

## 3.9 Hazardous Materials

This section evaluates the potential long-term effects of the No Build Alternative and the Build Alternative relative to hazardous materials, as detailed in **Appendix J** (Hazardous Materials Impacts Report). Short-term construction effects are discussed in **Section 3.17** (Construction).

The assessment of reasonably foreseeable effects in this section is based upon the temporal proximity parameters detailed in **Chapter 3.0** (Introduction), and the geographic proximity parameters detailed in **Section 3.9.1** (Affected Environment).

### 3.9.1 Affected Environment

#### Hazardous Materials Study Area

- **Build Alternative Buffer:** 0.25 mile buffer from the alignment, stations, construction staging areas, Maravilla Crossover, and MSF site options
  - Evaluates properties that have confirmed releases of hazardous materials that could contain potentially affected soil and/or groundwater in the vicinity of the Build Alternative, and thus potentially expose individuals or the environment to health and safety risks

Regulations for hazards and hazardous materials applicable to the Project are summarized in **Appendix S** (Regulatory Setting Summary) and detailed in **Appendix J**.

The Project is located in a developed area within the Cities of Commerce and Montebello and a portion of the East Los Angeles community in unincorporated Los Angeles County. Existing land uses within the study area include residential, commercial, industrial, retail, and public and civic land uses. The City of Commerce has a major activity center (the Citadel Outlets) within the study area.

#### 3.9.1.1 Methodology

A review of databases available from federal, state, and local regulatory agencies, the Environmental Data Resources Report, the Initial Site Assessment report, visual survey, aerial imagery, and official zoning maps and field reconnaissance and observations were conducted for this evaluation.

A government agency database records search was conducted by Environmental Data Resources (EDR) Inc. on November 15, 2024 (EDR Inc. 2024). The records search identified properties located in the general vicinity of the Build Alternative that may have contributed to the release of hazardous substances (e.g., spills, leaks, and incidents). Additional information related to known hazardous materials releases was obtained from Final Initial Site Assessment Report (Kleinfelder 2021). The visual survey during the site reconnaissance included observation of the Build Alternative area and the adjacent properties.

#### 3.9.1.2 Existing Setting

**Figure 3.9-1** illustrates the location and **Table 3.9-1** provides a summary of the identified affected properties, which are properties that were subject to documented releases. **Table 3.9-1** provides a summary of the identified affected properties including business addresses, assessor's parcel numbers, construction purpose of each property, proximity of the property to the Build Alternative, and a summary of the status of each property. Additional information is provided in **Appendix J**. In addition to these affected properties with documented releases, additional properties were identified that may have potential subsurface contamination from undocumented releases associated with current and/or historical uses of the properties (e.g., former railroad corridors, former gas stations, former dry cleaners, or former industrial properties). These additional properties are summarized in **Table 3.9-1** and the details are provided in **Appendix J, Attachment A, Table A-1**, and **Figure A-1**.



Source: CDM Smith/AECOM JV 2025; EDR Inc. 2024.

