

III.F. HAZARDS AND HAZARDOUS MATERIALS

This analysis of the potential hazards and hazardous material impacts associated with the proposed project presented in this section is based on the following reports included in their entirety as Appendix F to this Draft EIR:

- *Limited Phase II Environmental Site Assessment Report, Los Angeles Times Building, 20000 W. Prairie Street, Chatsworth, California*, prepared by Converse Consultants, July 16, 2014.
- *Report of UST Removal, Permit SR0023081 Los Angeles Times-San Fernando Valley Facility, 20000 Prairie Street, Chatsworth, California*, prepared by Geomatrix Consultants, Inc., August 16, 2006.
- *Phase I Environmental Site Assessment, Los Angeles Times, 20000 West Prairie Street, Chatsworth, California 91311*, prepared by Tetra Tech, Inc., May 8, 2006.
- *Underground Storage Tank Closure Report, Los Angeles Times, 20000 Prairie Avenue, Chatsworth, CA 91311*, prepared by ENSR Consulting and Engineering, December 1991.
- *Site Investigation Report, Los Angeles Times, 20000 Prairie Street, Chatsworth, California*, prepared by Converse Environmental West, August 16, 1991.

EXISTING CONDITIONS

REGULATORY FRAMEWORK

Hazardous Materials Definition

The term “hazardous material” can have varying definitions for different regulatory programs. For the purpose of the proposed project, the term “hazardous materials” refers to both hazardous materials and hazardous waste. The California Health and Safety Code Section 25501(k) defines hazardous materials as follows:¹

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

A material is hazardous if it exhibits one or more of the characteristics defined below:²

Toxic Substance: Toxic substances may cause short-term or long-lasting health effects, ranging from temporary effects to permanent disability, or even death. For example, such substances can cause disorientation, acute allergic reactions, asphyxiation, skin irritation, or other adverse

¹ CEQA Guidelines, Section 66261.3.

² CEQA Guidelines, Section 66261.20-66261.24.

health effects if human exposure exceeds certain levels the level depends on the substances involved and is chemical-specific). Carcinogens (substances that can cause cancer) are a special class of toxic substances. Examples of toxic substances include benzene (a component of gasoline and suspected carcinogen) and methylene chloride (a common laboratory solvent and a suspected carcinogen).

Ignitable Substances: Ignitable substances are hazardous because of their ability to burn. Gasoline, hexane, and natural gas are examples of ignitable substances.

Corrosive Materials: Corrosive materials can cause severe burns. Corrosives include strong acids and bases such as sodium hydroxide (lye) or sulfuric acid (battery acid).

Reactive Materials: Reactive materials may cause explosions or generate toxic gases. Explosives, pure sodium or potassium metals (which react violently with water), and cyanides are examples of reactive materials.

Soil and groundwater can become contaminated by hazardous material releases in a variety of ways, including permitted or illicit use and accidental or intentional disposal or spillage. Before the 1980s, most land disposal of chemicals was unregulated, with the result that numerous industrial properties and public landfills became dumping grounds for unwanted chemicals. The largest and most contaminated of these sites became Superfund sites, so named for their eligibility to receive cleanup money from a federal fund established under CERCLA. Sites are added to the NPL following a hazard ranking system.

Numerous smaller properties have been designated as contaminated sites. Often these are gas station sites where leaking underground storage tanks (USTs) were upgraded under a federal requirement in the late 1980s. Another category of sites which may have some overlap with the types already mentioned is "brownfields" – previously used, often abandoned, sites that because of actual or suspected contamination are undeveloped or underused. Both the USEPA and DTSC maintain lists of known brownfields sites. These sites are often difficult to inventory due to their owners' reluctance to publically label their property as potentially contaminated.

Federal

Department of Transportation Regulations

The Secretary of the Department of Transportation receives the authority to regulate the transportation of hazardous materials from the Hazardous Materials Transportation Act (HMTA), as amended and codified in 49 U.S.C. 5101 et seq. The Secretary is authorized to issue regulations to implement the requirements of 49 U.S.C. The Pipeline and Hazardous Materials Safety Administration (PHMSA) (formerly the Research and Special Provisions Administration (RSPA)) was delegated the responsibility to write the hazardous materials regulations, which are contained in 49 CFR Parts 100-180. Under the HMTA the Secretary "...may authorize any officer, 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."

Environmental Protection Agency (EPA) Regulations

The EPA's mission is to protect human health and the environment. The EPA takes action to reduce risks associated with exposure to chemicals in commerce, indoor and outdoor environments, and products and food. The EPA continues to oversee the introduction and use of pesticides, improve their Integrated Risk Information System (IRIS) program, reduce radon risks, identify and address children's health risks in schools and homes, and improve chemical management practices. Oversight of chemical storage and manufacturing in coordination with their interagency partners remains a key focus of the EPA, as well as efforts to reduce urban air toxics.

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

Enacted in 1980, CERCLA, commonly known as Superfund, creates a tax on the chemical and petroleum industries and provided broad Federal authority to respond directly to releases or threatened releases of hazardous substances that may endanger public health or the environment. The tax goes into a trust fund for cleaning up abandoned or uncontrolled hazardous waste sites. CERCLA:

- established prohibitions and requirements concerning closed and abandoned hazardous waste sites;
- provided for liability of persons responsible for releases of hazardous waste at these sites; and
- established a trust fund to provide for cleanup when no responsible party could be identified.

CERCLA established the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS). CERCLIS is the EPA's system for tracking potential hazardous-waste sites within the Superfund program. A site's presence on CERCLIS does not imply a level of federal activity or progress at a site, nor does it indicate that hazardous conditions necessarily exist at the location. In addition, CERCLA authorizes two kinds of response actions:

- Short-term removals, where actions may be taken to address releases or threatened releases requiring prompt response.
- Long-term remedial response actions, that permanently and significantly reduce the dangers associated with releases or threats of releases of hazardous substances that are serious, but not immediately life threatening. These actions can be conducted only at sites listed on the United States Environmental Protection Agency's (EPA) National Priorities List (NPL).

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

Resource Conservation and Recovery Act (RCRA)

RCRA gives the USEPA the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste by "large-quantity generators" (1,000 kilograms/month or more). Under RCRA regulations, hazardous wastes must be tracked from the time of generation to the point of

disposal. At a minimum, each generator of hazardous waste must register and obtain a hazardous waste activity identification number. If hazardous wastes are stored for more than 90 days or treated or disposed at a facility, any treatment, storage, or disposal unit must be permitted under RCRA. Additionally, all hazardous waste transporters are required to be permitted and must have an identification number. RCRA allows individual states to develop their own program for the regulation of hazardous waste as long as it is at least as stringent as RCRA. The USEPA has delegated RCRA enforcement to the State of California.

Toxic Substances Control Act (TSCA)

Congress enacted the Toxic Substances Control Act (TSCA) of 1976 to give EPA the ability to track the 75,000 industrial chemicals currently produced or imported into the United States. EPA repeatedly screens these chemicals and can require reporting or testing of those that may pose an environmental or human-health hazard. EPA can ban the manufacture and import of those chemicals that pose an unreasonable risk.

Research and Special Programs Administration (RSPA) Regulations

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 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 U.S.

Superfund Amendments and Reauthorization Act of 1986 (SARA)

SARA amended CERCLA on October 17, 1986. SARA reflected USEPA's experience in administering the complex Superfund program during its first six years and made several important changes and additions to the program. Primarily, SARA:

- Stressed the importance of permanent remedies and innovative treatment technologies in cleaning up hazardous waste sites;
- Required Superfund actions to consider the standards and requirements found in other state and federal environmental laws and regulations;
- Provided new enforcement authorities and settlement tools;
- Increased state involvement in every phase of the Superfund program;
- Increased the focus on human health problems posed by hazardous waste sites;
- Increased the size of the trust fund to \$8.5 billion; and
- Encouraged greater citizen participation in making decisions on how sites should be cleaned up.

