5.4 HAZARDS AND HAZARDOUS MATERIALS

This section of the Draft Environmental Impact Report (EIR) evaluates the potential impacts of the Eastside Elementary School Project (proposed project) on human health and the environment due to exposure to hazardous materials or conditions associated with the project site, project construction, and project operations. Potential project impacts and appropriate mitigation measures or existing regulations are included as necessary. The analysis in this section is based, in part, upon the following source(s):

- *The EDR* [Environmental Data Resources Inc.] *Radius Map Report with GeoCheck, Eastside School*, EDR, May 3, 2018. (Appendix F.1)
- *Soil Sample Data for Lincoln High School*, PlaceWorks, November 2018 (Appendix F.2)
- *Soil Sample Data for Block B,* PlaceWorks, June 2018 (Appendix F.3)
- *Phase II Environmental Assessment Report, Eastside School: Parcels C14 and C15*, PlaceWorks, November 2019. (Appendix F.4)
- *Phase I Environmental Site Assessment, Eastside School: Site D Lincoln Park,* PlaceWorks, January 2019. (Appendix F.5)

Complete copies of these hazardous material-related site assessment data and studies are included in Appendix F.1 through Appendix F.5 to this Draft Environmental Impact Report (EIR).

5.4.1 Environmental Setting

5.4.1.1 REGULATORY BACKGROUND

Hazardous materials refer generally to hazardous substances, hazardous waste, and other materials that exhibit corrosive, poisonous, flammable, and/or reactive properties and have the potential to harm human health and/or the environment. Hazardous materials are used in products (e.g., household cleaners, industrial solvents, paint, pesticides) and in the manufacturing of products (e.g., electronics, newspapers, plastic products). Hazardous materials can include petroleum, natural gas, synthetic gas, acutely toxic chemicals, and other toxic chemicals that are used in agriculture, commercial, and industrial uses, including businesses, hospitals, and households. Accidental releases of hazardous materials have a variety of causes, including highway incidents, warehouse fires, train derailments, shipping accidents, and industrial incidents.

The term "hazardous materials" as used in this section includes all materials defined in the California Health and Safety Code (H&SC Section 25501[m]):

A material that, because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment. "Hazardous materials" include, but are not limited to, hazardous substances, hazardous waste, and any material that a handler or the unified program agency has a reasonable basis for believing that it would

be injurious to the health and safety of persons or harmful to the environment if released into the workplace or the environment.

The term includes chemicals regulated by the United States Department of Transportation (USDOT), the United States Environmental Protection Agency (EPA), the California Department of Toxic Substances Control (DTSC), the California Governor's Office of Emergency Service, and other agencies as hazardous materials, wastes, or substances. "Hazardous waste" is any hazardous material that has been discarded, except those materials specifically excluded by regulation.

Hazardous materials and wastes can pose an actual or potential hazard to human health and the environment when improperly treated, stored, transported, disposed of, or otherwise managed. Many federal, state, and local programs that regulate the use, storage, and transportation of hazardous materials and hazardous waste are in place to prevent these unwanted consequences.

Federal Agencies and Regulations

United States Environmental Protection Agency

The EPA laws and regulations ensure the safe production, handling, disposal, and transportation of hazardous materials. Laws and regulations established by the EPA are enforced in San Mateo County by the California Environmental Protection Agency (CalEPA).

United States Department of Transportation

The USDOT has the regulatory responsibility for the safe transportation of hazardous materials between states and to foreign countries. The USDOT regulations govern all means of transportation, except for those packages shipped by mail, which are covered by United States Postal Service regulations. The federal Resource Conservation and Recovery Act (RCRA) of 1976 imposes additional standards for the transport of hazardous wastes.

Occupational Safety and Health Administration

The Occupational Safety and Health Administration (OSHA) oversees the administration of the Occupational Safety and Health Act, which requires specific training for hazardous materials handlers, provision of information to employees who may be exposed to hazardous materials, and acquisition of material safety data sheets from materials manufacturers. The material safety data sheets describe the risks, as well as proper handling and procedures, related to particular hazardous materials. Employee training must include response and remediation procedures for hazardous materials releases and exposures.

