V. ENVIRONMENTAL IMPACT ANALYSIS
E. RISK OF UPSET

ENVIRONMENTAL SETTING

Civic Center Site

The Civic Center portion of the project site includes the existing Fire Department, Police Department, and Public Library buildings. Hazardous materials commonly stored and used on-site are generally limited to small quantities of common household cleaning solvents and supplies. The Manhattan Beach Fire Department (MBFD) currently utilizes a 250 gallon aboveground storage tank (AST), which stores diesel used to fuel MBFD's trucks and other City vehicles. According to records maintained by the MBFD, regular inspections of the tank have not revealed any leakage of diesel.

The State Water Resources Control Board (State Board) and nine Regional Water Quality Control Boards (Regional Boards) administer programs and policies to protect California's water resources. One of the programs administered by the State Board and the Regional Board is the Aboveground Petroleum Storage Tank Program. In 1989, the California Legislature found that in order to protect the State's people and natural resources form aboveground petroleum storage tank spills, an inspection program was necessary. The Aboveground Petroleum Storage Act (Act) became effective January 1, 1990. In general, the Act requires owners or operators of aboveground petroleum storage tanks to;

1. Conduct daily visual inspection of any tank storing petroleum;

2. Allow the regional board to conduct periodic inspections of the tank facility;

3. Install a secondary means of containment for the entire contents of the largest tank at the tank facility, plus sufficient space for precipitation, if the regional board determines this installation is necessary for the protection of the waters of the State.

Additionally, each owner and operator of a tank facility, which has the potential to impact surface waters or sensitive ecosystems, as determined by the regional board, shall install and maintain a system, approved by the regional board, to detect releases into surface waters, groundwaters or sensitive ecosystems. Owners and operators are required to make the monitoring results available and report all positive findings from the detection systems to the regional board and the California Department of Fish and Game within 72 hours after learning of the findings.

Metlox Site

Historic activities on the proposed project site by the previous occupant, Metlox Potteries, were found to have contaminated soils on the site with unacceptable levels of lead, cadmium, and zinc. Metlox Potteries discontinued operations in 1989 and remediation of the site began in 1990. Hydrosearch, Inc., completed remediation and off-site disposal of the contaminated soil and debris in 1996 and submitted a closure report, dated May 1996, to the County of Los Angeles Fire Department (CLAFD). Based on the information in the closure report, the CLAFD concurred that the known site contamination had been satisfactorily mitigated for use.[16]

ENVIRONMENTAL IMPACTS

Thresholds of Significance

Impacts related to risk of upset would be significant if the project were located on a site which is included on a list of hazardous materials sites compiled by federal, state, or local agencies, and remedial action would not occur prior to occupancy of the site, or if the use, production, or disposal of hazardous materials from the project results in a hazard to the public or the environment in or near the area affected by the proposed project.

Project Impacts

Civic Center Site

The existing Manhattan Beach Police Department (MBPD) and Fire Department (MBFD) structures were originally constructed in 1958, and 1960, respectively. The Public Library building was constructed in 1975. Limited documentation was available concerning the presence and management of asbestos containing materials (ACMs), lead based paint, and Poly Chlorinated Biphenyls (PCBs) on the Civic Center site. Due to the age of the Civic Center buildings being demolished, ACMs, lead based paint, and PCBs may be located in the existing structures.[17] Exposure to ACMs during demolition could be hazardous to the health of the demolition workers as well as area residents and employees. Should on-site structures containing such materials be demolished or renovated without proper stabilization and/or removal methods in accordance with applicable laws and regulations, ACMs, lead

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[16] *County of Los Angeles Fire Department Site Mitigation Unit Health Hazardous Materials Division, Thomas W. Klinger, Supervisor, correspondence, June 26, 1996.*

[17] *Use of ACMs as a construction material was phased out starting in 1976 by the federal Toxic Substances Control Act (TSCA).*

based paint, and PCBs could potentially be released into the environment which could represent a significant environmental impact.

