

3.6 HAZARDS AND HAZARDOUS MATERIALS

During the public scoping period for this Master EIR, the County of Los Angeles Fire Department expressed concern about the proposed project's potential impacts related to the use and storage of hazardous materials. The concerns were about the current use of hazardous materials on the Rio Hondo College campus and about future use associated with the projects in the Master Plan. Therefore, the issue of Hazardous Materials has been included in the analysis in the Master EIR. This section includes a description of the existing conditions of the proposed project area, thresholds to determine if the proposed project would result in significant adverse impacts, anticipated impacts (direct, indirect, and cumulative), mitigation measures, and level of significance after mitigation.

The potential hazards and hazardous materials that could be associated with the proposed project site were evaluated in accordance with the methodologies information provided by State of California Environmental Quality Act (CEQA) Guidelines¹, the protocol established by the American Society for Testing and Material (ASTM) Standard E 1527-00, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. Environmental database reports, aerial photographs, historic topographic maps, and historic Sanborn Maps, and published and unpublished literature were also reviewed.

3.6.1 Environmental Setting

3.6.1.1 Regulatory Setting

Hazardous substances are defined by state and federal regulations to protect health and the environment. Hazardous materials have certain chemical, physical, or infectious properties that cause them to be considered hazardous. The California Code of Regulations (CCR) Title 22, Chapter 11, Article 2, Section 66261, provides the following definition:

A hazardous material is a substance or combination of substances which because of its quantity, concentration, or physical, chemical, or infectious characteristics, may either (1) cause, or significantly contribute to, an increase in mortality or an increase in serious irreversible, or incapacitating reversible, illness; or (2) pose a substantial present or potential hazard to human health or environment when improperly treated, stored, transported or disposed or otherwise managed.

¹ California, 2005. *Guidelines for the Implementation of the California Environmental Quality Act Title 14 California Code of Regulations. Chapter 3*. Available at: http://ceres.ca.gov/topic/env_law/ceqa/guidelines/



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According to CCR Title 22, Chapter 11, Article 3, substances having a characteristic of toxicity, ignitability, corrosivity, or reactivity are considered hazardous. Other types of hazardous materials include radioactive and biohazardous materials. Hazardous wastes are hazardous substances that no longer have a practical use, such as material that had been abandoned, discarded, spilled, contaminated, or is being stored prior to proper disposal. The handling and storage of hazardous materials at the site are subject to federal, state, and County regulations. The storage of hazardous materials in underground storage tanks is regulated by the California State Water Resources Control Board (SWRCB), which has delegated authority to the Regional Water Quality Control Board (RWQCB) and the Los Angeles County Fire Department (LACFD). In addition, the LACFD inspectors monitor the storage of hazardous materials for compliance with local requirements.

Soil that is excavated from a site containing hazardous materials would be a hazardous waste if it exceeded specific CCR Title 22 criteria. Remediation (cleanup and safe removal/disposal) of hazardous waste at a site is required if excavation of these materials is performed; it may also be required if certain other activities are proposed. Even if soil or groundwater at a contaminated site does not have the characteristics required to be defined as hazardous wastes, remediation of the site may be required by regulatory agencies subject to jurisdictional authority. Cleanup requirements are determined on a case-by-case basis by the agency taking lead jurisdiction. The California Environmental Protection Agency (Cal/EPA), Department of Toxic Substances Control (DTSC), administers a voluntary cleanup program (VCP) to allow project developers to implement remedial measures prior to site development regardless of responsibility for the contamination or cleanup.

Employees and contractor's employees that handle hazardous wastes, or are potentially exposed to hazardous wastes, are required under the Regulation of the Federal Occupational Safety and Health Administration (OSHA) (29 Code of Federal Regulations [CFR] 1910.120) and by California OSHA (Cal/OSHA) to be trained and certified to handle hazardous waste and materials. Cal/OSHA standards are generally more stringent than federal regulations. Employee training, procedures, and record keeping related to hazardous materials are required to be documented. Material Safety Data Sheets (MSDS), which are submitted to the LACFD, are required to be available on-site for all employees. The MSDS informs employees of potential hazards at the workplace and the nature of the chemicals they handle.

In addition, Cal/OSHA has established limits of exposure to lead contained in dusts and fumes. The regulation, contained in CCR Title 8, Section 1532.1, provides for exposure limits, exposure monitoring, respiratory protection, and good working practices by workers exposed to lead.

The U.S. Department of Transportation (DOT) regulates the transport of hazardous materials under Title 49 of the Code of Federal Regulations (CFR, Title 49). Title 49 prohibits the release of hazardous materials to the environment and requires all containers to meet strict standards for impact resistance, strength, and packing compatibility. In addition, Title 49 contains specific requirements for the training of drivers in inspection, operation of vehicles, loading and unloading of materials, the properties and hazards of the materials transported, and the use of vehicle controls and equipment, including operation of emergency equipment.

The federal Resource Conservation and Recovery Act (RCRA) of 1976 established a program administered by the U.S. Environmental Protection Agency (EPA) to regulate the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA was amended in 1984 by the Hazardous and Solid Waste Act. The Hazardous and Solid Waste Act specifically prohibited the use of certain techniques for disposal of some hazardous wastes. Individual states may implement hazardous waste programs under RCRA with EPA approval; however, California has not yet received this EPA approval. Therefore, the California Hazardous Waste Control Law is administered by the California EPA (Cal/EPA) to regulate hazardous wastes. While the California Hazardous Waste Control Law is more stringent than RCRA, until the EPA approves the California program, both the state and federal laws apply in California.

The California Hazardous Waste Control Law lists 791 chemicals and about 300 common materials that may be hazardous; establishes criteria for identifying, packing, and labeling hazardous wastes; prescribes management controls; establishes permit requirements for treatment, storage, disposal, and transportation; and identifies some wastes that cannot be disposed in landfills.

3.6.1.2 Existing Conditions

This section provides a discussion of the existing conditions related to hazardous materials and an analysis of potential impacts from the implementation of the proposed project. This section also provides a discussion of the current or historic uses at the project site that may have resulted in a release of hazardous wastes/substances.

The information was obtained from a site visit performed by URS personnel on March 29, 2005, interviews with site personnel, review of pertinent, available documents and maps regarding local physiographic and hydrogeologic conditions, review of historical documents (i.e., historical

aerial photographs and topographic maps), review of publicly available regulatory agency databases, and review of state and local regulatory agency files.

3.6.1.3 Regional

Geologic Setting

The site is located along the southwestern margin of the northeastern block of the Los Angeles basin. The northeastern block encompasses the San Gabriel Valley and surrounding hills and is bounded on the north by the San Gabriel Mountains, on the northwest by the Raymond Fault, on the southwest by the Whittier Fault, and on the east by the Chino Fault and the eastern Puente Hills.

Rio Hondo College is located in the northeastern portion of the western Puente Hills. The Puente Hills are part of a low-relief topographic extension of the Santa Ana Mountains and are bounded to the north and east by floodplain deposits of San Jose Creek, to the west by the Whittier Narrows basin sediments, and to the southwest by the San Gabriel River. The Puente Hills are composed of thick section of marine sedimentary rocks that overly a deep basement complex of crystalline bedrock. Surficial deposits consist of terrace deposits, older alluvium, recent alluvium, colluvium, landslide deposits, and artificial fill. Geologic materials encountered during a Geotechnical Feasibility Study performed onsite in 2003 consisted predominately of siltstone and claystone and surficial soils consisting of clayey sand, silt, sandy silt, silty sand, sand, and gravelly sand were also encountered. In addition, areas of deep fills up to approximately 45 feet thick were encountered in portions of the campus.