Figure 3.9-1 Affected Properties with Documented Releases

**Table 3.9-1 Affected Properties with Previous Documented Releases**

Site Number	Business Name and Address	Assessor's Parcel Number	Construction Purpose	Property Status	Proximity to Build Alternative Alignment
1	Shell Gas Station 300 Atlantic Boulevard	6341-001-038	Construction staging (Atlantic Station)	<p>Closed Leaking Underground Storage Tank case (former Unocal).</p> <ul style="list-style-type: none"> <li>▪ Release of gasoline that affected soil.</li> <li>▪ Closed by the Los Angeles Regional Water Quality Control Board in 1998 (GeoTracker number T0603704571).</li> <li>▪ Residual soil contamination may be present.</li> </ul>	Southeastern corner of the intersection of Beverly Boulevard and Atlantic Boulevard
2	76 Station 5200 Whittier Boulevard	6340-001-001	Construction staging (Atlantic/Whittier station)	<p>Two closed Leaking Underground Storage Tank case (former ARCO).</p> <ul style="list-style-type: none"> <li>▪ Associated with petroleum hydrocarbon-contaminated soil and groundwater.</li> <li>▪ Closed by the Los Angeles Regional Water Quality Control Board in 1996 and 2010 (GeoTracker number T0603702801).</li> <li>▪ Remedial activities included soil excavation and soil vapor extraction.</li> <li>▪ Residual contamination may be present.</li> </ul>	Southeastern corner of the intersection of Atlantic Boulevard and Whittier Boulevard
3	MGM Transformer Co. 5701 Smithway Street	6336-021-013	Construction easement	<p>Closed Department of Toxic Substances Control evaluation site.</p> <ul style="list-style-type: none"> <li>▪ Former transformer manufacturer and metals plating facility.</li> <li>▪ Volatile organic compound contamination (including chlorinated solvents) in soil from past activities.</li> <li>▪ Closed by the Department of Toxic Substances Control in 2011.</li> <li>▪ Volatile organic compound and chlorinated solvent contamination may have contributed to groundwater contamination.</li> </ul>	North of Smithway Street and The Citadel Outlets
4	Dreyer's Grand Ice Cream 5743 Smithway Street	6336-021-015	Construction easement	<p>Closed Leaking Underground Storage Tank case.</p> <ul style="list-style-type: none"> <li>▪ Release of gasoline that affected soil.</li> <li>▪ Closed by the Los Angeles Regional Water Quality Control Board in 1996.</li> <li>▪ Residual contamination may be present.</li> </ul>	North of Smithway Street and The Citadel Outlets

Site Number	Business Name and Address	Assessor's Parcel Number	Construction Purpose	Property Status	Proximity to Build Alternative Alignment
5	Uniroyal Facility 5675 Telegraph Road (also Citadel Shopping Center 5600 Flotilla Street)	6336-019-030	Commerce/ Citadel station	<p>Closed Leaking Underground Storage Tank case (Uniroyal Facility [5675 Telegraph Road]).</p> <ul style="list-style-type: none"> <li>Soil contamination (total petroleum hydrocarbons) and groundwater contamination (volatile organic compounds and metals) from former tire manufacturing activities (GeoTracker number T0603702655, Los Angeles Regional Water Quality Control Board case number I-00031).</li> <li>Petroleum hydrocarbon-impacted soil encountered during grading (up to 20 feet below ground surface).</li> <li>The Los Angeles County Fire Department and Los Angeles County Department of Public Works issued closure letters for non-underground storage tank related issues.</li> <li>Soil cleanup associated with the underground storage tanks was deemed completed by the Los Angeles Regional Water Quality Control Board in 1996.</li> <li>The Los Angeles Regional Water Quality Control Board B indicated that no further action/remediation was required; however, the Los Angeles Regional Water Quality Control Board should be notified if additional soil/groundwater contamination is encountered during future activities, and existing groundwater monitoring wells should remain.</li> </ul>	Southern corner of the intersection of Flotilla Street and Hoefner Avenue
6	Zero Ten Corp. 2230-2250 Tubeway Avenue	6336-016-014	Below grade/tunnel	<p>Department of Toxic Substances Control Evaluation case (JP Original Corp. Hsueh Trust).</p> <ul style="list-style-type: none"> <li>Referred to Los Angeles County in 2004 and listed as a Los Angeles County Site Mitigation case but no specific details were available (GeoTracker number 19000024).</li> <li>Potential for contamination.</li> </ul>	Southeast of Tubeway Avenue, approximately 250 feet south of Smithway Street
7	Allied Feather & Down 6905 Acco Street	6336-002-033	MSF Site 1	<p>Closed Cleanup Program Sites- Spills, Leaks, Investigations, and Cleanups case.</p> <ul style="list-style-type: none"> <li>Release of volatile organic compounds.</li> <li>Closed in 2000.</li> <li>Potential for residual contamination.</li> </ul>	Approximately 500 feet northeast of Washington Boulevard, just west of Vail Avenue

