities for environmental and emergency management programs, which include: Hazardous Materials Release Response Plans and Inventories (Business Plans), the California Accidental Release Prevention (CalARP) Program, and the Underground Storage Tank (UST) Program. The Unified Program is implemented at the local government level by Certified Unified Program Agencies (CUPAs).

The CUPA with responsibility for the Anaheim area is the Hazardous Materials Section (HMS) of Anaheim Fire & Rescue. HMS is the CUPA for the City of Anaheim responsible for regulating hazardous materials business plans and chemical inventory, hazardous waste and tiered permitting, underground storage tanks, and risk management plans.

California Accidental Release Prevention Program

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

Leaking Underground Storage Tanks

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

Older tanks are typically single-walled steel tanks. Many of these have leaked as a result of corrosion, punctures, and detached fittings. As a result, the State of California required the replacement of older tanks with new double-walled fiberglass tanks with flexible connections and monitoring systems. UST owners were given a 10-year period to comply with the new requirements. The deadline for compliance was December 22, 1998. However, many UST owners did not act by the deadline, so the state granted an extension for their replacement ending January 1, 2002. The California Regional Water Quality Control Boards, in cooperation

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with the Governor's Office of Emergency Services, maintain an inventory of leaking USTs in a statewide database.

California Code of Regulations, Title 22, Division 4.5

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

Regional

South Coast Air Quality Management District

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

Local

The City of Anaheim, authorized by Municipal Code Chapter 6.11, California Unified Hazardous Waste and Hazardous Material Management Regulatory Program, administers and implements the provisions of the California Unified Hazardous Waste and Hazardous Material Management Regulatory Program Act through the following plans.

Hazardous Materials Area Plan

This plan is intended to meet the requirements of 19 CCR, Article 3, Minimum Standards for Haz Mat Area Plans, and is designed to assist in the prevention or mitigation of the damage to the health and safety of persons and the environment from the release or threatened release of hazardous materials into the workplace or environment.

Hazardous Materials Business Plans

Both the federal government (Code of Federal Regulations) and the State of California (California Health and Safety Code) require all businesses that handle more than a specified amount of hazardous or extremely hazardous materials, termed a "reporting quantity," to submit a Hazardous Materials Business Plan to its CUPA. According to the HMS guidelines, the preparation, submittal, and implementation of a business plan is required by any business that handles a hazardous material or a mixture containing a hazardous material in specified quantities.

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

HMS currently reviews submitted business plans and updates. Businesses that handle hazardous materials are required by law to provide an immediate verbal report of any release or threatened release of hazardous materials if there is a reasonable belief that the release or threatened release poses a significant present or potential hazard to human health and safety, property, or the environment. The HMS is also charged with the responsibility for conducting compliance inspections of regulated facilities in Anaheim.

5.6.1.2 HISTORICAL USES

Based on a review of historical aerial photographs, the Project Area was a mixture of open space, residential and commercial development, and land developed for agricultural purposes (from at least 1938 to about 1963). The Project Area was virtually built out by 1965.

Historically, the majority of the site was used for agricultural purposes from at least 1938 to about 1963. The agricultural uses included orchards and row crops. By 1963, a lot of the agriculture is gone and replaced by commercial development on both sides of Beach Boulevard, the Carbon Creek Channel is now concrete, and the area where the gravel quarry was located now has development along Beach Boulevard and a small quarry on the eastern area of the lot. Also, in areas that had orchards and were not developed with buildings, row crops are now apparent.

By 1977, only a few vacant fields remain near Orange Avenue and Beach Boulevard. Mobile home parks are now located on the west side of Beach Boulevard, and Twila Reid Park is now apparent in an area that had been used previously for agriculture. By 1987, no agricultural fields remain, and the mobile home park near the northeast corner of Beach Boulevard and Lincoln Avenue is no longer apparent. In 1989, some additional development along the west side of Beach Boulevard near Orange Avenue is seen. The Project Area then remained relatively unchanged until 2009, when the shopping center and quarry at the northeast corner of Beach Boulevard and Lincoln Avenue are no longer present in historical aerial photographs, but are vacant land.

Lastly, there is no evidence to indicate that the Project Area was ever utilized for mining operations, with the exception of the quarry near the northeast corner of Beach Boulevard and Lincoln Avenue.