As previously mentioned, the MBFD utilizes an AST, containing diesel used to fuel the department's vehicles. The AST would be removed during demolition of the existing on-site uses and replaced during project construction. During removal, replacement, and long-term usage activities, the AST could potentially result in fuel leakage, which could result in a release of hazardous materials. However, handling of the AST in compliance with Chapter 6.67, Aboveground Storage of Petroleum Health Safety Code § 25270-25270.13 of the State Water Resources Control Board Aboveground Petroleum Storage Act, would ensure no fuel leakage from the AST. Additionally, continued proper maintenance and inspections of the AST would prevent the release of hazardous materials into the environment. Development of this site would result in a less than significant project impact related to risk of upset.

Other potentially hazardous materials that may be used and/or stored on the Civic Center site include common household cleaners, solvents, paints, or lacquers. These chemicals would be removed from the structures prior to demolition and construction so as to avoid any accidental release or risk of upset from potentially hazardous substances. The associated risks of storing and or using such materials on site after construction is complete would be adequately reduced to acceptable levels of safety via continued compliance with federal, state and local regulations. Therefore, no risk of upset would be created by continued operations of the redeveloped Civic Center uses.

Metlox Site

As previously mentioned, historical soil contamination on the proposed project site has been remediated, and a closure report has been issued for the site. Additionally, the project site is not located on the UST Cleanup Fund Program Revised Priority List or the Leaking Underground Storage Tank Information System (LUSTIS) List that records sites known to generate, store, or be contaminated with hazardous materials.[18]

Besides small amounts of common household cleaning solvents and supplies, uses proposed for the Metlox Site (i.e., retail, office, bed and breakfast, and restaurant uses) do not include the use, storage, creation or disposal of large quantities of hazardous materials. The associated risks of storing and or using such materials on site after construction is complete would be adequately reduced to acceptable

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[18] *UST Cleanup Fund Program Revised Priority List, May 18, 2000; State Water Resources Control Board Division of Clean Water Programs Leaking Underground Storage Tank Information System, July 14, 2000.*

levels of safety via continued compliance with federal, state and local regulations. Therefore, development of this site would result in a less than significant project impact related to risk of upset.

CUMULATIVE IMPACTS

No related project have been identified within the sphere of influence of the proposed project. Possible impacts resulting from implementation of unknown future projects would result from (a) new developments using or generating hazardous materials in the course of their production/service provision process, and (b) proximity of new developments to existing facilities which generate or have generated, hazardous materials. The immediate project site and surrounding area is generally comprised of retail, office, and other community-serving commercial uses and residential neighborhoods. There are no industrial or manufacturing uses in the nearby vicinity. None of the uses associated with the proposed project involve construction of uses that generate substantial quantities of hazardous materials. Based on existing regulations dealing with the use, storage, transport, and disposal of hazardous materials, laws governing underground storage tanks, and the location and nature of surrounding land uses, no significant cumulative impacts would occur.

MITIGATION MEASURES

Potential impacts associated with the release of potentially hazardous substances during demolition activities can be mitigated to a level of insignificance by the following mitigation measure:

- Comprehensive surveys for asbestos containing materials (ACMs), lead based paint, and Poly Chlorinated Biphenyls (PCBs) shall be conducted by a registered environmental assessor for each existing on-site structure to be demolished or renovated under the proposed project. ACMs, lead based paint, or PCBs found in any structures shall be stabilized and/or removed and disposed of in accordance with applicable laws and regulations including, but not limited to, SCAQMD Rule 1403 and Cal OSHA requirements.

LEVEL OF SIGNIFICANCE AFTER MITIGATION

Implementation of the above listed mitigation measure would reduce hazards associated with the potential presence of potentially hazardous materials which may be located in existing structures that are proposed to be demolished or renovated as part of the proposed project. With implementation of this mitigation measure, project impacts regarding risk of upset would be less than significant.