The Puente Hills are a unique geologic feature of southeastern Los Angeles County and rise steeply above the surrounding communities, reaching a maximum elevation of 1,100 feet. The topography of Rio Hondo College varies by approximately 360 feet. Elevations range from approximately 240 feet above mean sea level (msl) along Workman Mill Road to approximately 700 feet in the eastern portion of the campus. Topographic coverage of the site is provided by the USGS "El Monte, California" quadrangle 7.5-minute topographic map dated 1994.

Groundwater/Hydrogeologic Conditions

During a Geotechnical Feasibility Study performed at the subject property in 2003, perched groundwater was encountered between 35 and 46 feet below ground surface (bgs). The elevated portions of the campus are underlain by bedrock, which is considered to be essentially non-water bearing. Therefore, perched water may occur locally within areas of the campus that have been



filled or near the fill, bedrock contact. Perched groundwater levels are expected to fluctuate during rainy seasons and from irrigation of landscaped areas. Based on topography, groundwater and surface water is expected to flow to the west.

3.6.1.4 Project Specific

General Site Characteristics

Rio Hondo College was established in 1961. The campus was originally designed to support an enrollment of 4,000 students and today serves a student population of over 20,000. According to onsite personnel, all of the major buildings onsite buildings were constructed in the 1960s. The Administration of Justice building was reportedly constructed in approximately 1974 and the observatory in 1972. The site was reportedly purchased from a rancher, and was historically used for residential purposes associated with the ranch, which was operated in the area adjacent to the north.

The campus is situated on approximately 188 acres on terraced hillsides surrounded by open space. The campus currently includes approximately 543,877 square feet in 37 buildings. Eighteen surface parking areas for students and staff are scattered throughout the campus. An internal roadway system within the campus consists of the following streets: College Drive, West Road, Pellissier Road, South Road, Central Drive, Observatory Way, Circle Drive, North Drive, and Canyon Road.

The site is developed with classroom buildings, athletic fields and facilities, a child development center, theatre, student center, food facilities, administrative and business offices, a library, an observatory, and maintenance facilities. Buildings that use and store hazardous materials, which are discussed in greater detail below, include the following buildings: Technology, Science, Business, Athletic complex, Nursing School, Administration of Justice, maintenance facilities, and various mechanical systems within the buildings.

Site History

Historic topographic maps and aerial photographs of the College and vicinity were obtained from Environmental Data Resources, Inc. (EDR) to ascertain historical land uses and identify any evidence of hazardous materials generation or storage. Fifteen-minute topographic maps dated 1913 and 1915 and 7.5-minute series topographic maps dated 1966, 1972, 1981, and 1994 were reviewed. Aerial photographs from the years 1928, 1938, 1949, 1956, 1968, 1976, 1989, 1994, and 2002 were also reviewed. In addition, the Munger Map Book of California and Alaska Oil



and Gas Fields dated 2003 was reviewed. The following observations were made from these resources.

Historical Aerial Photographs and Topographic Maps

The review of aerial photographs and topographic maps from 1913 through 1928 indicate that the project area was a gently sloping hillside covered with native vegetation on the northwestern edge of the Puente Hills. Workman Mill Road followed by agricultural row crops were present to the west and northwest of the site followed by San Jose Creek. In the 1928 aerial photograph, a small residential size structure is present in the center of the project area. Several small residential size structures and associated agricultural plots appear in the southwest portion of the site along Workman Mill Road.

From 1938 through 1956, the residential structure in the center of the site appears to have been enlarged and includes the improvement of an access road and the addition of a small orchard. Agricultural plots in the southwest portion of the site along Workman Mill Road appear to have been expanded further south. The remainder of the site and surrounding area appear as native vegetated land.

Beginning in the 1966 topographic map and the 1968 aerial photograph, the majority of the College has been constructed and campus buildings have replaced all former structures or features located in the project area. A network of improved roads has been developed adjacent to the south of the campus and is labeled as Rose Hills Memorial Park. Peck Road is present to the northwest of the project area.

From 1972 through 2002, few structures were added to the College campus. There is an evident increase in commercial and industrial development to the north of the project area. Heavy excavation activity is evident to the north of the site and is associated with the Puente Hills Landfill. Residential development is present approximately ¼-mile southwest of the project area.

Sanborn Fire Insurance Maps

URS requested historical Sanborn Fire Insurance maps from EDR for the subject property and surrounding area. EDR reported no coverage in the vicinity of the site.

Oil and Gas Well Maps

URS reviewed the Munger Map Book of California/Alaska Oil and Gas Fields (2003) found that one abandoned and uncompleted oil well (Wilshire PELLISSIER) was drilled on or adjacent to



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the subject property. This well was drilled in 1935 to approximately 3,981 feet below ground surface (bgs). This exploratory well was most likely uncompleted and abandoned because oil was not encountered during drilling activities. The exact location of this well cannot be determined due to the scale of the map. No other indications of present or historical gas and/or oil wells on or near the subject property were depicted.

Site Inspection

Field reconnaissance of the project site and surrounding area was conducted on March 29, 2005 to verify current conditions. The field reconnaissance component of the study relied on a visual survey of surface conditions to identify sites where storage containers were present or evidence of stained soil or corroded pavement was visible, suggesting chemical spillage to the ground. This survey concentrated on the project site and sites identified in the EDR database. A site reconnaissance of readily accessible areas of the College campus was conducted in the presence of College personnel familiar with campus hazardous material use, storage, and disposal. Reconnaissance of the area surrounding the campus was limited to viewing properties from adjacent public right-of-ways.

3.6.1.5 Hazardous Substances

During the site reconnaissance, various chemical and hazardous wastes were observed throughout the campus. These materials are limited to those items that were clearly and safely visible and it should be recognized that additional materials may be present onsite that were not observed during the site reconnaissance. The various chemicals and hazardous wastes, as well as the approximate quantities, observed on campus are listed in the following table.

LOCATION	HAZARDOUS MATERIAL	APPROX. QUANTITY	EVIDENCE OF CONCERNS
Flammable liquids storage area adjacent to east of Maintenance buildings	PCB containing waste	55-gallon drum	Area not bermed, no secondary containment
	Photochemicals	Various 1-quart to 1-gallon containers	
	Paint	Various 1 to 5-gallon containers	
	Paint thinner	Various less than 1-gallon containers	
	Drain cleaner	5-gallon bucket	
	Compressed air	5 cylinders	
	Fluorescent light tubes	Numerous	
	Pool treatment chemicals	Various 5-gallon buckets	