SARA also required USEPA to revise the Hazard Ranking System (HRS) to ensure that it accurately assessed the relative degree of risk to human health and the environment posed by uncontrolled hazardous waste sites that may be placed on the NPL.

Occupational Safety and Health Act of 1970

The Occupational Safety and Health Act, which is implemented by the Federal Occupational Safety and Health Administration (OSHA), contains provisions with respect to hazardous materials handling. Federal OSHA requirements, as set forth in Title 29 of the Code of Federal Regulations (CFR) Section 1910, et. seq., are designed to promote worker safety, worker training, and a worker's right-to-know. OSHA has delegated the authority to administer OSHA regulations to the State of California.

Title 49 of the CFR, which contains the regulations set forth by the Hazardous Materials Transportation Act of 1975, specifies additional requirements and regulations with respect to the transport of hazardous materials. Title 49 of the CFR requires that every employee who transports hazardous materials receive training to recognize and identify hazardous materials and become familiar with hazardous materials requirements. Drivers are also required to be trained in function and commodity specific requirements.

Hazardous Materials Transportation Regulations

The 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. Other federal laws include:

- Community Environmental Response Facilitation Act (CERFA) of 1992
- Clean Water Act
- Clean Air Act
- Safe Drinking Water Act
- Atomic Energy Act
- Toxic Substances Control Act (TSCA)
- Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA)

Emergency and Community Right to Know Act (EPCRA)

EPCRA was enacted by Congress as the national legislation on community safety. This law was designated to help local communities protect public health, safety, and the environment from chemical hazards. EPCRA was passed in response to concerns regarding the environmental and safety hazards posed by the storage and handling of toxic chemicals. EPCRA establishes requirements for federal, state and local governments, tribes and industry regarding emergency planning and "Community Right-to-Know" reporting on hazardous and toxic chemicals. The Community Right-to-Know provisions help increase the public's knowledge and access to information on chemicals at individual facilities, their uses, and releases into the environment. States and communities, working with facilities, can use the information to improve chemical safety and protect public health and the environment. To implement EPCRA, Congress required each state to appoint a State Emergency Response Commission (SERC). The SERC's were required to divide their states into Emergency Planning Districts and to name a Local Emergency Planning Committee for each district.

State

Authority for the statewide administration and enforcement of RCRA rests with the California EPA's (Cal-EPA) Department of Toxic Substances Control (DTSC). While the 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, the DTSC is responsible and/or provides oversight for contamination cleanup, and administers state-wide hazardous waste reduction programs. DTSC operates programs to accomplish the following: (1) deal with 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 Cal-EPA's State Water Resources Control Board (SWRCB), which has delegated authority to the RWQCB and typically on the local level, to the local fire department.

The California OSHA program (Cal-OSHA) is administered and enforced by the Division of Occupational Safety and Health (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 Injury and Illness Prevention Program (IIPP). An IIPP is an employee safety program for potential workplace hazards, including those associated with hazardous materials.

Hazardous Waste Source Reduction and Management Review Act of 1989

This Act requires generators of 12,000 kilograms/year of typical/operational hazardous waste to conduct an evaluation of their waste streams every four years and to select and implement viable source reductions alternatives. This Act does not apply to non-typical hazardous waste (such as asbestos and polychlorinated biphenyls). The California Vehicle Code (Title 13 of the CCR) also states that every motor carrier transporting hazardous materials (for which the display of hazardous materials placards are required or in excess of 500 pounds, transported for a fee, which would require placarding if shipped in greater amounts in the same manner) must have a Hazardous Materials Transportation License issued by the California Highway Patrol.

The transport of hazardous waste materials is further governed by the California Health and Safety Code (Section 25163) and Title 22, Chapter 13, of the CCR. Specifically, Section 25163 of the Health and Safety Code requires transporters of hazardous waste to hold a valid registration issued by the DTSC in his/her possession while transporting hazardous waste. Additionally, Title 22, Chapter 13 of the CCR includes a number of requirements, which include but are not limited to the following:

- Transporters shall not transport hazardous waste without first receiving an identification number and a registration certificate from DTSC.
- Registration as a hazardous waste transporter expires annually, on the last day of the month in which the registration was issued.
- To be registered as a hazardous waste transporter, an application must be submitted.
- Hazardous waste shall not be accepted for transport without a Uniform Hazardous Waste Manifest that has been properly completed and signed by generator and transporter.
- Hazardous waste shall be delivered to authorized facilities only.

Asbestos Regulations

The Clean Air Act regulates asbestos as a hazardous air pollutant, which subjects it to regulation by South Coast Air Quality Management District (SCAQMD) under its Regulation 11, Rule 2. OSHA also regulates asbestos as a potential worker safety hazard. These rules and regulations prohibit emissions of asbestos from demolition or construction activities, require medical examinations and monitoring of employees engaged in activities that could disturb asbestos fibers, and require notice to federal and local government agencies prior to renovation or demolition activities that could disturb asbestos.

Lead Regulations

Because of its toxic properties, lead is regulated as a hazardous material. Lead is also regulated as a toxic air contaminant. State-certified contractors must perform inspection, testing, and removal (abatement) of lead-containing building materials in compliance with applicable health and safety and hazardous materials regulations. Other State laws include:

- Hazardous Waste Control Law
- Safe Drinking Water and Toxic Enforcement Act of 1986 (Proposition 65)
- Carpenter-Presley-Tanner Hazardous Substances Account Act
- Hazardous Waste Management Planning and Facility Siting (Tanner Act)
- Hazardous Materials Release Response Plan and Inventory Law of 1985 (Business Plan Act)
- California Medical Waste Management Act

California Occupational Safety and Health Administration (Cal OSHA) Regulations

Cal OSHA has set forth work requirements for disturbance of Asbestos Containing Construction Materials (ACCMs) including removal operations for all types of ACCMs. In addition, the agency has developed standards for general industry and the construction industry hazardous waste operations and emergency response. Cal OSHA ensures that employers must have controls to reduce and monitor exposure levels of hazardous materials, an informational program describing any exposure during operations and the inspection of drums and containers prior to removal or opening. Decontamination procedures and emergency response plans must be in place before employees begin working in hazardous waste operations.

California Office of Emergency Services (CAL OES) Regulations

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 section staff is called upon to provide state and local emergency managers with emergency coordination and technical assistance.

California Code of Regulations Title 8

This section of the California Code of Regulations regulates asbestos exposure in all worked defined in the Code's Section 1502 including, 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, asbestos spill/emergency cleanup, 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, and excavation which may involve exposure to asbestos as a natural constituent which is not related to asbestos mining and milling activities.

Hazardous Waste Control Act

The Hazardous Waste Control Act created the State hazardous waste management program, which is similar to but more stringent than the federal Resource Conservation and Recovery Act program. The act is implemented by regulations contained in Title 26 of the CCR, which describes the following required aspects for the proper management of hazardous waste: identification and classification; generation and transportation; design and permitting of recycling, treatment, storage, and disposal facilities; treatment standards; operation of facilities and staff training; and closure of facilities and liability requirements. These regulations list more than 800 materials that may be hazardous and establish criteria for identifying, packaging, and disposing of such waste. Under the Hazardous Waste Control Act and Title 26, the generator of hazardous waste must complete a manifest that accompanies the waste from generator to transporter to the ultimate disposal location. Copies of the manifest must be filed with DTSC.