Site Number	Business Name and Address	Assessor's Parcel Number	Construction Purpose	Property Status	Proximity to Build Alternative Alignment
8	Gardner Trucking 2100 Yates Avenue (includes 8 Vail Avenue)	6336-002-018; 6336-002-019	MSF Site 2	Former Land Disposal Site (Vail Avenue Land Reclamation Project). <ul style="list-style-type: none"> <li>▪ Formerly used as a disposal sump for waste mud and water from Richfield Oil Company's well drilling operations (GeoTracker number T110000004258, Los Angeles Regional Water Quality Control Board case number 60-052).</li> <li>▪ The dumping operations were terminated, and approximately 800,000 cubic yards of soil were removed.</li> <li>▪ The remaining pit was used for dumping that included furnace slag, refractory waste, concrete segments, and sludge, refuse, broken concrete, asphalt, and dirt until street level was reached</li> <li>▪ Concrete tilt-up structures were constructed on the property in the 1980s.</li> <li>▪ Potential for encountering subsurface debris associated with past dumping activities.</li> </ul>	Approximately 1,000 feet north-northeast of Washington Boulevard, west of Vail Avenue
9	Bella + Canvas 825 Vail Avenue	6336-002-020	MSF Site 1	Former Closed Landfill Disposal Site (Vail Avenue Land Reclamation Project associated with the main address of 2100 Yates Avenue listed above). <ul style="list-style-type: none"> <li>▪ Solid inert material (e.g., furnace slag, refractory waste, concrete segments, mill scale, and sludge, asphalt, dirt, and refuse) were disposed in a former pit until the pit was filled to street level (from 1985 until 1988) (GeoTracker number T110000004258, Los Angeles Regional Water Quality Control Board case number 60-052).</li> <li>▪ Potential for encountering subsurface debris associated with past dumping/filling activities.</li> </ul>	Approximately 1,000 feet north-northeast of Washington Boulevard, east of Vail Avenue
10	Katzkin 6868 Acco Street	6336-003-071	MSF Site 1	Closed Leaking Underground Storage Tank case (former John M. Fulmer Company). <ul style="list-style-type: none"> <li>▪ Release of gasoline that affected soil.</li> <li>▪ Closed by the County of Los Angeles in 1992 (GeoTracker number T0603704232, Los Angeles Regional Water Quality Control Board case number I-14947).</li> <li>▪ Potential for residual soil contamination.</li> </ul>	Approximately 250 feet northeast of Washington Boulevard, and 400 feet northwest of Vail Avenue

Site Number	Business Name and Address	Assessor's Parcel Number	Construction Purpose	Property Status	Proximity to Build Alternative Alignment
11	Jack in the Box 851 Washington Boulevard	6352-007-059; 6352-007-060	Construction staging (Greenwood station)	<p>Open Leaking Underground Storage Tank case (former California Target #100 gas station).</p> <ul style="list-style-type: none"> <li>Release of gasoline to soil and groundwater.</li> <li>Listed as open as of 2006 (GeoTracker number T0603705207, Los Angeles Regional Water Quality Control Board case number R-13860).</li> <li>Being considered for closure under the Low-Threat Closure Policy.</li> <li>Potential for soil and groundwater contamination.</li> </ul>	South of Washington Boulevard, approximately 200 feet southwest of Montebello Boulevard
12	Jack in the Box 869 Washington Boulevard	6352-007-059; 6352-007-060	Construction staging (Greenwood station)	<p>Open Leaking Underground Storage Tank case (former California Target #100 gas station).</p> <ul style="list-style-type: none"> <li>Release of gasoline to soil and groundwater.</li> <li>Case listed as open as of 2006 (GeoTracker number T0603705207, Los Angeles Regional Water Quality Control Board case number R-13860).</li> <li>Being considered for closure under the Low-Threat Closure Policy.</li> <li>Potential for soil and groundwater contamination.</li> </ul>	South of Washington Boulevard, approximately 200 feet southwest of Montebello Boulevard
13	Westrux International; Michelin 812 Washington Boulevard	6352-027-011	Construction easement	<p>Closed Spills, Leaks, Investigations, and Cleanups case (Westrux International Trucks).</p> <ul style="list-style-type: none"> <li>Release discovered during removal of a clarifier.</li> <li>Closed by the Los Angeles Regional Water Quality Control Board in 1998.</li> <li>Potential for residual contamination.</li> </ul>	North of Washington Boulevard, approximately 200 feet northwest of Montebello Boulevard

Sources: Kleinfelder 2021; State Water Resources Control Board 2023; EDR Inc. 2024, CDM Smith/AECOM JV 2026, **Appendix J**.