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LOCATION	HAZARDOUS MATERIAL	APPROX. QUANTITY	EVIDENCE OF CONCERNS
	Gasoline powered generators	Three	
	Obsolete appliances and computers	Numerous	
North of Easternmost Maintenance building	Oil	5-gallon bucket	Staining on concrete pad beneath container and around machinery; upgrade from storm water catch basin
Easternmost Maintenance building and adjacent storage locker to the west	Unknown contents of hazardous materials locker in northwest corner of building	Unknown	No
	Janitorial supplies including floor cleaners, window cleaners, degreasers, borax, light bulbs, soaps	Various 1 to 5-gallon containers	
	Paint spray booth filters	Unknown	
	Paints, sealers, wood preservative, synthetic reducer, paint thinner, graffiti remover, oils, waxes, liquid sander, tarnish remover, denatured alcohol, acetone, MEK, sincohol	Numerous spray cans and 1 to 5-gallon containers	
	Gasoline	Various 1 to 5-gallon containers	
	Fluids in maintenance equipment such as gasoline and lubricants	Unknown	
	Fertilizers, pesticides	Various containers	
	Spackle, spray lubricants, aluminum cleaners, adhesives	Various containers less than 1-gallon	
	Henry's roof patch	Various 5-gallon buckets	
Automotive Maintenance building	Waste coolant, waste oil and absorbent	Six 55-gallon drums and four 35-gallon drums	No
	Lubricants, degreasers, cleaners	Various containers	
	Safety-Kleen aqueous parts washer	One	
	Former hydraulic hoist containing hydraulic fluids	Unknown	
	Four aboveground storage containers containing motor oil, hydraulic fluid, and automatic transmission fluid	Less than 55-gallons each	
	Used tires	Numerous	
Southeast of Automotive Maintenance building	Clarifier (two-stage)	Unknown	Onsite personnel reported that the contents were recently sampled and found to be non-hazardous. Reportedly, this clarifier is going to be removed.
Technology building	Paint, acetone, metal glaze, spray paint, paint thinner, waste paint thinner, cleaners, reducer, mineral spirits	Various containers 1-gallon or less	No



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LOCATION	HAZARDOUS MATERIAL	APPROX. QUANTITY	EVIDENCE OF CONCERNS
	Paint spray booth filters	Unknown	
	Waste rags (paint related waste)	One 55-gallon drum	
	Four hydraulic hoists currently containing edible/biodegradable oil	Unknown	Prior to approximately 8-9 years ago, reportedly used hydraulic oil in lifts
	Four Safety-Kleen aqueous parts washers	Unknown	Onsite personnel reported historical use of solvent parts washers
	Waste oil filters, waste antifreeze, brake cleaner, oily rags	Various 55-gallon drums	No
	Carburetor cleaners containing water and degreaser or lye mixture	Unknown	
	Clarifier	Unknown	Onsite personnel reported historical use for processing car washing/steam cleaning wastewater. Reportedly, this clarifier is no longer in use.
	Used tires	Numerous	No
	Former below grade dynamometer	Unknown	Onsite personnel reported historical flow of dynamometer wastewater to clarifier
	Lead-acid batteries	Numerous	No
	Compressed gases including argon, oxygen, helium, and acetylene	Numerous	
	Printing materials including electrostatic solution, biodegradable shop cleaner, pump oil, degreaser, and film remover	Various containers up to 1-gallon	
	Science building	Photochemicals and silver recovery system	Various containers
Blockhouse storage of laboratory chemicals and specimens		Various containers	
R-19 or R-22 refrigerant in chiller		Unknown	
Business building	Hydraulic oil	One 55-gallon drum and one 5-gallon can	Heavy staining on the concrete floor surrounding a floor drain; standing hydraulic fluid in drip pan beneath elevator equipment
	R-19 or R-22 refrigerant in chiller	Unknown	No
Putnam Center	R-19 or R-22 refrigerant in two chillers	Unknown	No
Campus Inn	R-19 or R-22 refrigerant in chiller	Unknown	No
Athletic complex	Pool treatment chemicals including chlorine, shock chemical, cyanuric acid powder, phosfree, calcium hypochlorite, soda ash/adjuster, and muriatic acid	Various containers up to 55-gallon	No



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LOCATION	HAZARDOUS MATERIAL	APPROX. QUANTITY	EVIDENCE OF CONCERNS
	Laundry supplies including detergent and bleach	Various containers up to approx. 5-gallon	
Nursing school	Biohazardous wastes	Unknown	No
Administration of Justice/Firing Range	Lead containing bullets	Numerous	No

Each building also reportedly contains a janitorial closet containing typical cleaning supplies including floor and window cleaners and degreasers. Several of the janitorial closets also contain a small (approximately one-gallon) container of gasoline for fueling grounds-keeping equipment such as blowers.

In addition, there are infrastructure and mechanical equipment located onsite that contain hazardous materials such as hydraulic elevators, waste clarifiers, emergency generators, fluorescent light tubes and ballasts, on-site storage tanks, boilers, chillers, cooling towers, air compressors, and electrical transformers.

Numerous gasoline-fueled emergency generators were observed and reported throughout the site. Each generator reportedly has an integrated gasoline day tank. No evidence of a release was observed and none were reported.

URS contacted the County of Los Angeles Department of Health Services, Public Health Investigation, for any information regarding hazardous materials use, handling or storage at the subject property. Public Health Investigation (PHI) indicated that they had files for the subject site address that included inspection reports, hazardous materials incident reports, notices of violations and internal memorandums. A file review performed at PHI indicated that in September 1992, a hazardous materials incident occurred. Reportedly, an engine at the cogeneration plant exploded and released 170 gallons of used motor oil with 300 gallons of water into the sewers and storm drain. The release was stopped at the Rose Hills Cemetery and it took two days to complete clean up. Another hazardous materials incident occurred at the site in January 1999 involving the release of approximately one-quart of liquid mercury. Reportedly, a few employees were exposed and there was extensive walkway contamination. Clean up of the hazardous materials incident took approximately five hours and began approximately six hours after the release had occurred.

In September 1998, a Notice of Violation and Order to Comply was issued regarding hazardous waste determination of used spray booth filters, the proper storage and disposal of automotive shop towels, proper labeling of all hazardous materials and wastes, proper storage of used oil filters, improvement of storage methods in the hazardous waste storage area, and packing



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laboratory waste chemicals into containment drums. A Hazardous Waste Management Plan was submitted to the County office in March 1999 outlining the plan for compliance and a tentative schedule for completion. The plan stated that laboratory wastes would be segregated from fresh laboratory chemicals, categorized and properly disposed by June 1999. County log records dated July 1999 indicated that the consultant retained by Rio Hondo College to perform the required compliance discontinued work on this project in April 1999 due to non-payment and work had neither resumed or been completed. An Administrative Hearing was conducted in July 1999 between the County Fire Department, Health Hazardous Materials Division and Rio Hondo College representatives to present plans for corrections. Compliance with the regulations listed in the Notice of Violation was reached in October 1999, and was confirmed during an inspection by the County. No more recent inspection reports were found in the file.

A Chemical Inventory dated October 2002 was observed in the file and reported that the following hazardous substances were used and stored onsite: nitrogen, oxygen, assorted paints, kerosene, paint thinner, waste paint thinner, gear lube, transmission fluid, gasoline, motor oil, diesel fuel, acetone, waste oil, antifreeze/coolant, lubricant, argon, carbon dioxide, helium, pool chlorine, pool acid, lye/caustic soda, used motor oil, ammunition, petroleum distillates, field lining, sulfuric acid, potassium hydroxide, herbicide, ammonium nitrate.

Storage Tanks

Current USTs

One approximately 5,000-gallon gasoline UST with an associated dispenser is located adjacent to the west of the automotive bays in the maintenance yard. California Hazardous Services reportedly upgraded the monitoring system of the UST and a compliance certificate (CA Cert. No. 22050) dated March 21, 2000 was issued by the County. According to onsite personnel, soil sampling required by Los Angeles County was conducted during the gasoline UST upgrade. A file review performed at the Los Angeles County Department of Public Works (LACDPW) indicated that the 5,000-gallon gasoline UST was installed in 1988. The required soil sampling performed and subsequent closure granted by the County is discussed further below.