State Agencies and Regulations

California Health and Safety Code and Code of Regulations

California Health and Safety Code Chapter 6.95 and California Code of Regulations (CCR), Title 19, Section 2729 set out the minimum requirements for business emergency plans and chemical inventory reporting. These

regulations require businesses to provide emergency response plans and procedures, training program information, and a hazardous material chemical inventory.

California Environmental Protection Agency

One of the primary agencies that regulate hazardous materials is the CalEPA. Through CalEPA, the state is authorized by the EPA to enforce and implement certain federal hazardous materials laws and regulations. The California DTSC, a department of the CalEPA, protects California and its residents from exposure to hazardous waste, primarily under the authority of the RCRA and the California Health and Safety Code. The DTSC requirements include the need for written programs and response plans, such as hazardous materials business plans.

California Code of Regulations

The CCR, Section 14010 (Title 5) has several standards that are considered in the selection of new school sites.17 CCR Title 5 requirements that relate to the identification and mitigation of potential health risks and safety hazards are summarized below:

- **Section 14010 (c).** The property line of the site, even if it is part of a joint-use agreement, shall be at least the following distance from the edge of respective power line easements:
  - 100 feet for a 50–133 kV line,
  - 150 feet for a 220–230 kV line, and
  - 350 feet for a 500–550 kV line.
- **Section 14010(d).** If the proposed site is within 1,500 feet of a railroad track easement, a safety study shall be done by a competent professional to assess potential rail safety hazards and identify possible and reasonable mitigation measures.
- **Sections 14010(e) and (l).** The site shall not be located adjacent to a road or freeway that any site-related traffic study has determined will pose a safety problem. The site shall not be on major arterial streets with a heavy traffic pattern unless mitigation of traffic hazards and a plan for the safe arrival and departure of students have been prepared in accordance with the California Department of Transportation's (Caltrans's) School Area Pedestrian Safety Manual.
- **Section 14010(f).** Pursuant to Education Code Sections 17212 and 17212.5, the site shall not contain an active earthquake fault or fault trace.
- **Section 14010(g).** Pursuant to Education Code Sections 17212 and 17212.5, the site is not within an area of flood or dam flood inundation unless the cost of mitigating the flood or inundation impact is reasonable.
- **Section 14010(h).** The site shall not be located near an aboveground water or fuel storage tank or within 1,500 feet of the easement of an aboveground or underground pipeline that can pose a safety hazard, as determined by a risk analysis study conducted by a competent professional.

- **Section 14010(i).** The site is not subject to moderate to high soil liquefaction or landslides.
- **Section 14010(m).** Existing or proposed zoning of the surrounding properties shall be compatible with schools in that it would not pose a potential health or safety risk to students or staff in accordance with Education Code Section 17213.
- **Section 14010(q).** The district shall consider environmental factors of light, wind, noise, aesthetics, and air pollution in its site selection process.
- **Section 14010(t).** If the proposed site is on or within 2,000 feet of significant disposal of hazardous waste, the school district shall contact the DTSC for a determination of whether the property should be considered a Hazardous Waste Property or Border Zone Property.

California Education Code

The California Education Code (EDC) sets several legal requirements for the evaluation of hazards and hazardous materials designed to ensure that school sites and school facilities are safe for students, staff, and visitors. The CDE, supported by the DTSC, has been assigned primary responsibility for ensuring that any new properties acquired for school construction or existing school properties used for school expansion are free from hazardous conditions that would endanger the health or safety of students and staff.

Requirements relevant to the evaluation of hazards are principally found in EDC Sections 17072, 17210, 17213, 17215, 17251, and 17268. School districts using state funding for site acquisition or expansion of existing school sites are required to receive approval from the CDE School Facilities Planning Division (SFPD) to proceed with project construction. In turn, the SFPD is required to certify to the OPSC that the school site is free from toxic contamination that would be unsafe for students and staff. Specific requirements of the EDC are as follows:

- **Phase I Environmental Site Assessment (ESA).** Per EDC Sections 17210 and 17213.1, prior to site acquisition (or if the district owns or leases a school site, prior to project construction), the district shall arrange for a qualified environmental assessor to prepare a Phase I ESA. If the Phase I ESA concludes that further investigation of the site is not required and the DTSC concurs, the district may proceed with the acquisition or construction project without further environmental investigation.
- **Preliminary Endangerment Assessment (PEA).** Per Education Code Section 17213.1, if the Phase I ESA and/or the DTSC conclude that further investigation of the site is needed, the district shall arrange for a qualified environmental assessor to conduct a PEA. The district shall also enter into an Environmental Oversight Agreement with the DTSC to oversee the preparation and implementation of the PEA. Alternatively, the district may elect to not pursue the acquisition or construction project. If the PEA concludes that further investigation of the site is not required and the DTSC concurs, the district may proceed with the acquisition or construction project. At the same time, the district shall make the PEA available for public review and comment. If the PEA determines that a release of hazardous material has occurred, the district may elect not to pursue the acquisition or construction project.

- **Response Actions.** Per EDC Section 17213.2, if the PEA discloses the presence of a hazardous materials release, or threatened release, or the presence of naturally occurring hazardous materials at a proposed school site at concentrations that could pose a significant risk to humans, and the district acquires or already owns the site, the district shall enter into a School Cleanup Agreement with the DTSC and undertake response actions to clean up the site. The district need not take action in response to a release of hazardous material to groundwater underlying the site if the release originates from an off-site source. However, the district is obligated to take response actions, as required, to protect future occupants of the site from potential health risks and hazards posed by the contaminated groundwater such as the off-gassing of volatile organic compounds (VOCs) from underlying groundwater into building indoor air. The district may not begin construction of a school building until the DTSC determines that (1) the construction will not interfere with the response action, (2) site conditions do not pose a significant threat to the health and safety of the construction workers, and (3) the nature and extent of the contamination have been thoroughly characterized. If a previously unidentified release of hazardous materials is discovered during construction, the district shall cease all construction activities, notify the DTSC, and take actions necessary to address the release. The district may not occupy a school building following construction until the DTSC certifies that all necessary response actions, except for operation and maintenance activities, have been completed and the site no longer poses a significant risk to humans.

- **Environmental Hardship.** Per EDC Section 17072.13, a district may request environmental hardship status and secure state funding prior to final SFPD approval if the DTSC estimates that the necessary response action will take at least 6 months to complete and the SFPD determines that the site is the best available alternative site.

- **Site Hazards.** Per EDC Section 17213(a), a district may not acquire a school site unless it has determined that the property is not the site of a current or former hazardous or solid waste disposal site, unless the site was a former solid waste disposal site and the wastes have been removed.

- A hazardous substance release site identified by the DTSC in a current list for removal or remedial action (see Section 5.8.1.2) is as follows:

    - A site that contains one or more pipelines (underground or aboveground) that convey hazardous substances, acutely hazardous substances, or hazardous wastes, unless it is a natural gas line that is used only to supply natural gas to the school or neighborhood

- **Traffic Hazards.** Per EDC Section 17251, the CDE shall advise a district on the suitability of a proposed school site based on factors that include safety and reduction of traffic hazards. To assist with this evaluation, the CDE has established standards for use by districts to ensure that the design and construction of school facilities are educationally appropriate and promote school safety. The CDE also provides information relating to the impact or potential impact upon any school site of hazardous substances, solid waste, safety, and hazardous air emissions. The CDE has developed specific standards to implement Section 17251 of the EDC, known as Title 5 requirements.

- **Air Toxics.** Per EDC Section 17213(b), when preparing the California Environmental Quality Act (CEQA) support documents for a project, the district shall consult with the local air quality management district (AQMD) to identify facilities that might emit hazardous air emissions or handle hazardous or acutely hazardous materials, substances, or waste, including freeways and other busy traffic corridors, large agricultural operations, and rail yards within 0.25 mile of the site. Per EDC Section 17213(c), if any such facilities are identified, the district must make one of the following findings:

  - The health risks from the identified facilities do not and will not constitute an actual or potential endangerment of public health to persons who would attend or be employed at the school.

