

**F. Hazards and Hazardous Materials**

A Phase I Environmental Site Assessment (2003) (**Appendix 5**) for the West Los Angeles College site, located at 9000 Overland Avenue, has been prepared by Citadel Environmental Services Inc. to identify the presence or absence of hazardous materials on site as well as perform a records check for identified sites containing significant quantities of hazardous materials or spill locations.

**Existing Conditions**

The subject site is located in an area of predominantly residential land use with the Baldwin Hills Oil Fields bordering the site to the northeast and east. The area adjacent to the north-northeast of the site consists of a series of slopes, hills and valleys belonging to the Baldwin Hills Oil Fields.

**Hazardous Materials**

*Waste Clarifiers*

There are seven waste clarifiers located on site, five of which are currently active (**Figure V.F-1**). All wash down wastewater is piped to these different clarifier systems via sinks or floor drains prior to entering into the sanitary sewer system. North State Environmental periodically cleans accumulated sludge and residue and disposes the waste off site. According to WLAC personnel<sup>1</sup>, each clarifier was recently pumped and the waste sludge removed. **Table V.F-1** describes each clarifier, location and waste material entering clarifier.

**Table V.F-1**  
**Clarifiers, Location and Waste Discharged**

Clarifier	Installation Date	Location	Waste Discharge
4-Stage Clarifier	1995	Plant Facilities	Wash water from cleaning equipment and vehicles
4-Stage Clarifier	1995	Aviation Technology Complex	Chemicals used at ATC Building
4-Stage Clarifier	1969	Near B-10 Chemistry Building	Chemicals used in Chem. Building
3-Stage Clarifier	1975-1976	East of Science Center Building	Chemicals used in physical science labs
3-Stage Clarifier	2000	Fine Arts Complex Near Kilns	Clay and water from ceramic lab
5-Stage Clarifier	2000	West of Fine Arts Complex	Not in use – Intended for Photo Lab which was never installed
4-Stage Clarifier	2002	CDC Building	Not in use – New Building

Rinse water from various operations could contain low levels of toxic substances, and consequently, each clarifier should be periodically inspected for cracks (on a yearly basis or whenever the structure is pumped, whichever occurs first) to prevent the infiltration of hazardous materials into the underlying soil. According to WLAC Engineers, each clarifier was visually inspected at the time they were cleaned out approximately one month ago, and no visual signs of cracks was noted. WLAC Engineers further indicated that none of the clarifiers have been leak tested.

<sup>1</sup> Citadel representatives conducted the Phase 1 site reconnaissance and drive by survey of the adjacent and surrounding properties on June 10 and 12, 2003. Mr. Charles Jones, WLAC facilities plumber, and Mr. Harold Kittaka, WLAC facilities automotive mechanic, accompanied Citadel representatives, throughout areas of the WLAC. Mr. Lee Felthoven, WLAC Facilities Engineer, was not available to be interviewed until June 23, 2003.

**Figure V.F-1 Location of Hazardous Materials**

**Emergency Generators**

Three emergency generators are located on campus. One natural gasoline/regular gasoline powered emergency generator is located east of the women’s physical education building. The second diesel powered emergency generator is located within the ATC area. A third regular gasoline powered emergency generator is located within the new CDC area and has not yet been activated as this building is still under construction. All emergency generators were situated on raised concrete pads, and no signs of stained concrete were observed in each of the equipment areas.

**Hydraulic Powered Elevator Equipment**

Seven hydraulically powered elevators are located in various buildings throughout the subject site: Three hydraulic elevators are located within the HLRC Building, and a hydraulic elevator is located within each of the Fine Arts Building, CE Building, ATC-ATA Building, and the ATC-ATB Building. Each hydraulic elevator equipment room was observed, and no signs of hydraulic oil releases were observed on the surface at the time of the site visit that could impact the subsurface beneath.