One approximately 500-gallon waste oil UST is located adjacent to the south of the automotive repair portion of the Technology building. The UST is reportedly double-walled and replaced a former single-wall waste oil UST in the same location, which is discussed further below. Phillips Services reportedly empties the waste oil UST approximately every three months. According to LACDPW files, the 500-gallon waste oil UST was installed in 1989.

Historic USTs

Historically, there have been approximately a total of six USTs located throughout the campus that have since been removed and/or replaced. According to LACDPW files, a total of six USTs were permitted in 1985 including a 20,000-gallon diesel UST, 12,000-gallon diesel UST, 5,000-gallon diesel UST, and an approximately 2,000-gallon diesel UST, all used for emergency heating fuel. The remaining two USTs permitted in 1985 include a 5,000-gallon gasoline UST and a 250-gallon waste oil UST.

An Application for Closure was filed in 1988 with the LACDPW for the permanent closure and replacement of the 5,000-gallon gasoline UST, which was originally installed in 1966, located adjacent to the southwest of the automotive bays in the maintenance yard. After the UST was removed from the site, representative soil samples were obtained from beneath the former tank location. Due to the presence of a concrete hold-down slab below the UST, the soil samples were obtained from the edge of the UST. In addition, a sample was obtained from the soil excavated from around the fill box of the UST. During the tank removal operations, the soil in the area of the fill box exhibited a minor hydrocarbon odor. The soil samples were analyzed by EPA Method 8015M for Total Petroleum Hydrocarbons (TPH). The results of the analysis obtained from the bottom of the tank excavation contained concentrations of fuel hydrocarbons 1.3 milligrams per kilogram (mg/kg) and 0.46 mg/kg. It was concluded that these fuel hydrocarbon concentrations were found well below the limit of 100 mg/kg that would classify the soils as contaminated. Therefore, soil in the bottom of the tank excavation was determined not to be contaminated. The hydrocarbon odor exhibited by the soils in the area of the fill box appeared to be the result of spillage during past filling operations and was confined to soil immediately below the fill box. These soils were excavated during the removal of the tank. The County deemed that all closure requirements had been completed and issued a Closure Certification for the removal of the 5,000-gallon gasoline UST dated March 9, 1990.

An Application for Closure was filed with the LACDPW for the permanent tank closure and replacement of a 250-gallon waste oil UST in 1989. Four soil samples from the waste oil tank excavation were collected. The samples were analyzed by EPA Method 8015 for TPH. The results showed all four samples were below the laboratory detection limit. A Closure Report was submitted to the LACDPW and the County issued a Closure Certification dated March 8, 1990 for the removal of this tank. This tank was replaced with the current 550-gallon UST located east of the automotive repair portion of the Technology building.

An Application for Closure was filed in 1989 with the LACDPW for the permanent tank removal of a 5,000-gallon diesel UST, which was located in North Drive beneath the Science Building,



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and a 2,500-gallon diesel UST (tank capacity was also reported as 2,000 and 2,650 gallons), which was located west of the Fitness Center near the swimming pool. Both of these tanks were originally installed in 1966. Two soil samples were taken beneath each tank; from approximately 13 feet below grade beneath the 5,000-gallon tank, and 12 feet below grade beneath the 2,500-gallon tank. The soil samples were analyzed by EPA Method 418.1 for Total Recoverable Petroleum Hydrocarbons (TRPH) and the results ranged from 11 parts per million (ppm) to 67 ppm. The County reviewed the closure report for the facility and determined that the further sampling was needed beneath the 2,500-gallon UST product line. The LACDPW required soil samples collected at two and four feet below the line at 20 linear foot intervals. Eleven sample locations were chosen based on the 200-foot fill line length and were situated within two feet of the fill line. The newly collected samples were analyzed for TRPH by EPA Method 418.1. No hydrocarbons were detected in any of the samples submitted. Closure for the tanks was requested; however, a closure letter was not found in the file.

An Underground Storage Tank Closure Report was prepared in 1997 documenting the removal of two diesel USTs and associated piping that were installed in 1977: a 12,000-gallon tank, which was located north of the Athletics complex near South Road, and a 20,000-gallon tank, which was located near the northeast corner of the Science Building. The tanks were used to store stand-by diesel fuel for heating purposes, in case of interruption of the natural gas fuel supply. The tanks were removed from the pits under the supervision of the Los Angeles County Fire Department. The tanks were made of single-wall steel and reported in good condition. Two soil samples were collected from the 12,000-gallon tank location outside the perimeter of the tank and three soil samples were collected from the product line location of the 12,000-gallon tank area. No sampling was performed at the 20,000-gallon tank area. Reportedly, a concrete slab was present underneath this tank, and several attempts were made to collect soil samples from outside the slab perimeter; however, a decision to terminate sampling efforts was made by a LACDPW inspector due to safety concerns and lack of access. Field observations did not suggest that the subsurface soil had been impacted in the vicinity of this tank. Laboratory analytical results indicated that none of the samples collected from the 12,000-gallon tank location and its associated product lines had been impacted with TPH and Benzene, Toluene, Ethylbenzene, and total Xylenes (BTEX). The excavated pits were backfilled and compacted using native and imported clean soils. A UST Closure Report dated December 1997 was submitted to LACDPW. The County reviewed the Closure Report and determined that sampling was required beneath the former location of the 20,000-gallon UST before they could deem no further action. No further documentation regarding the removal of these tanks and/or additional sampling was found in the file.



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A report submitted to the LACDPW in 2004 described soil-sampling activities related to a fuel dispenser and piping upgrade for the 5,000-gallon UST located southwest of the maintenance yard garage. A single soil sample was collected from the former dispenser location adjacent to the east of the UST, which is the approximate location of the current dispenser. No samples were collected from the piping run as it was situated directly over the UST. The soil sample was taken by hand auguring to a depth of approximately 2 to 3 feet below the former dispenser location. The sample was analyzed for total petroleum hydrocarbons as gasoline (TPH-g) and volatile organic compounds (VOCs) with fuel oxygenate by EPA Method 8015M and 8260B, respectively. Based on the field and analytical results there was no evidence of a release from the former dispenser or piping. The County issued a Hazardous Materials Underground Storage Closure Certificate, regarding the dispenser and piping modification dated December 2, 2004.

Waste Disposal

Phillips Services or a subsidiary of Phillips Services reportedly removes all hazardous wastes generated at Rio Hondo College. Hazardous wastes are removed from the site approximately every three months. Reportedly, used tires from the automotive maintenance building are taken offsite to a Firestone facility for disposal. Biohazardous wastes generated by the nursing program are removed from the site by an outside contractor as needed.

Solid wastes are collected in trash dumpsters and bins located throughout the site. Cardboard is collected in a roll-off bin adjacent to the south of the Central Receiving building for recycling. Athens Services reportedly removes the wastes as needed.

Pits, Ponds, Lagoons, Septic Systems, Cisterns, Sumps, Drains

Concrete storm swales in the area of the maintenance buildings route storm water runoff to catch basin, which reportedly discharges storm water to the curbside storm drain. The College maintains a General Permit for Storm Water Discharges associated with Industrial Activities that was issued by the Regional Water Quality Control Board (RWQCB) in 2003. Prior to the permit being issued, the subject property was exempt from storm water monitoring and reporting.