  - Corrective measures required under order by another agency having jurisdiction over the facilities will, before the school is occupied, result in the mitigation of all chronic or accidental air emissions to levels that do not constitute an actual or potential endangerment of public health to persons who would attend or be employed at the proposed school. If this finding is made, the district shall make a subsequent finding, prior to occupancy at the school, that the emissions have been so mitigated.

  - Per EDC Section 17213(c), the district must perform a health risk assessment (HRA) if a proposed school site is within 500 feet of a freeway or other busy traffic corridor, and either (1) find that air emissions from the freeway pose no significant short-term or long-term health risk to pupils or (2) adopt a Statement of Overriding Considerations on the grounds the district is unable to locate an alternative site that is suitable due to a severe shortage of sites that meet the requirements of Section 17213(a).

- **Airport Safety.** Per EDC Section 17215, a district is required to provide the CDE written notice before acquiring title to property for a new school site if the proposed site is within 2 nautical miles of an airport runway or a potential runway included in an airport master plan. The CDE must then notify Caltrans, Division of Aeronautics, which in turn would investigate the proposed site and submit a written report of its findings, including recommendations concerning acquisition of the site. As part of the investigation, the owner and operator of the airport would be granted the opportunity to comment on the proposed school site. If the written report does not favor the acquisition of the property for a school site, state funds or local funds cannot be used for acquisition of or school construction at the site. EDC Section 17215 does not apply to school sites acquired prior to January 1, 1966, nor to any additions or expansions to those sites. Specific Caltrans regulations that elaborate on the school site evaluation process are found in CCR Title 21, Division 2.5, Chapter 2.1, Section 3570.3.

- **Applicability.** Per EDC Section 17268, school districts that are not using state funding for construction of a new school building still need to comply with Section 17213(a), as summarized above, for identification of a hazardous or solid waste disposal site, hazardous substance release site, and hazardous substance pipeline. Districts that want to use state funding may not approve construction of a new school building or a school site on leased or acquired land unless it complies with the requirements of Sections 17213.1 and 17213.2, as summarized above. However, if a project is eligible for a statutory or categorical exemption under CEQA, Sections 17213.1 and 17213.2 requirements do not apply.

The following statutory and regulatory requirements relate to new school construction or modification projects in instances when a school district is not using state funding (also referred to as locally funded projects):

- Per EDC Section 17210.1, a district is not subject to DTSC oversight and requirements of Sections 17213.1 and 17213.2 unless it is using state funding. However, such school sites may voluntarily participate in the DTSC's school environmental review process.

- New school construction projects that do not use state funding are not required to be approved by CDE. However, locally funded projects are still required to comply with the property evaluation and public noticing requirements of CCR Title 5, Section 14012. CCR Title 5, Section 14012(a), requires that districts using local funding evaluate potential hazards and hazardous materials at proposed school sites in accordance with standards in CCR Title 5, Sections 14010 and 14011(e) through (l).

California Division of Occupational Safety and Health

Like OSHA at the federal level, the California Division of Occupational Safety and Health (Cal/OSHA) is the responsible state-level agency for ensuring workplace safety. Cal/OSHA assumes primary responsibility for the adoption and enforcement of standards regarding workplace safety and safety practices.

Division of the State Architect

The primary role of the Division of the State Architect (DSA) in the school construction process is to review plans and specifications to ensure that they comply with California's building codes, with an emphasis on structural and seismic safety. The DSA reviews working drawings submitted by districts to ensure that the proposed structures meet codes and requirements for construction, fire and life safety, and universal design compliance. DSA approval of all plans and specifications is required prior to a construction contract being signed for new construction, modernization, or alteration of any state-funded school building.

California Building Code

The State of California provided a minimum standard for building design through the California Building Code (CBC), which is in Part 2 of Title 24 of the CCR. The 2016 CBC is based on the 2012 International Building Code but has been modified for California conditions. The CBC is updated every 3 years and the current CBC went into effect in January 2017. It is generally adopted on a jurisdiction-by-jurisdiction basis, subject to further modification based on local conditions. Typical fire safety requirements of the CBC include the installation of sprinklers in all high-rise buildings; the establishment of fire resistance standards for fire doors, building materials, and particular types of construction; and the clearance of debris and vegetation within a prescribed distance from occupied structures in wildlife hazard areas.