**On-Site Buildings with Hazardous Materials Storage**

A listing of chemicals and hazardous wastes and approximate quantities located within the various buildings on campus are included in **Table V.F-2**, as described below.

**Table V.F-2  
 List of Hazardous Materials or Waste Locations and Quantities**

Location	Hazardous Materials, Waste or Equipment	Quantity
Storage Building C-2 HVAC Shop	- Mercury switches - MicroBiocide - Refrigeration Oil	- Boxed - Five 3-gallon containers - Pint size
Aviation Technologies Complex Block Masonry Structure	- Waste fuel, waste paint, waste oil, engine oil, hydraulic oil - Hardener - Primer - Grease - Solvent - Cutting Fluid - Marine paint - Lubrication oil - Aviation hydraulic fluid - Mineral spirits - Solvent	- One each 55-gallon drum - Two one-gallon containers - Seven one-gallon containers - One 3-gallon container - Five one-gallon containers - Pint - Six one gallon containers - Twenty less than one gallon containers
Labs	- Acetylene, oxygen, nitrogen - Mineral spirits Aviation hydraulic fluid	- Cylinders - Less than one gallon

**Table V.F-2 (Cont.)**  
**List of Hazardous Materials or Waste Locations and Quantities**

Location	Hazardous Materials, Waste or Equipment	Quantity
<b>Plant Facilities</b>		
Waste Hazardous Storage Building	Waste Oil and coolant	- Six 55-gallon drums and 3-gallon containers used to transport to larger drums
Chemical Storage – Block Storage	Photo processing fixer/developer, spent ballasts, and possible Transite pipe	- Small 1-gallon or less fixer/developer - Box of plastic covered Transite
Chemical Storage – Steel Container	Soluble oil, coolant, anti-freeze, multi-purpose oil, brake fluid, hydraulic oil	- 30-gallon or less containers - Hydraulic oil 40-gallon containers
Canopy Area On wooden pallet Flammable Storage Unit UST	- Used car batteries - Gasoline containers - Regular gasoline	- Five batteries - Six 3-gallon containers - 1,000 gallons

***Plant Facilities***

Located within the Plant Facilities area is a permanent building which houses the carpentry shop, the plumbing shop, the automotive shop, the electrical shop and receiving area (Shop Building). One chemical storage building and one hazardous waste storage building are located just east of the Shop Building. The hazardous waste storage building houses waste oil and coolant in 55-gallon drums. The chemical storage building houses brake fluid, anti-freeze, hydraulic oil (30 to 40-gallon containers) photo fixer and developers (pint size containers), spent ballasts and apparent transite pipes wrapped in plastic bags. North State Environmental removes all hazardous waste off site for proper disposal. Hazardous waste manifests and Material Safety Data Sheets (MSDS) are maintained in binders within the Plant Facilities office.

A spray booth is maintained within the carpentry shop. Numerous one-gallon containers of paint (mostly water-based paints), primers, spray paints and mineral sprits are maintained within the spray booth area. The entire shop area is concrete lined, and there is a low to moderate potential for VOCs to seep into the underlying soil as a result of the limited painting operations in this area.

A former solvent dispenser is maintained within the Automotive Shop. No solvent is stored within the dispenser. According to WLAC staff, this self-contained solvent dispenser has not been used for approximately four years. One hydraulic-powered automobile lift is located within the Automotive Shop. A 55-gallon above ground hydraulic oil storage tank is adjacent to the lift. Based on the age of this equipment, less than ten years old, and the storage of hydraulic oil above ground, there is a low potential for subsurface soil contamination as a result of leakage from this equipment.

A vented welding hood is provided within the Plumbing Shop as well as a lath machine and a bead blaster. Several small containers (less than one-gallon each) of degreasers, brake parts, cleaners, enamel finish and gear lubricants are stored on metal shelves within the Plumbing Shop. Small containers of cleaners, solvent/degreaser, cleansers and primers are stored on metal shelves within the Electrical Shop. No signs of the misuse or staining were observed on the concrete surface beneath stored hazardous products within the Plant Facilities Shop Building.