Two floor drains were observed in the automotive service building of the maintenance yard. The drains are reportedly connected to the sanitary sewer.

A concrete pit and trench drains were observed in the concrete floor of the ceramics department for the collection of wastewater containing clay. An outside contractor reportedly removes the wastewater and accumulated clay as needed.

According to onsite personnel, a clarifier is located to the east of the automotive repair portion of the Technology building, which is not currently in use. Onsite personnel reported that the

clarifier was historically used to process wastewater generated from car washing and steam cleaning.

A reportedly un-permitted clarifier onsite was identified within the LACDPW records, which is located near the southeast corner of the automotive service building within the maintenance yard. This reported clarifier was not observed by URS personnel due to the presence of parked vehicles in this area. Site personnel reported that the contents of the clarifier were recently sampled and were found to be non-hazardous. An Inspection Report dated 2003 indicated the presence of a two-stage non-permitted and non-standard interceptor in this area. The last stage reportedly had 4-inches of sludge and ½-inch of oil floating on top. At the time of the inspection, the interceptor was not in use. Reportedly, this clarifier was previously used 8 years prior in conjunction with a wash rack and maintenance shop, which had been converted into a printing services shop. The floor drain tributary to the clarifier still exists; however, no active washing or discharging to the floor drain is currently being done. In 2004, the required permit had not been obtained for the clarifier and so the County issued a Notice of Non-Compliance dated March 16, 2004. Site personnel reported that this clarifier is scheduled for removal under the oversight of the County of Los Angeles Department of Public Works.

Dumping

No evidence of unauthorized dumping of chemicals or hazardous substances was observed onsite.

Polychlorinated Biphenyls (PCBs)

Numerous pad-mounted transformers were observed throughout the site. The transformers are reportedly owned and maintained by Rio Hondo College. The age of the transformers is not known. Based on the date of construction of the onsite buildings (approximately 1974 and prior), it is possible that onsite transformers contain PCBs. No stains were observed on the concrete pads beneath the transformers.

Four hydraulic elevators and two cable elevators are located onsite. Three hydraulic elevators are located in the Science building and one is located in the Business building. No staining or evidence of leaks was observed in the elevator maintenance rooms in the Science building. Heavy staining on the concrete floor surrounding a floor drain was observed in the elevator maintenance room in the Business building. All onsite elevators are service monthly or as needed by University Elevator Services.

Fluorescent lighting was observed throughout the buildings. Fluorescent ballasts containing PCBs have not been manufactured since the late 1970s and have a maximum life expectancy of

15 years. Although site buildings were mainly constructed prior to 1974, fluorescent light fixtures appeared to be newer and were likely replaced through the years. Fluorescent light tubes and light ballasts may be PCB and/or mercury containing and should be properly disposed or recycled as a hazardous waste according to applicable regulations.

Pesticide Use

According to site personnel, an in-house staff maintains the landscaped areas of the property. Small quantities of pesticides and/or herbicides are reportedly stored in the easternmost maintenance building. These pesticides and herbicides are used in limited amounts as needed for landscaping concerns.

Staining and Discolored Soils

No areas of stained or discolored soil were observed or reported onsite. General staining associated with vehicular traffic was observed within the parking areas of the College. This staining is typical and does not represent an environmental concern to the subject property.

Stressed Vegetation

No stressed vegetation was observed or reported at the subject property.

Unusual Odors

No unusual odors were noted at the time of the site visit.

Onsite Wells

No monitoring, oil, or water wells were observed or reported at the subject property.

Asbestos

A visual asbestos survey was performed at the site of readily accessible areas. Potential asbestos-containing building materials (ACMs) observed throughout the site include but are not limited to stucco, spray-on fireproofing and textures, suspended ceiling tiles, vinyl flooring materials, mastics, drywall and joint compound, plaster, and roofing materials. These materials were generally observed in good condition with some area of localized damage. Asbestos-containing materials have reportedly been removed from the Putnam Center and Science building in approximately 2000 to 2001 and from the Technology building in approximately 1997. Onsite personnel indicated that asbestos surveys have been conducted on a per project per building basis through the years. A comprehensive asbestos survey has not yet been conducted in the buildings currently scheduled for renovation and/or demolition.



Records obtained from the South Coast Air Quality Management District (SCAQMD) indicate that asbestos was removed from various portions of onsite building between 1995 and 2000 including, but not limited to, the Administration building, Technology building, Science building, Campus Inn, Cafeteria, Music library, Athletics building, Little theatre, and the Library.

Lead-Based Paint

Based on the construction date of the site buildings (1974 and prior), lead-based paint may be present onsite. A lead-based paint survey should be performed of any damaged, peeling, and/or flaking paint prior to any renovations and/or demolition.

Radon

The United States Environmental Protection Agency (U.S. EPA) survey of indoor radon concentrations listed the radon zone designation for Los Angeles County, California, as Zone 2. Zone 2 areas are predicted to have an average indoor radon screening potential between 2.0 pCi/L and 4.0 pCi/L for the general area of the subject property. The USEPA action level for radon is 4.0 pCi/L. Therefore, further assessment for radon at the site appears unwarranted.

Other Concerns

No other concerns were observed or reported at the subject property.

3.6.1.6 Database Review

An electronic database search of listings maintained by federal, state, and local agencies of sites with known or suspected hazardous material contamination, use of hazardous or toxic materials and regulated wastes, discharge or spillage incidents, discharge permits, landfills, and storage tanks was performed by EDR in March 2005. The database was reviewed for sites listed as potential or known dischargers of hazardous materials that could potentially affect the project site. The database search included sites within a 2-mile radius of an approximate center point for the College campus.

3.6.1.7 Subject Property

The subject property address of 3600 Workman Mill Road is listed in the following federal and state databases:



RCRA-LQG

Large quantity generators (LQGs) generate over 1,000-kilograms (kg) of hazardous waste, or over 1-kg of acutely hazardous waste per month. The subject property is identified as Rio Hondo Community District in this database. No generator violations were reported. Based on the lack of reported violations, this listing is not expected to represent a negative environmental impact on the subject property.

ERNS

The ERNS database stores information on reported releases of oil and hazardous substances as reported to the U.S. EPA. The subject property is identified as Rio Hondo Community College District in this database. Reportedly, in January 1993 hydraulic oil spilled on to a concrete surface due to operator error; action is reported as “no cleanup yet”. The quantity spilled is not reported. Due to the release onto a concrete surface and lack of in other databases indicating an impact to soil and/or groundwater, it is URS’ opinion that this spill is not likely to have created a negative environmental impact to the subject property.

UST

The UST database is a list of active UST facilities gathered from local regulatory agencies. The subject property is reported with one total tank. However, based on the site visit, it is known that two USTs are currently located onsite, which were previously discussed.

CA FID UST

The Facility Inventory Database contains active and inactive underground storage tank locations. The subject property is identified as Rio Hondo Community College and is reported as an active UST location.

The subject property address of 3600 Workman Mill Road is listed on the following non-ASTM or supplemental databases:

FINDS

The FINDS database contains both facility information and “pointers” to other sources of information that contain more detail. The subject property is cross-listed in the EMI and RCRA Info databases.