5.6.1.3 EXISTING USES

The Project Area is currently developed with various hospitality, commercial, residential, office, recreational, and institutional facilities. There are approximately 35 acres of vacant land. Land uses include, but are not

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limited to single-family residential, apartments, condominiums, mobile homes, motels, parks, hospital, medical offices, nursing home, retirement facility, community center, youth center, auto dealership, auto repair, service station, churches, and restaurants.

5.6.2 Standard Environmental Records Review

A review of selected regulatory agency databases for documented environmental concerns on the Project Area, or in close proximity to the Project Area, was conducted by EDR on April 7, 2017. The EDR records search identified a number of historical recognized environmental conditions and known or suspected environmental conditions, as summarized on Table 5.6-1.

Table 5.6-1 Onsite Environmental Database Listings

Database Searched	Project Area Listed?	Number of Facilities Listed on Project Area
NPL sites	No	0
Delisted NPL sites	No	0
CERCLIS sites	Yes	1
CERCLIS-NFRAP sites	No	0
Federal ERNS	No	0
RCRA non-CORRACTS TSD Facilities	No	0
RCRA CORRACTS TSD Facilities	No	0
RCRA Generators	Yes	14
Federal Institutional/Engineering Controls	No	0
State/Tribal Equivalent NPL Sites	No	0
State/Tribal Equivalent CERCLIS Sites	Yes	1
State/Tribal Registered Storage Tanks	Yes	8
State/Tribal Landfills and Solid Waste Disposal Sites	Yes	1
State/Tribal Leaking Underground Storage Tanks	Yes	8
State/Tribal Institutional/Engineering Controls	No	0
State/Tribal Voluntary Cleanup Sites	No	0
State/Tribal Brownfield Sites	No	0
HAZNET	Yes	75
EMI	Yes	3
ERNS	Yes	2

Source: EDR 2017

CERCLIS

The Department of Toxic Substances Control's (DTSC) Site Mitigation and Brownfields Reused Program EnviroStor database identifies sites that have known contamination or sites for which there may be reason to investigate further. Within the Project Area, one facility was identified: Davis Dump at the northeast corner of Beach Boulevard and Lincoln Avenue. The Davis Dump, also known as the Sparks-Rains Landfill, is a

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closed solid-waste disposal facility. The site was reassessed in 2008 by DTSC. A mobile home park had been located on top of a portion of the former landfill, and soil gas sampling implemented in response to odor complaints found methane and volatile organic compounds in the late 1980s. The site had been a quarry then was used for a dump for disposal of rotary drilling mud from oil wells. The current status of the former landfill and a more thorough environmental assessment is recommended if land uses change. The Sparks-Rain Landfill reportedly has a land use restriction by the DTSC and Regional Water Quality Control Board that was filed in 2008. Notices of Violations were filed for the methane extraction system at the site. The City of Anaheim reportedly conducts quarterly methane monitoring of the northern boundary of the Sparks and Rains Pit sites and performs postclosure groundwater monitoring and maintenance.

RCRA Generators

RCRAInfo is the EPA's comprehensive information system, providing access to data supporting the RCRA of 1976 and the Hazardous and Solid Waste Amendments of 1984. The database includes selective information on sites that generate, transport, store, treat, and/or dispose of hazardous waste as defined by the RCRA. Large-quantity generators generate over 1,000 kilograms of hazardous waste per month. Small-quantity generators generate between 100 kg and 1,000 kg of hazardous waste per month.

A review of the RCRA-LQG list, provided by EDR and dated December 12, 2016, identified four large-quantity generators in the Project Area:

- Pep Boys #63, 3030 W Lincoln Avenue
- ExxonMobil, 100 S Beach Boulevard
- CVS Pharmacy, 510 South Beach Boulevard
- Pick Your Part, 1234 S Beach Boulevard

A review of the RCRA-SQG list, provided by EDR and dated March 10, 2015, revealed 10 small-quantity generators within the searched area:

- Shell Oil Service Station at 101 North Beach Boulevard
- Sunshine 1 Hr. Photo at 119 N Beach Boulevard
- Walmart at 121 N Beach Boulevard
- Lehman Medical Group at 408 S Beach Boulevard
- 1 Hour Photo Master at 975 S Beach Boulevard
- World Oil Company at 1201 S Beach Boulevard
- Medical Offices at 3010 W Orange Ave (3 listings)
- Wayne Nishigaya, MD at 3055 Orange Ave

Due to the storage and generation of hazardous waste on these properties, a Phase I and possibly Phase II Environmental Site Assessment are recommended prior to any redevelopment to evaluate if the chemicals were treated, stored, transported, and disposed of properly.