Table 3.9-2 shows the pipelines and oil and gas wells that are in close proximity to, or passing through, the study area (United States Department of Transportation Pipeline and Hazardous Materials Safety Administration 2025; Hart Energy 2018; Southern California Gas Company 2025). The locations of the pipelines are shown in **Appendix J, Attachment A**, Figure A-2, and the oil and gas well are shown in **Appendix J, Attachment A**, Figure A-3. The potential for soil and groundwater contamination from undocumented releases, may be encountered during ground-disturbing activities and are further discussed in **Appendix J**.

**Table 3.9-2 Pipelines and Oil and Gas Wells Near or Intersecting the Study Area**

Pipeline	Description
Matrix Oil Corporation (Operator Identification [ID] 39497)	Operates a crude oil pipeline (ID 41N East Los Angeles Oil) as part of the 4-inch East Los Angeles – Oil Sales Line system. As of February 1, 2018, the pipeline was reported active and filled. The pipeline is depicted along Leo Avenue near its intersection with Triumph Street in the City of Commerce and continues southwesterly beyond Interstate 5. An accidental release was reported (Report Number 20120207) from this pipeline due to corrosion in 2012 at the intersection of Leo Avenue and Triumph Street approximately 1 mile west of the MSF. Approximately 0.6 barrels of crude oil was lost, of which 0.4 barrels of crude oil was recovered.
Crimson Pipeline L.P. (Operator ID 32103)	Operates a crude oil pipeline (ID 46) associated with its Northam System and Montebello Terminal to Compton Junction Sub-System. As of August 10, 2017, the pipeline was indicated to be active and filled. The pipeline follows a northeast/southwest-trending railroad corridor located between Tubeway Avenue and Saybrook Avenue and passes through the Build Alternative alignment where it intersects the railroad corridor south of Tubeway Avenue. The Build Alternative alignment would be underground at this location.
Chevron Pipeline Company (Operator ID 2731)	Operates a gasoline, diesel, and/or jet fuel pipeline (ID CAL0319) as part of its “California United Safety Association P/LS-Co. Calif. Products” System and “El Segundo-Montebello Product Pipeline” Subsystem. As of June 12, 2018, this pipeline was indicated to be active and filled. The pipeline follows a northeast-southwest-trending railroad corridor located between Tubeway Avenue and Saybrook Avenue and passes through the Build Alternative alignment where the alignment intersects the railroad corridor south of Tubeway Avenue. The Build Alternative alignment would be underground at this location.
Chevron Pipeline Company (ID CAL0326)	Operates a natural gas pipeline as part of its “California United Safety Association Pipeline-So. Calif. Gas” System and “Los Angeles River JCT-Montebello Gas Pipeline” Subsystem. As of October 25, 2018, this pipeline was indicated to be active and filled. The pipeline follows a northeast-southwest-trending railroad corridor located between Tubeway Avenue and Saybrook Avenue and passes through the Build Alternative alignment where it intersects the railroad corridor south of Tubeway Avenue. The Build Alternative alignment would be underground at this location.
Southern California Gas Company	High Pressure Distribution Lines operated by Southern California Gas are located near the Build Alternative and pipelines that cross the alignment are located between Goodrich Boulevard and Tubeway Avenue. The Southern California Gas high pressure distribution lines are also located southwest of the Build Alternative, along Interstate 5.
Oil and Gas Wells	The Build Alternative alignment from approximately Union Pacific Avenue to Garfield Avenue passes through the Bandini Oil Field and Los Angeles East Oil Field. Active oil and gas wells, plugged dry oil and gas wells, and idle oil and gas wells are located in the vicinity of the alignment west of Tubeway Avenue, two plugged and abandoned dry holes are located under the Citadel Outlets parking lot southwest of Smithway Street, and one plugged and abandoned oil and gas well is located southeast of Saybrook Avenue and Gayhart Street.

Source: CDM Smith/AECOM JV 2026, **Appendix J**.

### 3.9.2 No Build Alternative

The No Build Alternative, as described in **Section 2.2** (No Build Alternative) of the EA, would include already planned and funded roadway and transit projects but would not provide a rail transit option for communities in eastern Los Angeles County. Under the No Build Alternative, the use, transportation, storage, and/or disposal of hazardous materials would be subject to federal, state, and local regulations. Already planned transit and roadway projects would follow an established comprehensive regulatory framework in addition to the environmental review process.

