

Communication from Public

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Comments for Public Posting: 'FEASIBLE' DOES NOT MEAN SAFE I am submitting this additional comment regarding JCI Jones Chemicals' feasibility report prepared by Langan Engineering. Langan concludes that the project is "feasible from a site/civil and environmental engineering perspective." That is not a finding that continued chemical manufacturing at 1401 West Del Amo Boulevard is safe, appropriate, or in the best interests of the surrounding community. Most importantly, JCI is no longer proposing to completely tear down this facility, remove its industrial and environmental legacy, and start over. The preferred approach is to reuse and convert the existing toxic community infesting warehouse so chemical operations can continue at the same location. In other words: FIX THE POLLUTING FACILITY AND KEEP OPERATING. After years of documented environmental concerns, regulatory violations, chemical incidents and safety deficiencies, is that really the best answer the City can provide this community? I believe the answer should be NO. EPA inspections have documented serious deficiencies at this facility. The May 31, 2024 EPA inspection identified concerns involving chlorine and sulfur dioxide containers, unsupported piping, inconsistent operating procedures and a malfunctioning chlorine sensor. CalEPA records also document 2025 violations involving a bypassed alarm system, improper piping changes and modified one-ton cylinders used as pressure vessels. CalEPA also documented December 2025 and January 2026 incidents involving leaks and a sodium hypochlorite release that extended beyond secondary containment. Then came the Los Angeles Fire Department's January 14, 2026 inspection. LAFD documented 48 fire/life-safety violations. At the time of the notice, 48 violations were pending and zero had been cleared. So why is the solution another engineering fix? The Langan report identifies substantial work involving utilities, stormwater, pavement, the railcar enclosure, structural and fire/life-safety issues, and regulatory coordination. Yet after identifying those challenges, the preferred solution is to reuse the existing warehouse. That may be easier, faster or less expensive for JCI. But what is easier for JCI is not necessarily safer for the community. The City must stop confusing engineering feasibility with public safety. Engineers can determine whether a building can be modified. They cannot

decide whether a hazardous chemical operation with this history should continue operating next to surrounding neighborhoods. Council File 25-1469, concerning JCI Jones Chemicals and emergency-response framework recommendations, demonstrates that the City has already recognized the need to examine safety, emergency preparedness and community protection surrounding this facility. The question now is whether the City will act on what it already knows. For years, the apparent approach has been: Find the problem, order a correction, make the repair, continue operating. Repeat. And...repeat. At some point, government must ask: "Why are we continuing to permit this hazardous operation at this location?" I urge the Los Angeles City Council NOT to treat the feasibility report as a green light for continued chemical manufacturing at 1401 West Del Amo Boulevard. Before approving any conversion, expansion, occupancy change or other modification that facilitates continued operations, the City should: 1. Require a comprehensive independent environmental and public-safety review; 2. Review JCI's complete EPA, CalEPA and LAFD compliance and incident history; 3. Independently evaluate hazardous-material risks, chemical-release scenarios and emergency response; 4. Examine truck traffic, evacuation and shelter-in-place impacts; 5. Evaluate environmental contamination, stormwater and cumulative neighborhood impacts; and 6. Determine whether continued chemical manufacturing is appropriate at this location at all. The report proves only that engineers believe JCI's facility can be modified, not that it should continue operating here. Not after EPA findings, 2025 violations, chemical incidents, and LAFD's 48 documented fire/life-safety violations. This is no longer just an engineering problem. It is a public-safety and political leadership issue. **DO NOT LET A FEASIBILITY STUDY BECOME A PERMISSION SLIP.** "Feasible" does not mean safe. "Permittable" does not mean acceptable. I urge the City Council to reject another "fix it and keep operating" approach and require an independent review of whether JCI should continue operating at this location at all.