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Registered Storage Tanks

The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the RCRA. The data come from the State Water Resources Control Board's Hazardous Substance Storage Container Database. Tanks are often used to store heating fuels, chemicals, and petroleum products.

Eight facilities were identified within the project area—one with an above ground storage tank (AST) only and one with both an AST and UST.

- Beach Car Wash 126 S Beach Boulevard
- Unocal #4614 100 N Beach Boulevard
- Shell 101 N Beach Boulevard
- Mobil Station 100 S Beach Boulevard
- 3030 W. Lincoln Ave (AST only)
- West Anaheim Medical 3033 W Orange Ave
- G & M Oil Company, 984 S Beach Boulevard
- Pick Your Part 10181 Beach Boulevard (AST and UST)

Due to the storage of petroleum products on these properties, a Phase I and possibly Phase II Environmental Site Assessment are recommended prior to any redevelopment to evaluate if they were stored properly and that no leaks or other releases occurred.

Leaking Underground Storage Tanks

The State Water Resources Control Board Leaking Underground Storage Tank Information System contains an inventory of Leaking Underground Storage Tank (LUST) Incident Reports. A review of the database report identified eight facilities in the project area.

- Shell 101 at N Beach Boulevard was identified as a closed LUST site. The site was listed twice.
- Mobil Station at 3000 Lincoln Ave was listed twice. Once the site was listed as closed and the other listing indicates verification monitoring.
- Mobil Station at 1000 S Beach Boulevard is listed as a case closed.
- Unocal Station #4614 at 100 N Beach Boulevard is listed twice with verification monitoring.
- B&B's Donuts and VCS Store at 528 S Beach Boulevard is listed three times, with the most recent listing indicating case closed.
- ACS Station at 984 S Beach Boulevard is listed as case close. The site was listed twice.

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- World Oil #73 at 1201 S Beach Boulevard is listed as case closed. The site was listed twice.
- Pick Your Parts Auto at 1235 S Beach Boulevard is listed as case closed.

The majority of the facilities received regulatory closure, and two sites are listed as having verification monitoring. Prior to redevelopment it is recommended that a Phase I and possibly a Phase II Environmental Site Assessment be implemented to evaluate if the closure was based on an unrestricted land use or on the assumption that land use would not change.

HAZNET

The data are extracted from the copies of hazardous waste manifests received each year by the DTSC for the lawful disposal and transport of hazardous materials from the site. Seventy-five listings were identified for the Project Area. Having a listing on the HAZNET site does not indicate that a release occurred to the environment, and no further assessment is recommended based on the HAZNET listing.

EMI

The Emission Inventory Database is for toxics and criteria pollutant emissions data collected by the California Air Resources Board and local air pollution agencies. Three facilities (landfill, piano restoration, and restaurant) were listed as having pollutant emissions registered by the South Coast Air Quality Management District. A listing on the EMI database does not indicate that a release has occurred, and no further assessment is recommended based on the EMI listing.

ERNS

The Emergency Response Notification System records and stores information on reported releases of oil and hazardous substances. The list is maintained by the National Response Center of the United States Coast Guard.

At an apartment building at 2970 West Orange Avenue, a caller reported a Freon leak from an air conditioning unit. Pick Your Parts at 1235 South Beach Boulevard was listed on the ERNS database for reporting a mortar round in a passenger car in 2006. The bomb squad and fire department responded and disposed of the round. No additional assessment is recommended for either reported release.

State of California Division of Oil and Gas Records

A review of California Division of Oil, Gas and Geothermal Resources records did not identify any producing oil or gas wells within a half-mile radius of the Project Area.

The Phase 0 Site Assessment indicated that, based on the review of available historical aerial photographs and the environmental databases, numerous properties within the Project Area boundaries have historically posed a variety of environmental hazards, and many of the sites in the database are listed as presently undergoing environmental remediation and/or monitoring. The identified recognized environmental conditions include 8 LUST facilities, 14 RCRA generators, and 1 CERCLIS site.

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5.6.3 Thresholds of Significance

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

- H-1 Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.
- H-2 Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.
- H-3 Emit hazardous emissions or handle hazardous or acutely hazardous materials, substance, or waste within one-quarter mile of an existing or proposed school.
- H-4 Be located on a site which is included on a list of hazardous materials compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment.
- H-5 For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would result in a safety hazard for people residing or working in the project area.
- H-6 For a project in the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area.
- H-7 Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.
- H-8 Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to the urbanized areas or where residences are intermixed with wildlands.