Unified Hazardous Waste and Hazardous Materials Management Regulatory Program

The Unified Hazardous Waste and Hazardous Materials Management Regulatory Program (Unified Program) required the administrative consolidation of six hazardous materials and waste programs (Program Elements) under one agency, a Certified Unified Program Agency (CUPA). The Program Elements consolidated under the Unified Program are: Hazardous Waste Generator and On-site Hazardous Waste Treatment Programs (a.k.a. Tiered Permitting); Aboveground Petroleum Storage Tank Spill Prevention Control and Countermeasure Plan (SPCC); Hazardous Materials Release Response Plans and Inventory Program (a.k.a. Hazardous Materials Disclosure or “Community--Right--To--Know”); California Accidental Release Prevention Program (Cal ARP); Underground Storage Tank (UST) Program; and Uniform Fire Code Plans and Inventory Requirements. The Unified Program is intended to provide relief to businesses complying with the overlapping and sometimes conflicting requirements of formerly independently managed programs. The Unified Program is implemented at the local government level by CUPAs. Most CUPAs have been established as a function of a local environmental health or fire department. Some CUPAs have contractual agreements with another local agency, a participating agency, which implements one or more Program Elements in coordination with the CUPA.

Hazardous Materials Release Response Plans and Inventory Act of 1985

The Hazardous Materials Release Response Plans and Inventory Act, also known as the Business Plan Act, requires businesses using hazardous materials to prepare a plan that describes their facilities, inventories, emergency response plans, and training programs. Hazardous materials are defined as unsafe raw or unused materials that are part of a process or manufacturing step. They are not considered hazardous waste. Health concerns pertaining to the release of hazardous materials, however, are similar to those relating to hazardous waste.

Hazardous Waste Source Reduction and Management Review Act of 1989

This Act requires generators of 12,000 kilograms/year of typical/operational hazardous waste to conduct an evaluation of their waste streams every four years and to select and implement viable source reduction alternatives. This Act does not apply to non-typical hazardous waste (such as asbestos and polychlorinated biphenyls).

California Vehicle Code

The California Vehicle Code (Title 13 of the CCR) establishes regulations for motor carrier transport of hazardous materials. For example, all motor carrier transporters of hazardous materials are required to have a Hazardous Materials Transportation license issued by the California Highway Patrol. In addition, placards identifying that hazardous materials are being transported must be displayed on the vehicle.

California Health and Safety Code

The transport of hazardous waste materials is further governed by the California Health and Safety Code Section 25163 and Title 22, Chapter 13, of the CCR. Specifically, Section 25163 of the California Health and Safety Code requires transporters of hazardous waste to hold a valid registration issued by the DTSC in his/her possession while transporting hazardous waste. Additionally, Title 22, Chapter 13 of the CCR includes a number of requirements, which include, but are not limited to, the following:

- Transporters shall not transport hazardous waste without first receiving an identification number and a registration certificate from DTSC;
- Registration as a hazardous waste transporter expires annually, on the last day of the month in which the registration was issued;
- To be registered as a hazardous waste transporter, an application must be submitted;
- Hazardous waste shall not be accepted for transport without a Uniform Hazardous Waste Manifest that has been properly completed and signed by generator and transporter; and
- Hazardous waste shall be delivered to authorized facilities only.

Local

The primary local agency, known as the Certified Unified Program Agency (CUPA), with responsibility for implementing federal and State laws and regulations pertaining to hazardous materials management is the Los Angeles County Health Department, Environmental Health Division. The Unified Program is the consolidation of six state environmental regulatory programs into one program under the authority of a CUPA. A CUPA is a local agency that has been certified by Cal-EPA to implement the six state environmental programs within the local agency's jurisdiction. This program was established under the amendments to the California Health and Safety Code made by SB 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)
- Underground Storage Tanks (USTs)

- Above Ground Storage Tanks (Spill Prevention Control and Countermeasures (SPCC) requirements)
- Uniform Fire Code (UFC) Article 80 Hazardous Material Management Program (HMMP) and Hazardous Material Identification System (HMIS)

As the CUPA for the County of Los Angeles, the Los Angeles County Health Department, Environmental Health Division maintains the records regarding location and status of hazardous materials sites in the county and administers programs that regulate and enforce the transport, use, storage, manufacturing, and remediation of hazardous materials. By designating a CUPA, Los Angeles County has accurate and adequate information to plan for emergencies and/or disasters and to plan for public and firefighter safety.

A Participating Agency (PA) is a local agency that has been designated by the local CUPA to administer one or more Unified Programs within their jurisdiction on behalf of the CUPA. The City of Los Angeles Fire Department (LAFD) is a PA with the Los Angeles County Health Department, Environmental Health Division as the CUPA. The LAFD monitors the storage of hazardous materials in the City for compliance with local requirements. Specifically, businesses and facilities which store more than threshold quantities of hazardous materials as defined in Chapter 6.95 of the California Health and Safety Code are required to file an Accidental Risk Prevention Program with the LAFD. This program includes information such as emergency contacts, phone numbers, facility information, chemical inventory, and hazardous materials handling and storage locations. The LAFD also has delegated 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.

City of Los Angeles Methane Ordinance (2004)

The City of Los Angeles has adopted the City of Los Angeles Methane Ordinance (2004), which requires compliance with the Methane Mitigation Standards in Los Angeles Municipal Code (LAMC) Section 91.7102, and as directed and approved by the Los Angeles Department of Building and Safety (LADBS) and LAFD.

City of Los Angeles General Plan (Safety and Conservation Elements)

The Safety Element provides a contextual framework for understanding the relationship between hazard mitigation, response to a natural disaster, and initial recovery from a natural disaster. The policies of the Safety Element address the storage, accidental release, and containment of hazardous materials. Policies of the Conservation Element address the conservation of petroleum resources (i.e., oil and gas) and appropriate, environmentally sensitive extraction of petroleum deposits to protect the petroleum resources for the use of future generations and to reduce the city's dependency on imported petroleum and petroleum products.

City of Los Angeles Municipal Code (LAMC)

The primary purpose of zoning is to segregate uses that are thought to be incompatible; in practice, zoning is used as a permitting system to prevent new development from harming existing residents or businesses and to preserve the "character" of a community. With respect to hazards, the City of Los Angeles uses zoning to separate businesses that use, store, transport, treat, or dispose of hazardous materials, or businesses that engage in potentially

hazardous activities, such as manufacturing or refining, from residential areas and the general public.

LAMC Chapter IX, Article 1, Division 71, Sections 91.7103 and 91.7104 establish requirements for mitigation and other general building requirements to prevent potential environmental and harmful health effects which could be caused by the construction of buildings located in a defined Methane Hazard Zone within the City of Los Angeles. All buildings that are constructed within these defined zones must comply with the LAMC codes and regulations as stated above and the construction of which must be approved by the LADBS.³ As established under Sections 91.7101 et seq. of the LAMC, the LADBS has the authority to withhold permits on projects located within a Methane Zone or Methane Buffer Zone. Building permits may be issued upon submittal of detailed plans that show adequate protection against flammable gas incursion by providing the installation of suitable methane mitigation and monitoring systems. Lastly, Section 91.7109.2 of the 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 the California Division of Oil, Gas, and Geothermal Resources (DOGGR).

Los Angeles Fire Department

The Los Angeles Fire Department (LAFD) monitors the storage of hazardous materials in the City for compliance with local requirements. Specifically, businesses and facilities which store more than threshold quantities of hazardous materials as defined in Chapter 6.95 of the California Health and Safety Code are required to file an Accidental Risk Prevention Program with the LAFD. This program includes information such as emergency contacts, phone numbers, facility information, chemical inventory, and hazardous materials handling and storage locations. The LAFD also has delegated 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.

LOCATION AND CURRENT USES OF THE PROJECT SITE

The site consists of a single 23.6-acre parcel bounded by Winnetka Avenue on the west, Prairie Street on the north, existing light industrial/corporate office park uses on the east and a Southern Pacific Railroad right-of-way on the south. The project site was originally developed as the main printing and distribution facility for the Los Angeles Times in the San Fernando Valley. The site is currently used for light industrial uses and office space by MGA North, as well as the storage of children's toys. Specifically, the project site is developed with one approximate 255,815 square-foot main building (former printing and distribution facility), one approximate 10,000 square-foot annex office building (former vehicle maintenance garage), and an approximate 1,300 square-foot ink and hazardous substance storage building (storage building). The main building is a four-story building that includes offices, a cafeteria, central plant (building operation systems such as air compressors, chillers, adsorbers), storage warehouse area, reel room, post press packaging area, and ink storage rooms on the first floor; printing-related areas (photography room, plate room, press room, etc.), a machine shop, and offices on the second floor; air handling units on the third floor; and the emergency generator

³ City of Los Angeles Municipal Code, Chapter IX Building Regulations, Article 1 Buildings, available at http://www.amlegal.com/nxt/gateway.dll?f=templates&fn=default.htm&vid=amlegal:lamc_ca

room on the fourth floor. The annex office building is a two-story structure and the storage building is a single-story structure with one open side.