CA WDS

The California Waste Discharge System list contains sites that have been issued waste discharge requirements. The subject property, identified as Rio Hondo College is reported as being an

active industrial facility with a continuous or seasonal discharge that is under Waste Discharge requirements. Reportedly, the subject property poses a minor threat to water quality if a violation of their requirement should occur.

URS reviewed files with the Los Angeles Regional Water Quality Control Board (RWQCB), Storm Water Unit for the subject property. A General Permit for Storm Water Discharges associated with Industrial Activities was issued to the College in 2003. Prior to the permit being issued, the subject property was exempt from storm water monitoring and reporting. The permit applies to only 1.45 acres of the site consisting only of the maintenance and facilities area of the campus. The permit requires that a Storm Water Pollution Prevention Plan (SWPPP) and Monitoring Program be prepared for the site. Compliance activities include an inspection of the facility throughout the year to identify potential pollution problems, collecting storm water samples and having them analyzed, and eliminating discharges other than storm water into the storm drain. An annual report summarizing the SWPPP and Monitoring Activities must be submitted once a year to the RWQCB. The file contained the 2002-2003 Annual Report for the subject property. The report indicated no storm events occurred during the reporting year therefore no storm water samples were collected. Authorized non-storm water discharge (NSWD) events at the subject property were summarized in the report and included soapy water discharge from the vehicle wash rack.

EMI

The Emissions Inventory Data list collects toxic and criteria pollutant emissions data from local air pollution agencies. The subject property identified as Rio Hondo College is reportedly within the South Coast Air Basin.

URS contacted the South Coast Air Quality Management District (SCAQMD) for files pertaining to the subject property. The SCAQMD reported that the College maintains seven active permits for four natural gas boilers, two of which have low NOX burners, service station for storage and dispensing of gasoline, paint and solvent spray booth, and gasoline-fueled emergency generator. In addition, numerous inactive permits were noted on file for natural and landfill gas-fueled boilers and other combination boilers, landfill gas collection (greater than 50 wells), emergency generators, non-catalytic reduction, CFC-12 recovery/recycling, diesel storage tanks, amine (or DEA) regeneration, service station for storage and dispensing of gasoline, and paint and solvent spray booths. From 1993 to 2001, five notices of violation (NOV) and seven notices to comply (NC) were issued to Rio Hondo College. These NOV and NC were reportedly subsequently corrected.



HAZNET

The HAZNET database is compiled from copies of hazardous waste manifests received each year by the Department of Toxic Substances Control (DTSC). The subject property is identified as Rio Hondo College and is listed 132 times within the HAZNET database. The subject property is noted as having generated “detergent and soap; unspecified solvent mixture waste; unspecified organic liquid mixture; aqueous solution with less than 10% total organic residues; waste oil and mixed oil; laboratory waste chemicals; asbestos-containing waste; metal dust and machining waste and alkaline solution; other inorganic solid waste; off-specification, aged, or surplus organics and inorganics; other organic solids; hydrocarbon solvents; unspecified oil-containing waste; liquids with pH greater than 2; contaminated soil from site clean-ups; other empty containers 30 gallons or more; latex waste; organic liquids with metals; alkaline solution without metals; liquids with mercury greater than 20 mg/l; oxygenated solvents; metal sludge, alkaline solution with metals; unspecified aqueous solution; pesticides and other waste associated with pesticide production; oxygenated solvents; pesticides and other waste associated with pesticide production; liquids with polychlorinated biphenyls greater than 50 mg/l; and polychlorinated biphenyls and material containing PCB’s”. These wastes were sent offsite to be disposed of, treated/incinerated and/or recycled.

The subject property address identified as Los Angeles County Sanitation Districts is listed 10 times within the HAZNET database. The site is noted as having generated “household waste”. These wastes were sent offsite to be recycled, treated, or to a transfer station.

The subject property address identified as GTE California Inc. is listed once within the HAZNET database for generating “waste oil and mixed oil”. This waste was reportedly sent offsite to be treated.

The subject property identified as UNINC Whittier – Rio Hondo College is listed 24 times within the HAZNET database. This site is noted as having generated “household waste; organic liquids with metals; and waste mixed oils”. These wastes were sent offsite to be recycled, treated/incinerated, or to a transfer station or landfill.

No generator violations were reported for the subject site. Based on the lack of reported violations, these listings are not expected to have a negative environmental impact on the subject property.

Los Angeles Co. HMS

County of Los Angeles Department of Public Works (LADPW) Environmental Programs Division, Hazardous Materials System (HMS) List, is a list of underground storage tanks, industrial waste discharge permits, and environmental investigations in Los Angeles County. The



subject property identified as Rio Hondo Community College District is reported as having at least two active permits on file with the County. A file review was performed at the County on March 29, 2005. A summary of file information has been incorporated into the appropriate sections of this report and was discussed throughout.

3.6.1.8 Adjacent Properties

The regional groundwater is known to flow northwest, with some seasonal fluctuations. Therefore, sites southeast of the subject property are considered to be up gradient with respect to groundwater flow direction. This information was used to evaluate the potential impact of sites, including those in the Orphan Summary, identified within the expanded ASTM-specified search distance for each of the public databases reviewed. These sites are discussed below.

RCRA Info

The database includes selective information on sites that generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). The database is divided into small and large quantity generators.

RCRA-LQG

Large quantity generators (LQGs) generate over 1,000-kilograms (kg) of hazardous waste, or over one-kg of acutely hazardous waste per month. Five sites were identified within $\frac{3}{4}$ -mile of the subject site in the RCRA-LQG database. No generator violations were reported for four of the five facilities. Based on the lack of reported violations, these four sites are not expected to have a negative environmental impact on the subject property. One violation was reported for Chem Resources Co. located approximately $\frac{2}{3}$ -mile northwest and down gradient of the subject property. The violation was for a general generator requirement in 1985. Based on its distance, down gradient direction, and the absence from other ASTM regulatory databases indicating a release, this site is not expected to have a negative environmental impact on the subject property.

RCRA-SQG

Small quantity generators (SQGs) generate between 100 kg and 1,000-kg of hazardous waste per month. Thirteen sites were identified within $\frac{3}{4}$ -mile of the subject site in the RCRA-SQG database. No generator violations were reported for ten of the thirteen facilities. Based on the lack of reported violations, these ten sites are not expected to have a negative environmental impact on the subject property. One violation was reported at each of the following facilities for general generator requirements: Unitog Rental Services Incorporated located approximately $\frac{1}{3}$ -mile north and cross gradient of the subject site; Goulds Pumps Inc located approximately $\frac{2}{3}$ -mile west and cross gradient of the subject site; and Adams Rite Manufacturing Co. located approximately $\frac{3}{4}$ -mile west and cross gradient of the subject site. Based on their distance, cross



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gradient direction, and the absence from other ASTM regulatory databases indicating a release, these sites are not expected to have a negative environmental impact on the subject property.

ERNS

The Emergency Response Notification System records and stores information on reported releases of oil and hazardous substances. One site was identified within ½-mile of the subject site in the ERNS database. The Puente Hills Landfill is located adjacent to the north-northeast and cross gradient of the subject site. In 1994, eighteen pounds of asbestos was improperly dumped from Universal City Studios at the landfill, over a three-month period. Based on the proximity of the landfill to the subject property, the potential exists for the landfill to impact the site.