5.6.4 Environmental Impacts

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

Impact 5.6.1: Implementation of the Proposed Project would not result in additional use of hazardous materials within the project boundaries, and adhering to the existing review and permitting process and all applicable programs would ensure that hazardous materials do not pose significant environmental impacts. [Thresholds H-1, H-2, and H-3]

Impact Analysis: The Project Area is currently developed with various hospitality, commercial, residential, office, recreational, and institutional facilities. The Proposed Project is intended to guide future development in the Project Area by utilizing modern development standards, economic and sustainable community

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development incentives, and capital improvements that provide mobility solutions for all users of the corridor. The Proposed Project is not anticipated to substantially increase the use, transport, or disposal of hazardous materials. Furthermore, businesses that use hazardous materials are required to obtain permits and maintain records regarding the storage, use and disposal of hazardous material. The HMS of the Anaheim Fire & Rescue administers and implements a comprehensive hazardous management program within the City of Anaheim as a CUPA authorized by the California Environmental Protection Agency. Relevant programs include Aboveground Petroleum Storage Tanks, CalARP, Hazardous Materials Inventories and Management/Release Response Plans (Hazardous Materials Business Plans), Hazardous Waste Generator and Onsite Treatment, and USTs. The HMS also administers the countywide hazardous materials response team joint powers agreement under the Orange County-City Hazardous Materials Emergency Response Authority and implements the Small Hydrocarbon Acquisition and Recovery Program. Businesses that handle a hazardous material at any time during the year are required to establish, maintain, and implement a Hazardous Materials Business Plan if the hazardous material is equal to or greater than 55 gallons of a liquid, 200 cubic feet of a gas, 500 pounds of a solid, threshold planning quantities for an extremely hazardous substance, or federal thresholds of radioactive materials. Compliance with the applicable programs would ensure that the increased handling of hazardous materials does not pose significant environmental impacts.

The Proposed Project would allow additional residential units in the proposed Low-Medium Residential, Medium Residential, Mixed-Use Medium, and Mixed-Use High areas. Development of residential uses in the nonresidential area may increase the potential for safety impacts from hazardous materials. However, adhering to the existing review and permitting process would ensure that hazardous materials do not pose significant safety threats to the residences. Therefore, impacts would not be significant.

Impact 5.6-2: The Project Area includes facilities that are on hazardous materials sites lists compiled by various government agencies. [Threshold H-4]

Impact Analysis: A Phase 0 was prepared for the Project Area, which included the EDR records search that identified uses and properties that could potentially pose a variety of environmental hazards within the boundaries of the Project Area. The Project Area includes a number of facilities that are listed on the hazardous materials sites list compiled by various government agencies, as described in Section 5.6.2, *Standard Environmental Records Review*. The listed facilities would be required to conduct site-specific evaluation in accordance with the mitigation measures listed below.

Impact 5.6-3: Implementation of the Proposed Project would add structures to the planning area of Los Alamitos Joint Forces Training Base but would not create a safety hazard related to aircraft movement. [Thresholds H-5 and H-6]

Impact Analysis: The nearest public airport from the Project Area is Fullerton Municipal Airport, approximately 2.4 miles northeast of the Project Area. Other airports in the area include Los Alamitos Joint Forces Training Base (JFTB) in Los Alamitos, approximately 9.5 miles to the southwest, and John Wayne International Airport, approximately 11.5 miles to the south.

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Although it does not overlap the JFTB's safety zones and it is two miles from the base, the Project Area is within the planning area of the base's AELUP and would need to comply with safety, height, and noise restrictions in the AELUP. With respect to building heights, development proposals in the Project Area that include the construction or alteration of structures more than 200 feet above mean sea level require filing with the Federal Aviation Administration (FAA) and notification of the Airport Land Use Commission, including filing of a Notice of Proposed Construction or Alteration (FAA Form 7460-1). Any development project that would penetrate the Federal Aviation Regulation (FAR) Part 77 Notification Surface for the JFTB (notification area) would also be required to file FAA Form 7460-1. The maximum height allowed in the Project Area under the Proposed Project is 55 feet in the Mixed-Use High development area. With administrative adjustments allowed per Chapter 18.62.040 of the Anaheim Municipal Code, the maximum height is 60.5 feet. For this reason, filing with the Federal Aviation Administration aircraft-related safety hazards is not anticipated and implementation of the Proposed Project would not result in a safety hazard.