Overall, as shown in **Table 3.9-3**, with adherence to and compliance with applicable existing regulations, the No Build Alternative would result in no long-term adverse effect related to hazardous materials.

**Table 3.9-3 No Build Alternative Impact Summary**

Topic	Impact	Rationale
Transportation, Storage, Use and Disposal of Hazardous Materials; Release of Hazardous Materials; and Hazardous Material Sites	No Adverse Effect	<ul style="list-style-type: none"> <li>▪ Already planned transit and roadway projects are required to undergo separate environmental reviews to determine the individual projects' environmental effects and mitigation, as necessary, and to follow federal, state, and local regulations.</li> <li>▪ Should the use and/or storage of hazardous materials rise to a level subject to regulations, those uses would be required to comply with federal and state laws to eliminate or reduce the consequence of hazardous materials accidents resulting from routine use, disposal, and storage of hazardous materials.</li> <li>▪ Hazardous materials encountered during operational activities would be disposed of in compliance with all applicable regulations for the handling of such waste.</li> </ul>

Source: Metro; CDM Smith/AECOM JV 2026.

### 3.9.3 Build Alternative

#### 3.9.3.1 Transportation, Storage, Use, and Disposal of Hazardous Materials

The Build Alternative including stations and MSF maintenance activities would involve the use of small amounts of hazardous substances such as oil, grease, solvents, paints, common household-type cleaning materials, and pesticides, which are commonly used in maintenance. The quantities of these hazardous substances routinely in use or stored are unlikely to result in an abnormally high increase in the amounts of hazardous materials and/or waste transported to the surrounding areas. It is not anticipated that the transportation, use, disposal and/or storage of hazardous materials would rise to a level subject to regulation, or that those uses would be required to comply with federal and state laws to eliminate or reduce the consequence of hazardous materials accidents resulting from operation of the Build Alternative. Operation of the Build Alternative would not require the handling of hazardous or other materials that would result in the production of large amounts of hazardous waste. Hazardous wastes generated by the Build Alternative would be disposed of in compliance with all applicable regulations for the handling of such waste, reducing effects related to the disposal of hazardous wastes.

The Build Alternative would implement NPM HAZ-1 to implement best management practices in the long-term. Cleaning and maintenance products would be labeled with appropriate cautions and instructions for handling, storage and disposal, and would not represent a significant threat to human health and the environment. Staff would be required to use, store, and dispose of these materials properly in accordance with label directions. If the quantity of hazardous materials used, handled, or stored on-site exceeds regulatory thresholds, an established comprehensive regulatory framework independent of the NEPA process (i.e., all applicable existing federal, state, and local regulations pertaining to hazardous materials identified in **Table 3.9-1** and Section 3.0 of

Appendix J) would be followed. In addition, operation of the MSF would comply with existing regulations, as set forth in NPM HAZ-3. With adherence to existing regulations and implementation of NPM HAZ-1 and NPM HAZ-3, the Build Alternative would result in no long-term adverse effect related to the transportation of hazardous materials, use and/or storage of hazardous materials, or disposal of hazardous waste.

### 3.9.3.2 Release of Hazardous Materials

The Build Alternative would not create a significant hazard to the public or the environment involving the release of hazardous materials into the environment during use and storage. Hazardous material used and stored for the Build Alternative would be limited to common hazardous materials such as maintenance and cleaning products, and pesticides.

Hazardous materials that could be stored would generally be in the form of routinely used common chemicals. Therefore, the probability of a major hazardous materials incident would be unlikely. Minor incidents would be more likely, but the consequences of such accidents would likely not be severe due to the types of common chemicals anticipated to be used at the MSF. The Build Alternative would implement best management practices during operation, as identified in NPM HAZ-1. In addition, the MSF would comply with NPM HAZ-3 to ensure that operation of the MSF would comply with existing regulations if the quantity of hazardous materials used, handled, or stored onsite were to exceed the regulatory thresholds, including preparation of a Hazardous Materials Business Plan. With adherence to existing regulations, and implementation of NPM HAZ-1 and NPM HAZ-3, the Build Alternative would result in no long-term adverse effect related to the release of hazardous materials.