### ***Boiler Plant Building***

The former Boiler Plant area, located at the eastern edge of the subject site, used to house the large boiler equipment and hot water pipelines, which provided heat to the HLRC Building, the SC Building and the CE Building. Currently, these buildings as well as the remaining on-site buildings are self-heated with roof-mounted packaged units. The boilers have been removed and the hot water pipelines or condensate lines within the Boiler Plant Building have been abated.

Furniture, tables, and desks are presently being stored within the main area of the Boiler Plant. Custodial offices and a break room are located within this building. General maintenance cleaners and supplies are located in the former boiler area in a gated area along with a pallet of heavy duty floor stripper located adjacent to this gated area. Two 30-gallon drums of apparent waste oil (drums were unlabeled) are located near the entrance to the Boiler Plant. WLAC staff was not aware of the contents of these two drums. No staining was observed beneath these drums.

### ***C-2 Storage Building***

The C-2 Storage Building is located southeast of the football track and field. This building houses equipment and supplies for track and field maintenance, HVAC, electrical and carpenter personnel. At the time of the site visit, the HVAC storage area was the only area accessible. Mercury switches, microbiocide, and refrigeration oil (three-gallon containers or less) were observed within the HVAC storage area, and these items were stored on metal shelves within a concrete slab building. According to WLAC staff, no storage of hazardous materials or supplies is maintained within the other three storage areas.

### ***Aviation Technology Complex***

The ATC is comprised of three permanent buildings along the northern portion of the campus. Two 1,000-gallon underground storage tanks (USTs) containing aviation fuel and jet fuel are located at the north side of the ATC. These USTs will be further discussed in the On-Site Storage Tanks section of this report. The ATC facility is used to train students to paint aircraft parts and repair jet engines. Minor amounts of motor oil were observed on the asphalt-paved surface beneath a plane located on the north side of the ATC. No cracks were observed in the asphalt surface. Laboratories located throughout the ATC include the sheet metal laboratory, hydraulic laboratory, and composition laboratory. Most laboratories have flammable storage units that contain lubricating oil, hydraulic oil, solvents and motor oil in one-gallon containers or less. Acetylene and oxygen cylinders are located in the sheet metal laboratory.

One 55-gallon drum of waste fuel, one 55-gallon drum of waste paint, one 55-gallon drum of motor oil and one 55-gallon drum of waste oil are located within a block masonry structure with secondary containment east of the ATC Buildings. Small containers (less than 3-gallon) of hardener, finish primer, grease, solvent, cutting fluid, marine paint, and lubricating oil are located adjacent to the waste storage area. No misuse of these chemicals or wastes or significant staining was observed on the concrete floor.

### ***B-10 Building***

A block masonry structure is located adjacent to the Chemical Laboratory Building B-10, for the storage of small quantities of chemicals. The storage building has a concrete floor with a concrete berm to contain any spills. These chemicals are stored on wood shelves and chemical inventory sheets are posted within the storage building detailing the types and amounts of chemicals.

### ***Science Center Building***

A hazardous storage building is located adjacent to the SC Building. This building is constructed of block masonry with a concrete slab foundation. Approximately twenty one-gallon bottles of acetone are stored within this building in a locked metal storage cabinet. One 55-gallon drum was observed as unlabeled and sealed. This

storage room also houses lab animals that have been preserved with formaldehyde for use in the science labs. Adjacent to this storage building is a metal storage building used to house preserved animals, which are stored in plastic bags and boxes.