PHYSICAL SETTING

The project site is located approximately 845 to 860 feet above mean sea level with surface topography sloping slightly towards the southeast.

The project site is located within the Northwestern Block of the Los Angeles Basin. The Los Angeles Basin is a structurally complex Miocene-age depositional basin which encompasses the entire Los Angeles physiographic basin, as well as the Santa Monica Mountains, San Fernando Valley, San Gabriel Valley, the southern foothills of the San Gabriel Mountains, much of the northern Santa Ana Mountains, and the San Joaquin and Palos Verdes Hills. Surficial valley fill deposits within the San Fernando Valley consist of unconsolidated Quaternary-age Younger Alluvium. The Younger Alluvium tends to become coarser and more poorly sorted toward the eastern portion of the San Fernando Valley. The Younger Alluvium is successively underlain by Older Alluvium of Pleistocene age, the superjacent rocks of Late Cretaceous to Pleistocene age, and older crystalline basement rocks. According to information from a subsurface investigation at the project site in 1991, soils beneath the project site were comprised of fill, sand, silty sand, clayey silt, sandy clay, silty clay, clay to the maximum depth explored of 40 feet below ground surface (bgs). In addition, fill materials were encountered during the Project's Geotechnical Engineering Investigation⁴ to depths ranging between 1 and 12½ feet below the existing site grade. Most of the Project site is underlain by only 2½ feet of fill. The fill consists of a mixture of sand, silt and occasional clay. The fill ranges between yellowish brown and dark brown in color, and is moist, medium dense to dense, or stiff, and fine grained with occasional gravel. The fill is in turn underlain by alluvial soils consisting of interlayered mixtures of sand, silt, and clay. The alluvial soils range from yellowish brown to dark brown in color, and are slightly moist to stiff, to very stiff, or medium dense to very dense, and fine to coarse grained, with occasional gravel, cobbles, and caliche cementation.

The site is located within the San Fernando Valley Groundwater Basin.⁵ The basin is bounded on the north and northwest by the Santa Susana Mountains, on the north and northeast by the San Gabriel Mountains, on the east by the San Rafael Hills, on the south by the Santa Monica Mountains and Chalk Hills, and on the west by the Simi Hills. The valley is drained by the Los Angeles River and its tributaries. The water-bearing sediments consist of the lower Pleistocene Saugus Formation, Pleistocene and Holocene age alluvium.

According to groundwater depth information from the Los Angeles County Department of Public Works (LACDPW), Hydrologic Records Division, groundwater depth in the Site vicinity measured in 2003 and 2004 ranges from approximately 80 to 85 feet bgs. Groundwater was not encountered during previous subsurface investigations at the Site in soil borings advanced to a maximum depth of approximately 40 feet bgs. In addition, groundwater was not encountered during exploration to a maximum depth of 50 feet below the existing site grade during the Project's Geotechnical Engineering Investigation.⁶ Groundwater flows generally from the edges of the basin toward the middle of the basin (to the southeast in the Site vicinity), then beneath

⁴ Geotechnical Engineering Investigation, prepared by Geotechnologies, Inc. dated August 27, 2013 and revised October 18, 2013. See Appendix E and Section III.D (Geology and Soils) of this Draft EIR.

⁵ California Department of Water Resources (CADWR), 2003.

⁶ Geotechnical Engineering Investigation, prepared by Geotechnologies, Inc. dated August 27, 2013 and revised October 18, 2013. See Appendix E and Section III.D (Geology and Soils) of this Draft EIR.

the Los Angeles River Narrows into the Central Subbasin of the Coastal Plain of Los Angeles Basin (CADWR, 2003).

HISTORICAL USES OF THE PROJECT SITE

The project site appears to have been vacant or undeveloped from 1901 to 1903, and agricultural land (groves or row crops/grain fields) from at least 1928 until 1976. The existing buildings were constructed from 1981 to 1984 and the Los Angeles Times conducted newspaper production and distribution operations at the project site between 1984 and 2006. The buildings are currently used for office, light industrial and storage purposes.

When the facility was in active production and distribution, paper products were received via trucks, or railroad cars accessing the Site via a railroad spur on the eastern side of the Site. Ink products and other hazardous substances were reported to have been received via trucks. Colored ink was pumped from tanker trucks directly to color ink aboveground storage tanks (ASTs) inside the main building via pipeline connections outside the south side of the main building. Black ink was provided to the Site similarly via pipeline connections outside the west side of the main building. Newspapers were produced using large continuous-feed, lithographic, offset web printing presses (48 total presses). Printing operations included photographic developing, plate making, printing, ink mixing, ink canister cleanup, ink recycling, cold solvent degreasing, and pressroom cleaning (discussed in detail below). On-site vehicle fueling occurred from approximately 1984 to 1991. On-site vehicle service/maintenance occurred from approximately 1984 to 1995 in what is currently the annex office building. Newspapers were transported by trucks to off-site local distribution centers.

SURROUNDING PROPERTY USES

The northern and eastern adjoining properties were undeveloped or agricultural land as early as 1901. Current commercial buildings were developed on the northern and eastern adjoining properties as early as 1990. The south adjacent property was undeveloped or agricultural land beyond the railroad tracks as early as 1901. Commercial and industrial properties were developed on the south adjoining property beyond the railroad track as early as 1965. The west adjacent property was undeveloped land beyond an unpaved road as early as 1901. By 1928, Winnetka Avenue was developed and the west adjacent property was used for agriculture. A drive-in movie theater as well as commercial and industrial properties were developed on the west adjoining property beyond Winnetka Avenue as early as 1976.

The former Sears and Roebuck Stores (9101 Winnetka Avenue) was located on the adjoining property southwest (cross-gradient) of the intersection of Winnetka Avenue and Union Pacific railroad tracks/Metrolink (approximately 150 feet). 3M Pharmaceuticals (19901 Nordhoff Street) is located on the adjoining property south and southeast (downgradient) of the site beyond the Union Pacific railroad tracks/Metrolink (approximately 1115 feet).

GOVERNMENT DATABASE FINDINGS (ON- AND OFF-SITE PROPERTIES)

As detailed in the Phase I Environmental Site Assessment,⁷ a review of databases and files from federal, state, and local environmental regulatory agencies was conducted to identify use,

⁷ Phase I Environmental Site Assessment, Los Angeles Times, 20000 West Prairie Street, Chatsworth, California 91311, prepared by Tetra Tech, Inc., May 8, 2006.

generation, storage, treatment or disposal of hazardous materials and chemicals, or release incidents of such materials which may impact the site. The databases discussed in the following section address the American Society for Testing and Materials (ASTM) requirements.

Federal records reviewed included: National Priorities List (NPL), Delisted NPL, Proposed NPL, Comprehensive Environmental Response; Compensation and Liability Information System (CERCLIS), CERCLIS-NFRAP (No Further Remedial Action Planned), Corrective Action Report (CORRACTS), Resource Conservation and Recovery Information System (RCRIS) including TSD (Treatment Storage and Disposal), LQG (Large Quantity Generator) and SQG (Small Quantity Generator), Brownfields, Institutional Control/Engineering Control (ICIEC) database, and Emergency Response Notification System (ERNS).