The Project Area is not within the vicinity of a private airstrip, and the nearest heliport is North Net Training Authority Heliport, approximately 6.5 miles to the southeast. Operation of this heliport would not be impacted by the Proposed Project. Safety hazards from airports or heliports include hazards posed to aircraft from structures within navigable airspace and crash hazards posed by aircraft to people and property on the ground. The Proposed Project would not include any uses or design changes that would likely increase the crash hazards or require changes to aircraft operations. No significant impacts are anticipated.

Impact 5.6-4: The Proposed Project would not adversely affect the implementation of an emergency response or evacuation plan. [Threshold H-7]

Impact Analysis: The City of Anaheim has an emergency preparedness plan that complies with state law and interfaces with other cities and counties in southern California. The Emergency Management Division of Anaheim Fire & Rescue operates the City's emergency management programs, which include all elements necessary to respond quickly and effectively to major emergencies—an emergency operations plan, emergency operations center, public safety officers, public education programs, and trained volunteers. The City incorporates the standardized emergency management system and national incident management system (SEMS/NIMS) established by the Governor's Office of Emergency Services in its emergency operations plan. The SEMS/NIMS standardizes the response to emergencies involving multiple jurisdictions or agencies. The City of Anaheim participates in the SEMS/NIMS, as described in the California Code of Regulations, Title 19, Division 2, Chapter 1.

The Project Area is already mostly developed, and no significant roadway changes would occur that would adversely affect any emergency response or evacuation plan. Each development project in the Project Area boundaries would be reviewed by Anaheim Fire & Rescue, including adequate access for emergency vehicles.

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Impact 5.6-5: The Project Area is not within a designated fire hazard zone that could expose structures and/or residences to wildland fire danger. [Threshold H-8]

Impact Analysis: The Project Area and its surrounding area are in an urbanized setting, and no undeveloped wildland areas are adjacent to the Project Area. The Proposed Project would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires. No significant impact is anticipated.

5.6.5 Cumulative Impacts

The assessment of potential cumulative impacts with regard to hazards and hazardous materials refer to the potential for onsite and offsite hazardous materials to have a cumulative effect on the health and well-being of project occupants. The hazardous materials study area considered for cumulative impacts consists of the Project Area and the areas affected by other offsite projects where activities could directly or indirectly affect the presence or dispersion of hazardous materials on the Project Area. Based on the Phase 0 site assessment, there are a number of facilities in the project vicinity that are on the hazardous materials sites listings. However, considering the distances and topography, they are not considered to potentially have a significant impact. In general, only projects adjacent or very close to the Project Area are considered to have a potentially cumulative impact, due to the limited impact area associated with releases of hazardous materials. The Proposed Project would encourage sustainable community development incentives within the Project Area, and the Project-related contribution of hazardous materials use and hazardous waste disposal would be minimal. Moreover, the existing regulations would ensure that the cumulative impact of hazardous materials release or emissions from the Proposed Project and past, present, and reasonably foreseeable projects in the vicinity would be less than significant.

5.6.6 Existing Regulations and Standard Conditions

- **SCAQMD Rule 1403, Asbestos Emission From Demolition/Renovation Activities):** This rule specifies work practice requirements to limit asbestos emissions from building demolition and renovation activities, including the removal and associated disturbance ACM. The requirements for demolition and renovation activities include asbestos surveying; notification; ACM removal procedures and time schedules; ACM handling and cleanup procedures; and storage, disposal, and landfilling requirements for asbestos-containing waste materials.
- **Title 40 Code of Federal Regulations (40 CFR Part 745) Lead; Renovation, Repair, and Painting Program:** The EPA issued a final rule under the authority of the Toxic Substances Control Act to address lead-based paint hazards created by renovation, repair, and painting activities that disturb lead-based paint in target housing and child-occupied facilities. Target housing is defined as any housing constructed before 1978 (with exceptions).
- **Title 8 California Code of Regulations, Section 1532.1:** This section applies to all construction work where an employee may be occupationally exposed to lead and makes construction employers responsible for basic steps in compliance, including exposure assessment and testing methods.