### 3.9.3.3 Hazardous Materials Sites

**Table 3.9-1** provides a summary of the identified properties with documented releases. In addition to these affected properties with documented releases, additional properties were identified that may have potential subsurface contamination from undocumented releases associated with current and/or historical uses of the properties (e.g., former railroad corridors, former gas stations, former dry cleaners, or former industrial properties). Refer to **Appendix J** for additional information.

There are hazardous site conditions for the Build Alternative related to properties listed on hazardous materials sites required by California Government Code Section 65962.5. As discussed in **Section 3.18**, any health risks to the public and/or the environment associated with the release of hazardous materials would be mitigated during construction and would not occur after construction is complete. No ground-disturbing activities would occur during operations that could result in hazardous releases of contaminated soil from listed hazardous materials sites, thereby creating a significant hazard to the public or the environment. Therefore, the Build Alternative would result in no long-term adverse effects related to listed hazardous materials sites.

## 3.9.4 Avoidance, Minimization, and Mitigation Measures for the Build Alternative

The following measures identified in **Table 3.9-4** would be implemented to avoid and/or minimize adverse effects for the Build Alternative in the long-term. Construction measures are provided in **Section 3.17**.

**Table 3.9-4 Long-Term Avoidance, Minimization, and Mitigation Measures**

Topic	Potential Effect	Proposed Measure	Measure Type	Effects After Implementation of Measure(s)
Transportation, Storage, Use and Disposal of Hazardous Materials	Potential hazardous materials effects from transportation, storage, use, or disposal of hazardous materials during operation of the Build Alternative	<p><b>NPM HAZ-1 (Operational Best Management Practices for Hazardous Materials).</b> Operational best management practices (BMP) for the Build Alternative shall include but not be limited to:</p> <ul style="list-style-type: none"> <li>▪ Cleaning and maintenance products shall be required to be labeled with appropriate cautions and instructions for handling, storage and disposal. Staff shall be required to use, store, and dispose of these materials properly in accordance with label directions.</li> <li>▪ Storage and disposal of hazardous materials and waste shall be conducted in accordance with all applicable federal and state regulatory requirements, such as the Resource Conservation and Recovery Act (RCRA), Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), the Hazardous Materials Release Response Plans and Inventory Law, and the Hazardous Waste Control Act, and if a spill does occur, it shall be remediated in accordance with all applicable federal and state regulatory requirements and in coordination with the California Department of Toxic Substances Control (DTSC) and/or Los Angeles Regional Water Quality Control Board (LARWQCB).</li> </ul> <p><b>NPM HAZ-3 (Operational Best Management Practices for Maintenance and Storage Facility for Hazardous Materials).</b> Operational (post construction) best management practices (BMP) for the maintenance and storage facility (MSF) shall include but shall not be limited to:</p> <ul style="list-style-type: none"> <li>▪ If the quantity of hazardous materials used, handled, or stored on-site would exceed the regulatory thresholds, of 55 gallons for a hazardous liquid; 500 pounds of a hazardous solid; 200 cubic feet for any compressed gas; or threshold planning quantities of an extremely hazardous substance per Chapter 6.95 California Health and Safety Code, Metro shall prepare a Hazardous Materials Business Plan in accordance with all related requirements of the California Health and Safety Code, Chapter 6.95, Articles 1 and 2. The plan shall be reviewed and recertified every year and amended as required by the Health and Safety Code, Chapter 6.95, Articles 1 and 2.</li> </ul>	Project Measures	<p><b>No Adverse Effect -</b> Operational best management practices would be implemented for the Build Alternative and MSF operations</p>

Topic	Potential Effect	Proposed Measure	Measure Type	Effects After Implementation of Measure(s)
Release of Hazardous Materials	Potential release of hazardous materials effects during operation of the Build Alternative.	<b>NPM HAZ-1</b> (defined previously) <b>NPM HAZ-3</b> (defined previously)	Project Measures	<b>No Adverse Effect</b> - Operational best management practices would be implemented for the Build Alternative and MSF operations
Hazardous Materials Sites	Potential hazardous materials sites effects during operation of the Build Alternative	No avoidance, minimization, or mitigation measures needed	None	<b>No Adverse Effect</b>

Source: CDM Smith/AECOM JV 2026, **Appendix J**.