State records reviewed include: Annual Workplan (A WP)/Bond Expenditure Plan (BEP); Cal-Sites; California Hazardous Materials Incident Report System (CHMIRS); Cortese; Notify 65; Toxic Pits; Solid Waste Information System (SWIS); Waste Management Unit Database (WMUD) and Solid Waste Assessment Test (SWAT); Leaking UST (LUST); Spills, Leaks, Investigations, and Cleanups (SLIC); Voluntary Cleanup Plan (VCP); Underground Storage Tank (UST) databases; Deed Restriction Listings (DEED State Equivalent for ICIEC); and equivalent Tribal records.

Federal Records Findings

Neither the site nor any off-site properties located within ASTM search distances were reported to be listed on the NPL, Delisted NPL, Proposed NPL, CERCLIS, TSD, ICIEC, and ERNS databases.

CERCLIS NFRAP

The USEPA CERCLIS NFRAP list, dated August 22, 2005, was reviewed. The CERCLIS-NFRAP list contains CERCLIS facilities, which were investigated and categorized as requiring no further action. The site was not listed. Two facilities located within a one-half mile radius of the site were listed. Both facilities are located approximately 0.25 miles and cross-gradient or down-gradient from the Site. Based on regulatory status, distance, and cross-gradient location from the site, these CERCLIS NFRAP facilities are not considered to be recognized environmental conditions (RECs) to the Site.

CORRACTS

The USEPA CORRACTS database dated October 31, 2005 was reviewed. The CORRACTS database contains hazardous waste handlers with RCRA corrective action activity. The site was not listed. Three facilities located within a one-mile radius of the Site were listed. All three facilities are located approximately 0.4 miles or more and cross-gradient from the site. Based on distance and cross-gradient location from the site, these CORRACTS facilities are not considered to be RECs to the Site.

RCRA Waste Generators

The October 14, 2005 Resource Conservation and Recovery Information System (RCRIS) List of hazardous waste generators was reviewed. The RCRIS list cites facilities that generate, treat, transport, store, and dispose of hazardous waste. A facility's inclusion on this list does not necessarily indicate that hazardous conditions exist at that location. The Site was listed. No

TSD facilities located within a one-half mile radius of the site were listed. One large quantity generator (LQG) and no small quantity generator (SQG) facilities on adjoining properties were listed.

Los Angeles Times Communications LLC (20000 Prairie Street - the Site) was listed as an LQG with no violations found. According to hazardous waste type information for the site contained in the non-ASTM HAZNET database, the following hazardous waste types have been generated by the site: aqueous solution with less than 10% total organic residues; asbestos-containing waste; hydrocarbon solvents; lab waste chemicals; liquids with halogenated organic compounds > 1,000 mg/L; liquids with pH < 2; metal sludge - alkaline solution; mixed oil; off-specification, aged, or surplus inorganics; off-specification, aged, or surplus organics; organic liquids with metals - alkaline solution; other inorganic solid waste; other organic solids; PCBs and PCB-containing waste; photochemical/photoprocessing waste; unspecified aqueous solution; unspecified oil-containing waste; unspecified organic liquid mixture; unspecified solvent mixture waste; and waste oil.

3M Pharmaceuticals (19901 Nordhoff Street) is listed as an LQG and is located on the adjoining property south and southeast (down-gradient) of the site beyond the Union Pacific railroad tracks/Metrolink (approximately 1115 feet). No violations were reported for this property. The non-ASTM HAZNET database information listed 31 different hazardous waste types for 3M Pharmaceuticals. This facility was also listed on the LUST, SLIC, and UST databases (discussed below). However, based on the down-gradient location, known RP, and remediation oversight by the Los Angeles RWQCB, this LQG property is not considered to have had an adverse environmental impact on the Site.

State and Tribal Records Findings

State and tribal environmental databases were searched to determine the environmental regulatory status of the project site and off-site properties. Neither the site nor any off-site properties located within ASTM search distances were reported by EDR to be listed on the AWP, BEP, Cal-Sites, CHMIRS, Notify 65, Toxic Pits, SWIS, WMUD, SWAT, VCP, DEED, and Tribal databases (INDIAN RESERV, INDIAN LUST, and INDIAN UST).

Cortese

The April 1, 2001 Cal-EPA Office of Emergency Information list of hazardous waste and substances sites (CORTESE) was reviewed. The site was not listed. Two properties located within a one-half mile radius of the site were listed. The Cortese listings refer to the LUST database (refer to the discussion below).

LUST

The October 10, 2005 CWRCB list of leaking UST incidents was reviewed. The site was not listed. Two LUST cases at facilities within a one-half mile radius of the site were listed. 3M Pharmaceuticals (19901 Nordhoff Street) is listed as an LQG and is located on the adjoining property south and southeast (down-gradient) of the site beyond the Union Pacific railroad tracks/Metrolink (approximately 115 feet). A release of solvents and petroleum hydrocarbons that impacted groundwater only occurred in 1983. The case was referred to the SLIC Division of the RWQCB in 1988. The status of the case is listed as "remedial action (cleanup) underway" via pumping and treating the impacted groundwater. 3M Pharmaceuticals is reported to be the Responsible Party (RP). Based on the down-gradient location, known RP, and remediation

oversight by the Los Angeles RWQCB, this LUST listing is not considered to have had an adverse environmental impact on the site.

Waste Management Chatsworth (9354 Oso Avenue) is located approximately 0.3 miles northwest and up-gradient from the site. According to the EDR database report, a release of gasoline that impacted soil only occurred in 1988. The status of the case is listed as “case closed.” Based on the distance from the site and “case closed” status, this LUST listing is not considered to have had an adverse environmental impact on the Site.

SLIC

The November 17, 2004, CWRCB database of spills, leaks, investigations, and cleanups (SLIC) other than from USTs or other regulated facilities was reviewed. The site was not listed. Two facilities located within a one-half mile radius of the site were listed.

3M Pharmaceuticals (19901 Nordhoff Street) is located on the adjoining property south and southeast (downgradient) of the site beyond the Union Pacific railroad tracks/Metrolink (approximately 115 feet). This facility was discussed above. Based on the downgradient location, known RP, and remediation oversight by the Los Angeles RWQCB, this SLIC listing is not considered to have had an adverse environmental impact on the Site.

Micro Matic USA (17971 Bahama Street) is located approximately 0.25 miles southeast and down-gradient from the Site. According to the EDR database report, remediation is ongoing under the oversight of the Los Angeles RWQCB for impacts from VOCs (including PCE and TCE) and petroleum hydrocarbons. The EDR report did not indicate whether soil and/or groundwater had been impacted. Based on the distance and down-gradient location from the Site, this SLIC listing is not considered to have had an adverse environmental impact on the Site.

UST Databases

The CWRCB October 15, 1990, database of historical UST locations was reviewed. The HIST UST database has not been updated since 1990 and no updates are planned. The Cal-EPA October 31, 1994, database of historical listings of active and inactive UST locations was reviewed. The CA FID UST database has not been updated since 1994 and no updates are planned. The CWRCB June 1, 1994, SWEEPS database of underground tanks was reviewed. The database has not been updated since 1994 and no updates are planned. The CWRCB October 10, 2005, database of active registered USTs was reviewed. The site was listed. Two facilities located on adjoining properties were also listed.

Los Angeles Times Communications LLC (20000 Prairie Street - the site) was listed in all four UST databases cited above. The USTs listed in the EDR database report included the seven historical USTs removed from the site in 1992 as well as the current diesel UST. This is consistent with UST information reviewed at the LAFD and provided by the Los Angeles Times. See the following page for a detailed summary regarding the historical on-site USTs.

Sears and Roebuck Stores (9101 Winnetka Avenue) is located on the adjoining property southwest (cross-gradient) of the intersection of Winnetka Avenue and Union Pacific railroad tracks/Metrolink (approximately 150 feet from the Site). This property was occupied by Air Shunt in 2006. At that time, there were three USTs registered for this property: a 500-gallon waste oil UST, a 1,000-gallon waste oil UST, and a 10,000-gallon gasoline UST. This facility was not

listed on the LUST database. Based on the distance and cross-gradient location from the site, this UST listing is not considered to have had an adverse environmental impact on the site.