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- **Occupational Safety and Health Administration (OSHA Rule 29 CFR Part 1926):** This section regulates asbestos exposure in all work as defined in 29 CFR 1910.12(b), including but not limited to demolition or salvage of structures where asbestos is present; removal or encapsulation of materials containing asbestos; construction, alteration, repair, maintenance, or renovation of structures, substrates, or portions thereof, that contain asbestos; installation of products containing asbestos; and transportation, disposal, storage, containment of, and housekeeping activities involving asbestos or products containing asbestos, on the site or location at which construction activities are performed.
- **Health and Safety Code, Division 20, Chapter 6.5, and California Code of Regulations, Title 22, Division 4.5 Environmental Health Standards for the Management of Hazardous Waste:** Hazardous waste must be handled, stored, transported, treated, and disposed according to mandated laws and regulations found in these code sections. They provide an effective process for hazardous waste management planning at the local level to ensure adequate handling, storing, transporting, treating, and disposing of hazardous materials.

5.6.7 Level of Significance Before Mitigation

Upon implementation of regulatory requirements and standard conditions of approval, the following impacts would be less than significant: 5.6-1 and 5.6-3 through 5.6-5.

Without mitigation, these impacts would be **potentially significant**:

- **Impact 5.6-2** The Project Area includes facilities that are included on hazardous materials sites lists compiled by various government agencies.

5.6.8 Mitigation Measures

Impact 5.6-2

HAZ-1 Prior to the issuance of demolition permits for any buildings or structures that would be demolished in conjunction with individual development projects pursuant to the Proposed Project, the project applicant/developer shall conduct the following inspections and assessments for all buildings and structures onsite and shall provide the City of Anaheim with a copy of the report of each investigation or assessment.

- The project applicant shall retain a California Certified Asbestos Consultant (CAC) to perform abatement project planning, monitoring (including air monitoring), oversight, and reporting of all asbestos-containing materials (ACM) encountered. The abatement, containment, and disposal of all ACM shall be conducted in accordance with the South Coast Air Quality Management District's Rule 1403 and California Code of Regulation Title 8, Section 1529 (Asbestos).
- The project applicant shall retain a licensed or certified lead inspector/assessor to conduct the abatement, containment, and disposal of all lead waste encountered. The

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contracted lead inspector/assessor shall be certified by the California Department of Public Health (CDPH). All lead abatement shall be performed by a CDPH-certified lead supervisor or a CDPH-certified worker under the direct supervision of a lead supervisor certified by CDPH. The abatement, containment, and disposal of all lead waste encountered shall be conducted in accordance with the US Occupational Safety and Health Administration Rule 29, CFR Part 1926, and California Code of Regulation, Title 8, Section 1532.1 (Lead).

- Evidence of the contracted professionals retained by the project applicant shall be provided to the City of Anaheim. Additionally, contractors performing ACM and lead waste removal shall provide evidence of abatement activities to the City of Anaheim.

HAZ-2 Prior to the issuance of grading permits for individual development projects that would be accommodated by the Proposed Project, the project applicant/developer shall submit a Phase I Environmental Site Assessment (ESA) to the City of Anaheim Planning Department to identify environmental conditions of the development site and determine whether contamination is present. The Phase I ESA shall be prepared by a Registered Professional Engineer and in accordance with the American Society for Testing and Materials (ASTM) Standard E 1527.05, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. If recognized environmental conditions related to soils are identified in the Phase I ESA, the project applicant shall perform soil sampling as a part of a Phase II ESA. If contamination is found at significant levels, the project applicant shall remediate all contaminated soils in accordance with state and local agency requirements (California Department of Toxic Substances Control, Regional Water Quality Control Board, Anaheim Fire & Rescue, etc.). All contaminated soils and/or material encountered shall be disposed of at a regulated site and in accordance with applicable laws and regulations prior to the completion of grading. Prior to the issuance of building permits, a report documenting the completion, results, and any follow-up remediation on the recommendations, if any, shall be provided to the City of Anaheim evidencing that all site remediation activities have been completed.

5.6.9 Level of Significance After Mitigation

The mitigation measure would reduce potential impacts to hazards and hazardous materials to a level that is less than significant. Therefore, no significant unavoidable adverse impacts to hazards and hazardous materials have been identified.

5.6.10 References

Airport Land Use Commission (ALUC), Orange County. 2016. Airport Environs Land Use Plan for Joint Forces Training Base Los Alamitos. <http://www.ocair.com/commissions/aluc/docs/JFTB-AELUP2016ProposedFINAL.pdf>.

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California Division of Oil, Gas and Geothermal Resources. Well Finder database. Accessed 2017.
<http://www.conservation.ca.gov/dog/Pages/Wellfinder.aspx>.

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