#### ***Radon Gas***

The California Bureau of Mines and Geology and the Department of Health Services (DHS) participated in the United States EPA's State Radon Survey, a Federal survey to measure levels of indoor radon in all states in the country. Thirty-four states had participated by 1990. The interim results published by the DHS in 1993 indicate that Los Angeles County indoor radon measurements range in value from less than 1.0 pCi/l (pico curies of activity per liter of air) to a high of 5.6 pCi/l. The arithmetic mean for all California measurements is reported as 2.9pCi/l. Los Angeles County ranked as one of the lowest readings in the state with a mean result of 0.5 pCi/l. A reading of 4.0 pCi/l is the level at which the U.S.EPA recommends action be taken to reduce the radon level.

#### ***Asbestos and Lead-Based Paints***

As most of the existing buildings were constructed in the early 1970s, and into the 1980s, a potential exists for asbestos-containing materials (ACMs) and lead-based paints to be present within the buildings. According to WLAC staff, most of the ACMs have been removed from on site buildings. However, some asbestos-containing floor tile, ceiling tile mastic and roofing materials may remain. WLAC staff indicated that the all asbestos-containing pipe insulation and friable materials have been removed from on-site buildings with the exception of the asbestos insulated hot water pipe, which was abandoned in place underground. Copies of asbestos survey documents, reports and abatement documents are not kept on file with WLAC. WLAC staff indicated they have requested these documents, but at the time this draft report was submitted these documents had not been received.

Suspect asbestos siding was noted in the sheet metal lab at the ATC. Damaged edges of select siding were observed. Damaged ACMs could pose a potential threat to building occupants if the material becomes airborne.

#### ***Polychlorinated Biphenyls***

There are five large pad-mounted electrical transformers located throughout the subject site and numerous smaller electrical transformers throughout the campus. The larger transformers are located south and north of the women's and men's Physical Education Building, respectively, ATC, south of the HLRC building, and a new transformer at the CDC Building (Refer to Appendix A, Figure 3). No stains were observed on the concrete pads beneath these transformers or on the surrounding asphalt or soil during the site inspection. Southern California Edison (SCE) maintains these transformers. In addition to these transformers a large SCE main power station (Station P5041200 SW 897) is located north of the Boiler Plant Building. This SCE station was not accessible to Citadel. In former correspondence with SCE, SCE has never specified the use or manufacture of PCB containing equipment.

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 the older buildings were constructed in the early-1970s to mid-1980s, fluorescent fixtures throughout appear to be of recent manufacture, which were likely replaced as part of upgrade and maintenance programs. Spent ballasts were noted in the chemical storage building located at Plant Facilities. New ballasts are stored in Plant Facilities electrical shop. According to WLAC staff, North State Environmental will remove the spent ballasts from the site.

One hydraulic-powered automobile lift is located within the automotive shop at Plant Facilities. This lift was installed when the new building was constructed in approximately 1995. The hydraulic oil storage tank is located above ground. Due to the recent installation and the above ground storage tank, the potential impact to the subsurface soil from hydraulic oil contamination is low. There may be PCBs in the hydraulic equipment associated with the elevator equipment.

### ***On-Site Storage Tanks***

Based on the review of available LACDPW UST files, and interviews with personnel knowledgeable of the site, it appears that one 6,000-gallon UST was installed at the former Plant Facilities area in 1974 and removed in 1996. No soil contamination was identified from two soil samples collected and the site was issued a “no further action” letter from the LACDPW. Presently, there are three 1,000-gallon USTs at the site, all of which were installed in 1995-1996. All three USTs are in regulatory compliance according to WLAC staff, and each tank has a leak detection system and interstitial monitoring. In addition, all tanks and piping were leak tested in November 2002, and no leaks were detected in the tanks and piping.

### ***Hazardous Emissions***

The ATC complex includes a vapor recovery system. The self-contained, vapor recovery system associated with the ATC complex’s engine test cells is designed to recover unburnt fuel during engine testing and pipe it back to the underground fuels storage tank.