3M Pharmaceuticals (19901 Nordhoff Street) is located on the adjoining property south and southeast (down-gradient) of the site beyond the Union Pacific railroad tracks/Metrolink (approximately 115 feet from the site). According to the EDR database report, there are 13 USTs registered for this property: five 10,000-gallon unspecified product USTs, three 10,000-gallon diesel USTs, one 10,000-gallon unspecified waste UST, one 4,000-gallon unspecified product UST, one 4,000-gallon unleaded gasoline UST, one 3,000-gallon unleaded gasoline UST, and one 2,000-gallon unleaded gasoline UST. As discussed previously, this facility was also listed in the LUST and SLIC databases. Based on the down-gradient location, known RP, and remediation oversight by the Los Angeles RWQCB, this UST listing is not considered to have had an adverse environmental impact on the site.

Non-ASTM Databases

The Site was listed in the following non-ASTM databases: HAZNET, Emissions Inventory Data (EMI), and Waste Discharge System (CA WDS).

Information from the HAZNET database was discussed above in the RCRA Waste Generators subsection. The EMI database includes toxics and criteria pollutant emissions data collected by the California Air Resources Board (CARB) and local air pollution agencies (SCAQMD for the Site). The CA WDS database is maintained by the CWRCB and is a list of facilities which have been issued waste discharge requirements. This listing pertains to storm water runoff and there are no reclamation requirements associated with the site.

Site Investigation Summary - Phase I ESA⁸

Agricultural Use

The historical agricultural use of the site with the possible application of pesticides and/or herbicides (which potentially contained a number of hazardous substances) has been reviewed and is considered to be de minimis conditions.

On-site USTs

Seven underground storage tanks (USTs) were historically located on-site including three 12,000-gallon gasoline USTs, one 12,000-gallon diesel fuel UST, one 6,000-gallon diesel fuel UST, one 6,000-gallon waste ink UST, and one 2,000-gallon waste oil UST. All seven USTs were removed in 1991. Investigations associated with the UST removals indicated soil impacted with petroleum hydrocarbons and volatile organic compounds (VOCs) was found. The concentrations were reported as “below the action limits and the Fire Department did not require remediation.” The LAFD issued a “no further action” letter on September 16, 1991 regarding the removal of these two 6,000-gallon USTs. A “no further action” letter was not found regarding the removal of the other five USTs. Heavy rains from the winter of 1991 caused subsidence issues in the former gasoline USTs area. During removal and replacement activities conducted in 1992 for the undermined concrete in this area, soil samples were collected and analyzed for gasoline

⁸ Phase I Environmental Site Assessment, Los Angeles Times, 20000 West Prairie Street, Chatsworth, California 91311, prepared by Tetra Tech, Inc., May 8, 2006.

and benzene, toluene, ethylbenzene, and xylenes (BTEX). Laboratory results indicated soil impacted with elevated concentrations gasoline and BTEX. Approximately 77 tons of impacted soil subsequently was excavated and transported off-site under manifest by a licensed hauler to an approved disposal facility. Laboratory results from confirmation soil samples collected from the areas where impacted soil had been excavated reported low concentrations of gasoline and BTEX. The former UST areas are considered to be historical recognized environmental conditions (HREC). As a result of this known environmental condition, a Phase II ESA was conducted. See subheading 'Site Investigation Summary - Limited Phase II ESA' herein for the scope and results of that assessment.

One 12,000-gallon diesel UST (to fuel the emergency generator) was installed in 1991 to replace the removed former 12,000-gallon diesel UST. Integrity testing results for the existing diesel UST for the years 1991, 1997, 1998, 2002, 2004, and 2005 indicated the UST passed (i.e., tested tight). A Certification of Financial Responsibility dated April 15, 2005, listed Tribune Company as financially responsible for the existing UST. Based on the information reviewed, the existing diesel UST is not considered to be a REC.

On-Site ASTs

Several aboveground storage tanks (ASTs) are currently located on-site and are used to store inks, waste ink, diesel fuel, and propane. Surficial floor staining was observed in the color ink and black ink rooms (first floor - main building), and the ink mixing/reclamation room (second floor - main building).

According to information in an Assessment Work Plan Tiered Permitting Program document (Geomatrix, 1998), approximately five gallons of diesel was spilled onto the pavement in the vehicle fueling area on June 8, 1996. The spilled diesel was reported to have been immediately contained and cleaned using absorbent materials. No significant surficial staining was observed in this area. This historical spill is considered to be a de minimis condition. According to information in the draft Spill Prevention Control and Countermeasure Plan (Geomatrix, 2000), no reportable spill events occurred at the site in the previous three years.

No other significant staining or other evidence spills were observed in the vicinity of the existing ASTs.

Sumps

The two black ink rooms each have a sump (to contain spills) with dimensions of approximately 6 inches wide by 10 feet long by 3 feet deep. Surficial staining was observed in these sumps. All four bays of the storage building had sumps along the open end of the bays. The dimensions appeared to be similar to the sumps in the black inks storage rooms. No significant surficial staining was observed in the storage building and associated sumps. Several floor drains were observed on the first floor of the central plant, which had 55-gallon drums of water treatment chemicals and hydraulic oil stored inside. All but one of the floor drains in the central plant are reported to be closed with rubber expansion plugs. All the drains are reported to be plumbed to the clarifier. Surficial staining was observed on the central plant floor. These sources are not considered to be RECs.

Industrial Wastewater

Site generated non-hazardous industrial wastewater from on-site photoprocessing, plate making, and ink reclamation activities, and air compressor condensate (central plant). Non-hazardous wastewater was reported to have been discharged under permit by the Los Angeles Bureau of Sanitation (LABS) to a 3- stage clarifier located south of the main building prior to discharge to the municipal sewer system. Spent photoprocessing chemicals were treated via a silver recovery system prior to discharge to the 3-stage clarifier. Wastewater from ink reclamation activities was generated during the batch distillation process. At the time of the site visit, the clarifier still had liquid inside the compartments. The concrete walls of the clarifier that were visible appeared to be in generally good condition with no obvious significant damage. These sources are not considered to be RECs.

Vehicle Service/Maintenance Areas

On-site vehicle service/maintenance occurred from approximately 1984 to 1995 in what is currently the annex office building. In addition to the former waste oil UST discussed previously, there were reported to be two hydraulic vehicle hoists with subgrade components, a clarifier, and a solvent parts washer associated with the former maintenance garage. These sources are not considered to be RECs.

Asbestos-Containing Materials (ACMs)

Site representatives reported floor tiles and associated mastic were collected and analyzed for asbestos content several years ago prior to maintenance activities requiring drilling into or through the floor of the main building. The mastic was reported to contain asbestos. Based on the construction dates of the buildings (1981 to 1984), it is unlikely that ACMs are present in other building materials used in the construction of the site buildings with the possible exception of roofing materials, and other building materials manufactured outside the United States in countries that still use asbestos. The suspect materials observed appeared to be in generally good condition. Therefore, ACMs are not considered to be a REC.

Lead-Based Paint (LBP)

Based on the dates of construction of the on-Site buildings (1981 to 1984), it is unlikely that LBP is present in the site buildings. The painted surfaces observed appeared to be in generally good condition. Given the undamaged appearance of the paint, LBP is not considered to be a REC.

Polychlorinated Biphenyls (PCBs) Containing Equipment

A locked room (Transformer Station IS-2284) accessible only by the Los Angeles DWP is located in the central plant (first floor). Therefore, no visual inspection of the equipment inside the room was made. No evidence of leakage was observed at the door to this room. The transformer equipment is owned by the Los Angeles DWP. No records were found indicating that the Los Angeles DWP has tested the transformers for PCB content.