AWP

The California Department of Toxic Substances Control's (DTSC) Annual Workplan identifies known hazardous substance sites targeted for cleanup. One site was identified within 1½-mile of the subject site in the AWP database. Marine Corps Reserve Center in Pico Rivera is located approximately 1½-mile southwest and cross gradient of the subject site. The Marine Corps Reserve Center, Pico Rivera (MCRC Pico Rivera) consists of approximately 5.09 acres of land. MCRC Pico Rivera has been in operation since 1958. The Preliminary Assessment identified underground storage tanks (USTs), petroleum oil lubricant areas, and hazardous waste storage areas. A site inspection is being conducted for the facility. The site inspection is intended to address potential releases from the two former USTs, a former petroleum oil lubricant area and two hazardous waste storage areas. Based on its distance, cross gradient direction, and the absence from other ASTM regulatory databases indicating a release, this site is not expected to have a negative environmental impact on the subject property.

Cal-Sites

The California DTSC database contains both known and potential hazardous substance sites. One site was identified within 1½-mile of the subject site in the Cal-Sites database. Marine Corps Reserve Center in Pico Rivera is located approximately 1½-mile southwest and cross gradient of the subject site. This facility and is cross-listed in the AWP database and is discussed above.

CHMIRS

The California Hazardous Material Incident Report System contains information on reported hazardous material incidents, accidental releases or spills. Six incidents were identified within ½-mile of the subject site in the CHMIRS database. All reported incidents occurred at 2800 Workman Mill Road, the Puente Hills Landfill located adjacent to the north-northeast and cross

gradient of the subject site. All isolated releases were reportedly contained at the time of their discovery. Based on the time elapsed since the releases and lack of listings on other databases indicating impacts to soil and/or groundwater, these incidents are not expected to have a negative environmental impact on the subject property.

CORTESE

This database identifies public drinking water wells with detectable levels of contamination, hazardous substance sites selected for remedial action, sites with known toxic materials identified through the abandoned site assessment program, sites with USTs having a reportable release and all solid waste disposal facilities from which there is known migration. Eight sites were identified within one-mile of the subject site in the Cortese database. All eight sites are cross-listed in the LUST database and are discussed below.

SWF/LF

The Solid Waste Facilities/Landfill Sites records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Three sites were identified within one-mile of the subject site in the SWF/LF database. The adjacent Puente Hills Landfill is listed twice as a large volume transfer/production facility and is cross-listed in the WMUDS/SWAT database and is discussed below. The remaining site is identified as the Rose Hills Landfill located adjacent to the southwest and cross gradient of the site in the current location of Rose Hills Memorial Park. The regulatory status of this facility is reported as "pre-regulations". Pre-regulation is used for those disposal sites that ceased operations prior to August 15, 1977, when solid waste facility permits were required. The activity of the facility is reported as "solid waste disposal site". When a solid waste landfill ceases accepting waste (date of last receipt of waste) then the activity status is reported as "solid waste disposal site" and the operational status is closed or closing. No further information is provided in the EDR report. Based on its distance, cross gradient location, operational status, and the absence from other ASTM regulatory databases indicating a release, this site is not expected to have a negative environmental impact on the subject property.

WMUDS/SWAT

The Waste Management Unit Database System is used for program tracking and inventory of waste management units. Three sites were identified within one-mile of the subject site in the WMUDS/SWAT database. Puente Hills Landfill located adjacent to the north-northeast and cross gradient of the subject site is listed three times as a solid waste facility. The facility first opened in 1957 as the San Gabriel Valley Dump. The Puente Hills Landfill is a non-hazardous landfill for municipal solid waste, dewatered sewage sludge, water treatment sludge, construction and demolition wastes, and incinerator ash. Containerized wastes are not accepted; hazardous wastes, including asbestos are prohibited. Wastes are accepted from the public, and from

transfer trailers, and garbage trucks. A load check program is utilized to remove hazardous wastes before they enter the landfill. The Puente Hills Landfill receives an average of 12,000 tons of non-hazardous solid waste per day and produces over 26,000 cubic feet per minute (cfm) of landfill gas. Based on the proximity of the landfill, the potential exists for landfill gases to migrate onto the subject property.

LUST

The Leaking Underground Storage Tank list contains an inventory of reported leaking underground storage tanks incidents. Fourteen sites were identified within one-mile of the subject site in the LUST database. Seven of the fourteen sites have a closed status from the state agency. Since closed sites do not require additional environmental action, none of these seven sites are expected to have a significant negative environmental impact on the subject property. The remaining six sites are greater than $\frac{1}{3}$ -mile cross to down gradient of the subject property. Based on their distance, and cross to down gradient location, these sites are not expected to have a negative environmental impact on the subject property.

UST

The Underground Storage Tank database contains registered USTs. Six sites were identified within $\frac{3}{4}$ -mile of the subject site in the UST database. Two of the six sites are cross-listed in the LUST database and are discussed above. The remaining four sites are greater than $\frac{1}{3}$ -mile cross to down gradient of the subject property. Based on their distance, cross to down gradient location, and their absence from other ASTM regulatory databases indicating a release, these sites are not expected to have a negative environmental impact on the subject property.

CA FID

The Facility Inventory Database contains active and inactive underground storage tank locations. Three sites were identified within $\frac{3}{4}$ -mile of the subject site in the CA FID database. One of the three sites is cross-listed in the UST database and is discussed above. The remaining two sites are greater than $\frac{1}{2}$ -mile cross to down gradient of the subject property. Based on their distance, cross to down gradient direction, and their absence from other ASTM regulatory databases indicating a release, these sites are not expected to have a negative environmental impact on the subject property.

HIST UST

This database lists historically registered USTs. Eleven sites were identified within $\frac{3}{4}$ -mile of the subject site in the HIST UST database. Six of the eleven sites are either cross-listed in the LUST, UST, and/or CA FID databases and are therefore discussed in these sections above. The remaining five sites are greater than $\frac{1}{3}$ -mile cross to down gradient of the subject property.

Based on their distance, cross to down gradient direction, and their absence from other ASTM regulatory databases indicating a release, these sites are not expected to have a negative environmental impact on the subject property.

3.6.2 Significance Thresholds

For the purposes of this EIR, and in accordance with Appendix G of the *State CEQA Guidelines*, a significant impact from the project to the environment would occur if it:

- Creates a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials;
- Creates a significant health hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment;
- Emits hazardous emissions or handles hazardous or acutely hazardous materials, substances, or wastes within one-quarter mile of an existing or proposed school; or
- Exposes 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.

3.6.3 Environmental Impact Analysis

3.6.3.1 Project Specific

Construction

It is not expected that the waste clarifiers, USTs and buildings where hazardous materials are stored for routine use or maintenance would pose a significant hazard during construction on or near the site. Furthermore, construction of the proposed project would not create a significant health hazards to the public or the environment through upset or accident conditions involving the release of hazardous materials into the environment. Although the proposed project would occur within one-mile of an elementary school, construction activities would not be anticipated to result in hazardous emissions or the handling of hazardous or acutely hazardous materials, substances, or wastes that would pose an environmental hazard. Therefore, no significant impact due to construction activities would be anticipated. However, mitigation is proposed below to ensure the potential impacts due to exposure or release of hazardous materials during construction are minimized.

Historically, there have been approximately a total of six USTs located throughout the campus that have since been removed and/or replaced and two current USTs are operated at the site. If any contaminated soil is encountered or exposed during construction, the soil must be managed and disposed in accordance with applicable regulations. In addition, should any operation during construction include the construction, installation, modification, or removal of the USTs the required approvals and operating permits must be obtained.