### ***Oil/Gas Wells***

Citadel completed a search of oil/gas wells and mines within one-half mile of the subject site. The search consisted of reviewing various maps California Department of Conservation, Division of Mines and Geology and Division of Oil, Gas, and Geothermal Resources (DOGGR). The site is located along the west slope of the Baldwin Hills, which contain the Inglewood oil fields. There were no mines located within a one-half mile radius of the site. However, a review of the DOGGR Maps indicate that one exploratory oil well (Vickers 2, #18) was drilled somewhere in the south central portion of the property. The well was drilled in 1951, and was abandoned in the same year. The well was drilled to approximately 10,300 feet below ground surface. Unless additional documentation becomes available, attempting to determine the exact location of the oil well may not be practical since the description of its specific location is unclear.

This finding warrants further assessment, and Citadel recommends performing soil gas sampling and testing in and around several buildings within the southern central portion of the property. In addition, a soil gas survey should be conducted in all subterranean basements, tunnels or other subsurface structures throughout the school. Select soil gas samples will be pre-screened in the field with an organic vapor analyzer and then tested for methane, an odorless explosive gas. A hydraulic powered geoprobe rig will be used to drill borings to varying depths, and will collect soil gas for laboratory analysis. Approximately 20-30 borings (5-15 feet bgs) and sampling points should be completed throughout the school. In addition, air samples should be collected from all tunnels and basements, if present, after the structures have been isolated for several days.

### ***Regulatory Agency List Review***

Citadel contracted Environmental Data Resources, Inc., (EDR) to conduct a database search of standard environmental records sources to help identify recognized environmental conditions in connection with the subject site. The subject site was identified in the EDR report on the HAZNET, UST, Historical UST and CA FID UST databases.

WLAC, located at 4800 Freshman Drive, is listed on the CA FID UST database, the UST database, the Historical UST database and the HAZNET database. The subject site is listed on the HAZNET database as a generator of household hazardous waste and asbestos-containing waste, which was disposed or recycled. One historical UST registered as a 6,000-gallon tank was installed in 1974. The CA FID UST database indicates that the site is an active UST site. No other specific information was provided. The UST database indicates that one permitted UST is indicated on this database, which does not correspond to current information from LACDPW or the site visit. No apparent violations were reported in the databases listed for the site. No current violations were evident in the LACDPW file review.

Three leaking underground storage tank (LUST) sites are listed within 0.5-mile radius of the subject site. Two of these sites are located approximately 0.25-miles west of the subject site. Parker Seal Company located at 10567 Jefferson Boulevard, approximately 0.25-mile west of the subject site is listed as having contaminated the groundwater with solvents in 1990. The Regional Water Quality Control Board (RWQCB) is providing local oversight for the cleanup of affected groundwater. The Parker Seal Company is also listed on the CERCLIS-NFRAP, RCRIS, Cortese, CA FID and CA SLIC databases. Culver Motor Clinic Incorporated is listed as the second closest LUST site at 10707 Jefferson Boulevard, approximately 0.25-mile west of the subject site. Gasoline leak(s) have contributed to soil and groundwater contamination at this facility where the RWQCB is providing local oversight for remediation efforts. Culver Motor Clinic is also listed on the Cortese, small quantity generator and HAZNET databases. Due to the distance and location (cross-gradient) of these two sites and the distance of the remaining LUST site, impact to the subject site is low.

Three Resource Conservation and Recovery Act (RCRIS) sites are listed in the EDR database. One of these sites is the previously mentioned Parker Seal Company. The other two sites are Pannonia Group Inc. located at 10325 Jefferson Boulevard and Chevron Station located at 10649 Jefferson Boulevard, both approximately 0.25-mile west of the subject site. Both facilities are listed as small quantity generators with no apparent violations. Due to the distance of these facilities, impact to the subject site is low.

Nine Cortese sites are located within a one-mile radius of the subject site. The closest Cortese sites are the previously mentioned Parker Seal Company and Culver Motor Clinic. The other seven Cortese sites are located greater than 0.25-mile north or southwest to the subject site. Based on the distance of the remaining Cortese sites, impact to the subject site is low.