Three hydraulic elevators are located in the main building. No significant staining or other evidence of leakage from the elevator equipment was observed in the elevator rooms. A trash compactor is located outside the southern side of the main building. Approximately 10 to 15 square feet of staining was observed on the concrete pavement beneath the hydraulic

apparatus on the trash compactor. This surficial staining was considered to be a de minimis condition.

Hydraulic oil is used in much of the printing-related equipment used at the site. No significant staining or other evidence of leakage was observed around the equipment on the day of the site visit.

Fluorescent lights were noted throughout the site buildings. Fluorescent light ballasts manufactured prior to 1979 may contain small quantities of PCBs. Due to access limitations, the light ballasts were not examined for labels identifying their PCB content. No evidence of damage or leakage was observed. PCB-containing ballasts have historically been found at the site and disposed of as hazardous waste. It is unknown if PCB-containing ballasts are still located on-site.

Radon

The Site is located within a Zone 2 radon area, indicating that the average indoor radon level is equal or greater than 2.0 picoCuries (pCi/L) or equal or less than 4.0 pCi/L. The U.S. EPA action level for radon is 4.0 pCi/L. 120 tests were conducted within Los Angeles County in the same zip code as the Site as part of the EP/State Residential Radon Survey and National Residential Radon Survey. Twenty-three (23) of the 120 tests reported radon concentrations above the U.S. EPA action level for radon. Based on the radon zone in which the site is located, and the expected absence of regularly occupied subgrade living spaces at the site, radon is not considered to be a REC.

Solid Waste Management

Solid waste is accumulated in dumpsters and a trash compactor located outside the southern side of the main building. Solid waste was collected on a regular basis. Approximately 10 to 15 square feet of staining was observed on the concrete pavement beneath the hydraulic apparatus on the trash compactor. This surficial staining is considered to be a de minimis condition. No evidence of other indicators of inappropriate solid waste disposal were observed.

Site Investigation Summary - Limited Phase II ESA⁹

Based on the former use of the site for agricultural purposes and as a newspaper printing facility, it was suspected that organochlorine pesticides (OCPs), volatile organic compounds (VOCs), total petroleum hydrocarbons (TPH), and/or metals may be present in the soil, as well as VOCs in soil vapor beneath the site. The concerns associated with the site appear to indicate that hazardous materials would have first entered the environment by surface spills or leaking ASTs to the surface soil, or leaking USTs to subsurface soils.

Soil Borings and Vapor Probes

As illustrated in Figure 2 of the Phase II ESA (see Appendix F to this Draft EIR), a total of 11 boring locations were proposed (C1-C11) and only 8 borings were completed (C1-C4, C7-C8, and C10-C11). The presence of overhead and underground utilities, thick slab foundations, and

⁹ Limited Phase II Environmental Site Assessment Report, Los Angeles Times Building, 20000 W. Prairie Street, Chatsworth, California, prepared by Converse Consultants, July 16, 2014.

the unknown lateral extents of the deep sump(s) related to the black ink rooms limited the completion of 3 proposed borings (C5, C6, and C9). Three (3) borings (C1, C2, and C3) were completed to depths of 16 feet below ground surface (bgs) with soil samples collected from depths of 2, 4, 8, 12, and 16 feet bgs. Two borings (C4 and C8) were completed to 5 feet bgs with soil samples collected at 2 and 5 feet bgs. One boring (C7) could only be completed to 2 feet bgs due to refusal with a soil sample collected at 2 feet bgs. Select soil samples were analyzed for TPH, VOC, metals, OCPs, and/or arsenic in accordance with EPA test methods.

Soil vapor probes were installed in each of these 6 completed soil borings, and in an additional 2 borings (C10 and C11) which were completed to 15 feet bgs. Probes were installed at depths of either two (2) or five (5) feet bgs in three (3) of the borings, and at 5 and 15 feet bgs in the other five (5) borings. Soil vapor samples were collected from each probe and then analyzed onsite in a mobile laboratory for VOCs and oxygenates in accordance with EPA test methods.

Analytical Results

All reported metals are below their respective California Human Health Screening Levels (CHHSLs) established by the California EPA for both residential and commercial/industrial land. Arsenic was not detected in any of the samples analyzed.

TPH was not detected in any of the samples analyzed in the gasoline or diesel ranges. TPH in the heavy hydrocarbon (oil) range (C23-C40) was only detected in the samples from 2 feet bgs at locations C4, C7, and C8 at concentrations that ranged from 18.3 to 21.9 mg/kg. These concentrations are well below the Regional Screening Levels (RSLs) for residential and commercial/industrial land use (2,500 and 33,000 mg/kg, respectively), as well as the Maximum Soil Screening Level (MSSL) established by the LARWQCB of 10,000 mg/kg.

VOCs were not detected in any of the soil samples analyzed.

A total of three (3) OCPs were detected in each of the two (2) composite soil samples analyzed. DDD, DDE, and DDT were reported with maximum concentrations of 3.47, 124, and 23.5 ug/kg, which are less than their CHHSLs for residential land use of 2,200, 1,600, and 1,900 ug/kg, respectively.

A total of three (3) VOCs were detected in one or more of the soil vapor samples. Toluene was detected in all but one (1) of the soil vapor samples analyzed (C7-2) at concentrations that ranged from 56 to 311 ug/m³, with all concentrations are less than the screening level for residential land use of 5,200,000 ug/m³. Xylenes and 1,2,4-TCB were each detected in one (1) of the soil vapor samples at concentrations less than the respective screening levels for residential land use.

Wildland Fires

Due to unique terrain, climatic, and fuel conditions, brush fires can be a major threat to life and property throughout the Southern California region. The risk of wildfire hazards is especially increased when the dry Santa Ana winds occur, usually in the fall and winter seasons.

According to the City of Los Angeles General Plan Safety Element, Selected Wildfire Hazard Areas, the project site is not located near any potential wildland fire areas. In addition, the project site is not located in a Very High Fire Hazard Severity Zone (VHFHSZ) as designated by the LAFD.

ENVIRONMENTAL IMPACTS

THRESHOLD OF SIGNIFICANCE

In accordance with Appendix G to the CEQA Guidelines, the proposed project would be considered to have a significant environmental impact if it would:

- create a significant hazard to the public or the environment through the routine transport, use, handling, or disposal of hazardous materials;
- create a significant hazard to the public or the environment through the reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment;
- emit hazardous emissions or handles hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school;
- 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, create a significant hazard to the public or the environment;
- for a project located within an airport land use plan, within two miles of a public airport, or located within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area;
- for a project within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area;
- impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; or
- expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands.

In the context of the above questions from Appendix G of the CEQA Guidelines, the *City of Los Angeles CEQA Thresholds Guide* further states that the determination of significance with regard to impacts associated with risk of upset/emergency preparedness and human health hazards shall be made on a case-by-case basis, considering the following factors:

- 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.

PROJECT IMPACTS

The proposed project would develop a corporate office, residential and retail/restaurant mixed-use development totaling 1,212,515 million square feet of floor area. The project would consist of three primary components: (1) adaptive re-use and rehabilitation of the existing light industrial/office building for the Applicant's corporate headquarters, light industrial functions and new creative office tenants, (2) development of 700 rental housing units in four main residential buildings with extensive shared recreational campus amenities and (3) approximately 11,000 square feet of ancillary, campus and neighborhood serving retail uses and 3,000 square feet of restaurant uses. All uses would be integrated into a campus like setting, facilitating live-work opportunities for corporate employees and providing amenities for use by employees, residents and visitors. A total of 1,467 parking spaces would be provided in structured parking. Primary vehicular access would be from Winnetka Avenue and would involve construction of a bridge over the City of Los Angeles drainage easement to provide a driveway from the street into the property. Two driveways would be provided off of Prairie Street. Excavation for the entire project would be approximately 38,000 cubic yards of excavated soil materials. An ancillary (vacant) single-story 5,060 square foot structure, as well as a former gas station would be demolished to accommodate the project.