California Department of Forestry and Fire Protection

The California Department of Forestry and Fire Protection (CAL FIRE) has mapped fire threat potential throughout California. The CAL FIRE ranks fire threat based on the availability of fuel and the likelihood of an area burning (based on topography, fire history, and climate). The rankings include no fire threat, moderate, high, and very high fire threat. Additionally, the CAL FIRE produced the 2010 Strategic Fire Plan for California,

which contains goals, objectives, and policies to prepare for and mitigate for the effects of fire on California's natural and built environments.

California Fire Code

CCR, Title 24, also known as the California Building Standards Code, contains the California Fire Code (CFC), included as Part 9. Updated every 3 years, the CFC includes provisions and standards for emergency planning and preparedness, fire service features, fire protection systems, hazardous materials, fire flow requirements, and fire hydrant locations and distribution. Similar to the CBC, the CFC is generally adopted on a jurisdiction-by-jurisdiction basis, subject to further modification based on local conditions.

California Department of Transportation and California Highway Patrol

Two state agencies have primary responsibility for enforcing federal and state regulations and responding to hazardous materials transportation emergencies: the California Highway Patrol (CHP) and Caltrans. Caltrans manages more than 50,000 miles of California's highway and freeway lanes, provides intercity rail services, permits more than 400 public-use airports and special-use hospital heliports, and works with local agencies. Caltrans is also the first responder for hazardous material spills and releases that occur on those highway and freeway lanes and intercity rail services.

The CHP enforces hazardous materials and hazardous waste labeling and packing regulations designed to prevent leakage and spills of materials in transit. The CHP also provides detailed information to cleanup crews in the event of an accident. Vehicle and equipment inspection, shipment preparation, container identification, and shipping documentation are all part of the responsibility of the CHP, which conducts regular inspections of licensed transporters to assure regulatory compliance. In addition, the State of California regulates the transportation of hazardous waste originating or passing through the state.

Hazardous Materials: Specific Programs and Regulations

Asbestos-Containing Materials Regulations

Asbestos-containing materials (ACM) contain asbestos, a naturally occurring fibrous mineral that has been mined for its useful thermal properties and tensile strength. ACM is generally defined as either friable or non-friable. Friable ACM is defined as any material containing more than one percent asbestos. Friable ACM is more likely to produce airborne fibers than non-friable ACM and can be crumpled, pulverized, or reduced to powder by hand pressure. Non-friable ACM is defined as any material containing one percent or less asbestos. Non-friable ACM cannot be crumpled, pulverized, or reduced to powder by hand pressure. When left intact and undisturbed, ACM does not pose a health risk to building occupants. Potential for human exposure occurs when ACM becomes damaged to the extent that asbestos fibers become airborne and are inhaled. Inhalation of asbestos airborne fibers can lead to various health problems, the most serious of which includes lung disease.

State-level agencies, in conjunction with the EPA and OSHA, regulate removal, abatement, and transport procedures for ACMs. Releases of asbestos from industrial, demolition, or construction activities are prohibited by these regulations and medical evaluation and monitoring is required for employees performing activities that could expose them to asbestos. Additionally, the regulations include warnings that must be heeded and practices

that must be followed to reduce the risk for asbestos emissions and exposure. Finally, federal, state, and local agencies must be notified prior to the onset of demolition or construction activities with the potential to release asbestos. Specifically, AQMD Rule 1403 requires a written plan or notification of intent to demolish or renovate be provided at least 10 working days prior to commencement of demolition or renovation.

Lead-Based Paint

Lead-based paint (LBP), which can result in lead poisoning when consumed or inhaled, was widely used in the past to coat and decorate buildings. Lead poisoning can cause anemia and damage to the brain and nervous system, particularly in children. Like ACM, LBP generally does not pose a health risk to building occupants when left undisturbed; however, deterioration, damage, or disturbance will result in hazardous exposure. In 1978, the use of LBP was federally banned by the Consumer Product Safety Commission. Therefore, only buildings built before 1978 are presumed to contain LBP, as well as buildings built shortly thereafter, as the phase-out of LBP was gradual.