There are three CA FID sites located within a 0.25-mile radius of the subject site. All three sites, Surfas Inc., Parker Hannifin Corporation and Chevron USA gasoline station are all located approximately 0.25-mile west of the subject site. All three sites are reported as active UST facilities. Due to the distance of these reported UST sites, impact to the subject site is low.

One Voluntary Cleanup Program (VCP) property is located approximately 0.25-miles north of the site at 10100 Jefferson Boulevard (Westway Development). This property appears to be part of a larger parcel of land dedicated to the Baldwin Hills Oil Field facility, which extends southerly toward the subject site. Four active oil Wells and two above ground storage tanks containing crude oil are described as being located on this site. Recent subsurface soil sampling was conducted at this facility, and low levels of petroleum, VOCs and SVOCs were identified in near surface soil. DTSC is requiring a Preliminary Endangerment Assessment at this facility. Low to high levels of petroleum hydrocarbons and low levels of volatile and semi-volatile organic compounds (VOCs and SVOCs) were detected in several locations on the Westway Development property. However, most of the areas impacted appear to be isolated, and thus, there is a low likelihood that an appreciable amount of these compounds have migrated to the study area. There is a low to moderate possibility that oil field gas (commonly methane) and VOCs have migrated beneath the study area through vapor phase transport. DTSC is requiring a Preliminary Endangerment Assessment of the Westway Development property.

There are no National Priorities List (NPL), State Priorities List (SPL), or Corrective Action Order (CORRACTS) sites within a one-mile radius of the subject site. There are no CERCLIS/NFRAP, SCL, RCRA-TSD, Toxic Pits, Deed RSTR, or SWLF sites within one-half mile radius of the subject site. There are no RCRA Violators, or TRIS sites within a one-quarter mile radius of the subject site. There are no ERNS or SPILLS sites within a one-eighth mile radius of the subject site.

### Thresholds of Significance

The proposed project would result in significantly adverse impacts if it would:

- Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials;
- Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment;
- Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school;
- Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and as a result, would it create a significant hazard to the public or environment;
- Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.

### Project Impacts

#### Hazardous Materials

Hazardous materials and waste located on the project site appear to be properly stored and no signs of staining was observed. Most of the large chemical storage buildings have secondary containment. The existing presence of hazardous materials on the Project site does not create a significant hazard to the public or the environment. Implementation of the proposed Master Plan would result in the removal of Building B-8, B-9 & B-10 (Phase I), the Boiler Plant (Phase II), and Plant Facilities 2 (Phase II). Prior to demolition of these buildings, all hazardous materials and chemicals shall be removed in accordance with applicable local, State and federal regulations. Additionally, all related asbestos survey and abatement surveys and abatement documents should be reviewed, and if necessary, further surveys for asbestos and lead-paint shall be conducted. All asbestos containing materials (ACMs) and lead-based paints (must be removed in accordance with all applicable local, State and federal regulations. Based on conformance with the applicable regulation, demolition activities would not impact hazardous materials currently used-onsite. Construction activities associated with implementation of the proposed Project are not anticipated to result in a significant hazard to the public or the environment.

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 a reasonably foreseeable upset or accident. Therefore, the proposed project would not have the potential to create a significant hazard to the public or environment 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 on-site. As indicated in the correspondence between the Los Angeles County Fire Department and Citadel, compliance issues regarding the storage of hazardous chemicals particularly in the science labs and proper storage of hazardous waste was of concern. Subsequent to this inspection, WLAC (working in conjunction with North State Environmental) has removed numerous containers of hazardous waste and chemicals. Closure of the file is pending. However, over the majority of the site, the existing facilities handle hazardous materials in an acceptable manner that does not create a hazard to the public or the environment through the use of legal disposal procedures. Ultimately, the proposed project would not result in a significant increase in the use of hazardous materials on the site, and would not result in a significant hazard to the public or environment through the routine use and handling of hazardous materials provided that proper handling procedures are followed.