Hazards to the Public or Environment

The proposed project includes the adaptive re-use and rehabilitation of the existing light industrial/office building for the Applicant's corporate headquarters. The proposed uses of this facility would generally include limited assembly, production and showroom space (e.g., light industrial uses), corporate office, as well as leased creative space. No heavy industrial or manufacturing processes are proposed that would result in the use or discharge of unregulated hazardous materials and/or substances, or create a public hazard through transport, use, or disposal. With respect to the remainder of the proposed mixed-use development, the proposed residences, retail, restaurant and ancillary campus-like uses would not generate large amounts of hazardous materials that would require routine transport, use, or disposal. Additionally, any use of hazardous materials is regulated by the Uniform Building Code, County of Los Angeles Department of Environmental Health, City of Los Angeles Fire Department (LAFD), and Cal-OSHA, and can typically be disposed of at Class II or III landfills, which also accept most common waste materials. All hazardous materials would be contained, stored, and used in accordance with manufacturers' instructions and handled in compliance with applicable standards and regulations. This would be considered a less than significant impact.

With respect to the placement of the proposed mixed-use development on a site that was formerly used for agricultural purposes and as a newspaper printing facility, the Limited Phase II ESA¹⁰ conducted for the proposed project indicates no significant impacts were detected in any of the soil or soil vapor samples that would adversely affect commercial or residential land uses at the site. As such, this impact would be considered less than significant.

Hazards to Schools/Airport Land Use Plan

The nearest school to the project site is James Jordan Middle School located more than approximately 0.5 miles south. The nearest airport to the project site is the Van Nuys Airport

¹⁰ Limited Phase II Environmental Site Assessment Report, Los Angeles Times Building, 20000 W. Prairie Street, Chatsworth, California, prepared by Converse Consultants, July 16, 2014.

located more than approximately 4.7 miles to the southeast. The project site is not located within an airport land use plan or within the vicinity of a private airstrip that could result in a safety hazard for people residing or working in the project area.

As discussed above, no heavy industrial uses or manufacturing processes are proposed that would result in the use or discharge of unregulated hazardous materials and/or substances, or create a public hazard through transport, use, or disposal. The proposed project would not generate large amounts of hazardous materials that would require routine transport, use, or disposal. No significant exposure of hazardous materials or emissions to any existing or proposed school within one-quarter mile of the project site is reasonably expected. As such, hazards impacts with respect to schools, airport, and airstrip proximity would be less than significant.

Interference With Emergency Response Plan

Primary vehicular access would be from Winnetka Avenue and would involve construction of a bridge over the LACFC easement to provide a driveway from the street into the property. Two driveways would be provided off of Prairie Street. Access into and throughout the proposed project would be provided to the satisfaction of the City of Los Angeles Fire Department, as required by conditions of project approval. Site evacuation plans and procedures must also be provided to the satisfaction of the Los Angeles Fire Department prior to issuance of building permits. Any lane closures, movement of heavy construction equipment, or any construction in, or use of, the right-of-way would be coordinated with the Police and Fire Departments and LADOT. Roadway access would remain unimpeded through the use of flagmen and other controls, as may be required by conditions from the Department of Public Works.

Lead-Based Paint and Asbestos-Containing Materials

Based on the dates of construction of the on-site buildings (1981 to 1984), it is unlikely that LBP is present in the existing buildings. The painted surfaces observed appeared to be in generally good condition. Site representatives reported floor tiles and associated mastic were collected and analyzed for asbestos content several years ago prior to maintenance activities requiring drilling into or through the floor of the main building. The mastic was reported to contain asbestos. Based on the construction dates of the buildings (1981 to 1984), it is unlikely that ACMs are present in other building materials used in the construction of the site buildings with the possible exception of roofing materials, and other building materials manufactured outside the United States in countries that still use asbestos. The suspect materials observed appeared to be in generally good condition. Although unlikely, if the presence of LBPs and ACMs is encountered during project construction or operation, adherence to Regulatory Compliance Measures F-1 through F-3 would ensure less-than-significant impacts.

Polychlorinated Biphenyls (PCBs)

Existing on-site sources that could contain PCBs include, but are not limited to, a transformer station located in the central plant (first floor), three hydraulic elevators located in the main building, hydraulic oils used in printing-related equipment, and fluorescent light ballasts manufactured prior to 1979. As such, the proposed demolition, renovation, and long-term use at the project site could result in exposure to PCBs. However, adherence to Regulatory Compliance Measures F-1 and F-4 would ensure the proposed project would not expose people PCBs in excess of regulatory standards. Therefore, no significant human exposure to PCBs is anticipated from the construction or operation of the proposed project.

Exposure to Wildland Fires

According to the City of Los Angeles General Plan Safety Element, Selected Wildfire Hazard Areas, the project site is not located near any potential wildland fire areas. In addition, the project site is not located in a Very High Fire Hazard Severity Zone (VHFHSZ) as designated by the LAFD. Therefore, the proposed development would not subject people or structures to a significant risk of loss, injury, or death as a result of exposure to wildland fires and these impacts would be less than significant.

REGULATORY COMPLIANCE MEASURES

- RC-III.F-1** All existing and proposed hazardous materials and wastes on the project site shall be acquired, handled, used, stored, and disposed of in accordance with all applicable federal, State, and local requirements. Existing on-site underground and above ground storage tanks shall be removed prior to redevelopment of the site in accordance with applicable regulatory requirements and oversight.
- RC-III.F-2** Should lead-based paint materials be identified, the Applicant shall provide evidence to the Department of Building and Safety demonstrating that the demolition/renovation contract provides that standard handling and disposal practices be implemented pursuant to Occupational Safety and Health Act regulations.
- RC-III.F-3** Should asbestos-containing materials be identified, the Applicant shall provide a letter to the Department of Building and Safety indicating that the demolition/renovation contract provides for a qualified asbestos abatement contractor/specialist to remove or otherwise abate or manage asbestos during demolition or renovation activities in accordance with the South Coast Air Quality Management District's Rule 1403.
- RC-III.F-4** Electrical transformers, hydraulic elevator equipment, hydraulic oils, light ballasts, and other equipment suspected to contain PCBs shall be inspected for the presence of PCBs prior to any disturbance or removal. All equipment found to contain PCBs in excess of regulatory standards shall be removed and disposed in accordance with all applicable local, State and federal regulations including, but not limited to CCR Title 22 and EPA 40 CFR. In addition, a thorough assessment of any stained areas for the potential impact of PCBs and/or hydraulic oil shall be undertaken. If impacted soil is identified, it should be properly characterized, removed and disposed of by a licensed hazardous materials contractor.

MITIGATION MEASURES

No mitigation measures are required.

LEVEL OF SIGNIFICANCE AFTER MITIGATION

Adherence to the regulatory compliance measures outlined above would ensure that any existing or proposed contaminants on the property would not create a significant hazard to the public or the environment through reasonable foreseeable upset or accidental conditions involving the release of hazardous materials. Any hazardous materials generated by the proposed project would be typical of light industrial and mixed-use developments as needed for

maintenance, landscaping and residential occupancy. Consequently, the impact of the proposed project would be less than significant.

CUMULATIVE IMPACTS

Development of the proposed project in combination with the related projects has the potential to increase the risks associated with the use and potential accidental release of hazardous materials in an urbanized part of the City. However, as discussed above, the project would not generate, use, or emit any hazardous materials that would have the potential to result in the upset of environmental conditions. With respect to the related projects, the potential presence of hazardous substances would require evaluation on a case-by-case basis, in conjunction with the development proposals for each of those properties. Further, local municipalities are required to follow local, State, and federal laws regarding hazardous materials, which would further reduce impacts associated with related projects. Therefore, the proposed project would not generate a cumulatively considerable increase in hazards to the public or environment, and cumulative impacts would be less than significant.