The site has an un-permitted clarifier, which per the Los Angeles County Department of Public Works requires a site inspection and closure report before construction starts on the proposed project. This clarifier is located near the southeast corner of the automotive service building within the maintenance yard. Site personnel reported that the contents of the clarifier were recently sampled and were found to be non-hazardous. An additional clarifier was noted to the east of the automotive repair portion of the Technology building, which reportedly is not currently in use.

Most of the existing campus buildings were constructed prior to 1974, and therefore, the potential exists for ACMs and lead-based paints to be present within the buildings. Some ACMs have been removed from onsite buildings; however, a comprehensive asbestos survey has not been completed. Site personnel reported that asbestos surveys have been conducted on a per project per building basis through the years. Potential ACMs observed onsite in readily accessible areas include but are not limited to stucco, spray-on fireproofing and textures, suspended ceiling tiles, vinyl flooring materials, mastics, drywall and joint compound, plaster, and roofing materials. These materials were generally observed in good condition with some areas of localized damage. Damaged ACMs could pose a potential threat to building occupants, as well as construction workers during demolition or renovation work, if the material becomes airborne. This is a potentially significant impact, but can be mitigated.

The campus is located adjacent to the south of the Puente Hills Landfill. Based on the proximity of the landfill, the potential exists for landfill gases to have migrated onsite. If encountered or exposed during construction, landfill gases could pose a hazard to construction workers or other persons in the vicinity of the construction site, a potentially significant impact.

In addition, as indicated previously, one exploratory oil well (Wilshire PELLISSIER) was drilled on or adjacent to the western portion of the campus. This well was drilled in 1935 to approximately 3,981 feet below ground surface (bgs). This exploratory well was most likely uncompleted and abandoned, because oil was not encountered during drilling activities. The exact location of this well cannot be determined due to the scale of the map. If no additional documentation is available (i.e., from the California Department of Oil, Gas and Geothermal

Resources [DOGGR]), attempting to determine the exact location of the oil well may not be practical or feasible since the description of its specific location is unclear. In the event that this well, or other previously unknown wells are discovered during grading or construction, the appropriate requirements of the California DOGGR will be implemented. Therefore, the implementation of the proposed project would not result in the potential exposure of people or the environment to hazardous associated with the potential onsite oil well.

Operations

During the operational phase, the proposed project would not involve the use of significant quantities of hazardous materials or emissions above and beyond the current uses that could result in reasonably foreseeable upset or accident. Therefore, the proposed project would not have the potential to create a significant hazard to the public or environmental as a result of the operational activities of the project. As with the existing uses, operation of the proposed project would continue to involve the use, disposal, and transport of small quantities of hazardous materials and emissions from routine maintenance and operation of various types of equipment and facilities currently located onsite. As previously indicated (file review information obtained from PHI), compliance issues regarding the storage of hazardous materials was of concern. Subsequent to this inspection, the College removed numerous containers of hazardous materials and wastes. However, at the time of site inspection, the existing facilities generally appeared to handle hazardous materials in an acceptable manner that does not create a hazard to the public or the environmental through the use of legal disposal practices. Ultimately, the proposed project would not result in significant increase in the use of hazardous materials on the site, and would not result in the a significant hazard to the public or environment through the routine use and handling of hazardous materials provided that proper handling and storage procedures are followed.

While the College is not known to produce any radiological hazards, any biological or chemical materials handled by the College in fulfillment of its educational mission are subject to federal, state, and local regulations, and will continue to be handled accordingly as the College expands.

Cumulative Impact Analysis

The project site is located within an urbanized area with adjacent land uses that include light industrial uses in addition to a cemetery, an elementary school, church, and landfill. The light industrial uses as well as other businesses in the project vicinity would transport, use, handle, or store various hazardous materials. As appropriate for the adjacent land uses, consistent with Chapter 69.5 of the California Health and Safety Code, Business Emergency Plans (BEPs) have

been filed with the Los Angeles County Fire Department. In addition, the transport of hazardous materials on the roadways surrounding the project site would be required to occur consistent with Title 49 of the Code of Federal Regulations. Upon compliance with the standard regulatory requirements, the proposed project, in conjunction with the adjacent development would not contribute to a significant cumulative impact related to environmental safety with respect to the transport, use, handling, or storage of hazardous materials.

3.6.4 Mitigation Measures

The following measures shall be implemented to reduce the potentially significant impacts of the proposed project to a less-than-significant impact and to ensure other potential adverse hazardous waste impacts would be minimized.

Construction

The following measures shall be implemented to ensure that construction that would affect sites on campus that use or store hazardous materials would not have a significant impact on the environmental or pose a substantial health risk to construction workers.

- Soil sampling and analysis shall be performed to determine the extent of potential contamination beneath all USTs, clarifiers, elevator shafts, and subsurface hydraulic lift structures when onsite demolition or construction activities would affect a particular structure. This could eliminate construction delays associated with the unexpected discovery of contaminated soil. An adequate number of soil samples shall be collected and analyzed for those compounds that were stored in each structure.

The following measures shall be implemented to reduce the hazard posed by asbestos-containing materials and lead-based paint in existing campus buildings.

- Prior to renovation or demolition activities, all related asbestos survey and abatement documents shall be reviewed, and if necessary complete asbestos and lead-based paint surveys shall be performed. All asbestos-containing materials and lead-based paint shall be removed in accordance with all applicable local, state, and federal regulations.

The following measures are proposed to ensure that potential hazards posed (e.g. methane gas) from the adjacent landfill and any abandoned oil wells on the campus are reduced to a level of insignificance.

- Soil gas sampling and testing shall be performed in and around several buildings within the northern portion of the campus due to the presence of the adjacent landfill. In addition, a soil gas survey should be performed in all subterranean basements, tunnels, or other subsurface structures throughout the school. Select soil gas samples shall be pre-screened in the field with an organic vapor analyzer and then tested for methane. In addition, air samples shall be collected from all tunnels and basements, if present, after the structures have been isolated for several days.
- If abandoned oil wells are located onsite, each well shall be uncovered and inspected. Soil samples shall be collected around the well and reservoir, if any, and tested for total recoverable petroleum hydrocarbons, heavy metals, cyanides, and volatile organic compounds (VOCs). Re-abandonment of the well(s) to current standards may be required. Methane gas and VOC surveys of any surface structures (i.e., tunnels or basements) beneath the property shall also be conducted if the presence of abandoned wells is identified.
- If contaminated soil or air exceeding regulatory limits is encountered as result of any of the measures described above, a remediation plan shall be developed in consultation with the appropriate regulatory authorities and the remediation identified shall be completed.
- If methane gas is found onsite, control and protect systems should be designed for all affected enclosed buildings and structures in accordance with the appropriate regulations.

Operations

The college shall comply with all applicable city, county, state, and federal regulations with respect to the storage, handling, transportation, and disposal of hazardous wastes. The following measures shall be implemented as part of best management practices to ensure no adverse hazardous materials impacts would occur.

- All hazardous wastes shall be stored and ultimately disposed in a lawful manner and through appropriate procedures that do not create a hazard to the public or the environment. All chemicals used on campus shall be properly stores in labeled containers.

3.6.5 Level of Significance After Mitigation

There are no unavoidable significant adverse impacts related to hazardous materials. Proper handling, disposal, and remediation of hazardous materials in accordance with regulatory requirements would mitigate the impacts to less-than-significant levels.