Operation of the proposed Phase II ice rink would require the use of refrigerants to create the ice surface. Depending on the system, refrigerants may include ammonia or chlorofluorocarbon (CFC) containing products. The

use of these refrigerants are subject to State and Federal handling regulations, the compliance with which would result in a less than significant impact.

Implementation of the proposed project would be required to be consistent with the existing campus emergency response and evacuation plans and measures. Additionally, Phase II would include the implementation of a second access road to the campus. The additional means of access would improve the accessibility of the campus for emergency response as well as evacuation to the surrounding area. Therefore, the proposed project would result in a less than significant impact on adopted emergency response plans and the emergency evacuation plan.

### **Cumulative Impacts**

Twenty-eight projects are included on the cumulative projects list. The closest is located 0.25 miles northwest of the campus near Jefferson Boulevards and Pearson Street. The farthest away is located 2.85 miles to the southwest near the intersection of Lincoln and Jefferson Boulevards. Asbestos may be present in buildings targeted for demolition in conjunction with the related project list. Unless ACMs are removed prior to demolition, potentially significant cumulative health hazards related to the accidental release of asbestos could occur. However, as with the proposed project, all demolition activity associated with the related projects is assumed to be conducted in full compliance with the requirements of SCAQMD Rule 1403. Related project number 28 is participating in the voluntary clean-up program. Recent sampling was conducted at this facility and low levels of petroleum, VOCs, SVOCs were identified in near surface soil. However, most of the areas impacted appear to be isolated, and thus, there is a low likelihood that an appreciable amount of these compounds have migrated to the study area. There is a low to moderate possibility that oil field gas (commonly methane) and VOCs have migrated beneath the study area through vapor phase transport. Project compliance with identified mitigation measures would ensure that cumulative impacts would be considered less than significant.

Projects included under the related project list also have the potential to contain elevated levels of methane. With the presence of methane, the related projects would generate a potentially significant cumulative risk. However, lots that contain oil wells are required to prepare soil-gas surveys. This would reduce the cumulative impacts to a less than significant level.

### **Mitigation Measures**

The following mitigation measures would reduce impacts to a less than significant level:

- HHM-1** Prior to renovation or demolition activities, all related asbestos survey and abatement documents should be reviewed, and if necessary, complete asbestos and lead-paint surveys should be performed. All ACMs and LBPs must be removed in accordance with all applicable local, State and federal regulations.
- HHM-2** Hazardous materials generated, as a result of routine maintenance and operation of equipment shall be disposed of in accordance with legal disposal procedures.
- HHM-3** All on-site clarifiers should be inspected on a yearly basis or when solids are pumped, (whichever is more frequent) for cracks. All clarifiers shall be cleaned and re-sealed if there is visual evidence of cracks or degradation of the interior concrete lining.
- HHM-4** Soil sampling and analysis should be performed beneath all USTs, clarifiers, elevator shafts, and subsurface hydraulic lift structures when on-site demolition or construction activities are planned to impact a particular structure. If development activities are planned on off-site areas within the adjacent oil fields, then the areas of development should be researched for oil wells and sumps prior to development. Any of these structures that would be impacted by the proposed

development should be properly addressed, which may include soil testing, re-abandonment of oil wells, and perhaps removal of contaminated soil.

**HHM-5** If during construction of the project, soil contamination is suspected, construction in the area should stop, and appropriate health and safety procedures should be implemented.

**HHM-6** Prior to the construction of any new habitable building or parking structure, the College shall perform soil gas and organic vapor sampling to screen for methane. The College shall incorporate into the design of the structure any recommendations developed as part of this testing.

**Significant Project Impacts After Mitigation**

With implementation of the recommended mitigation measures, the proposed project would not result in a significant adverse impact with respect to hazards and hazardous materials.