Polychlorinated Biphenyls

The EPA prohibited the use of polychlorinated biphenyls (PCBs) in the majority of new electrical equipment starting in 1979 and initiated a phase-out for much of the existing PCB-containing equipment. The inclusion of PCBs in electrical equipment and the handling of those PCBs are regulated by the provisions of the Toxic Substances Control Act, Title 15 United States Code Section 2601 et seq. Relevant regulations include labeling and periodic inspection requirements for certain types of PCB-containing equipment and outline highly specific safety procedures for their disposal. The State of California likewise regulates PCB-laden electrical equipment and materials contaminated above a certain threshold as hazardous waste; these regulations require that such materials be treated, transported, and disposed accordingly. At lower concentrations for non-liquids, regional water quality control boards (RWQCBs) may exercise discretion over the classification of such wastes.

Regional Agencies and Regulations

Santa Ana Regional Water Quality Control Board

The Porter-Cologne Water Quality Act (California Water Code Sections 13000 et seq.) established the State Water Resources Control Board (SWRCB) and divided the state into nine regional basins, each under the jurisdiction of an RWQCB. The Santa Ana Region RWQCB (Region 8) regulates water quality in the project site and its vicinity. The Santa Ana RWQCB has the authority to require groundwater investigations when the quality of groundwater or surface water(s) of the state is threatened, and to require remediation actions, if necessary.

South Coast Air Quality Management District

The South Coast AQMD has primary responsibility for control of air pollution from sources other than motor vehicles and consumer products (which are the responsibility of CalEPA and California Air Resources Board). The South Coast AQMD is responsible for preparing attainment plans for non-attainment criteria pollutants, control of stationary air pollutant sources, and the issuance of permits for activities, including demolition and renovation activities affecting asbestos containing materials (Rule 1403) and lead (Rule 1420).

Local Regulations

Riverside County Environmental Health Department

The State of California transferred administration and enforcement of major environmental programs to local agencies in 1996 in accordance with Senate Bill 1082 (Health and Safety Code 25404). The local agencies under this legislation are known as Certified Unified Program Agencies (CUPAs). The purpose of this legislation was to simplify environmental reporting by streamlining the number of regulatory agency contacts a facility must maintain, and by requiring the use of more standardized forms and reports.

Riverside County Environmental Health Department (RCEH) was designated by the State Secretary for Environmental Protection as the CUPA for Riverside County, including the City of Riverside in 1996. As such, RCEH regulates the storage, use, treatment, and disposal of hazardous materials and wastes within the City of Riverside. State CUPA programs for which the Environmental Services Division is responsible include the following:

- Hazardous Materials Business Plan program
- Hazardous waste generator program
- California Accidental Release Program
- Aboveground petroleum storage tank program
- Underground storage tank program
- Tiered Permitting for on-site hazardous waste treatment

In addition, the RCEH is responsible for the following:

- Managing the Pretreatment Program for regulated non-domestic discharges to the sewer
- Enforcement of the hazardous materials requirements of the Fire Code
- Response to citizen's complaints
- Technical, investigative, and site mitigation oversight for hazardous materials incidents

City of Riverside General Plan Safety Element

The City of Riverside General Plan Public Safety Element serves to identify "public safety issues and needs anticipated to be of ongoing concern to Riverside…[ensures] that the City takes all necessary proactive measures to reduce the risk of hazards". The Public Safety Element is intended to prepare the community for potential life-threatening emergencies. The Public Safety Element emphasizes hazard mitigation prior to such dangerous events, which include wildfires and the release of hazardous materials, as well as many others. According to the document, there is no formal way to estimate the probability of wildfires due to variables such as cause, location, and weather. Similarly, estimating hazardous material release events is difficult due to the wide variations in the type and magnitude of such accidents.

The City of Riverside Fire Department

The City of Riverside Fire Department (RFD) provides services, including fire suppression, urban search and rescue, emergency medical care, and non-emergency service to the City of Riverside, including the project site. The RFD is dispatched through Public Safety Communications along with other fire agencies in Riverside County, in which the closest unit responds to emergency calls, regardless of jurisdiction. In addition, the RFD participates in the Master Mutual Aid System for the State of California, which provides fire resources throughout the state. The RFD includes 14 fire stations throughout the city:

5.4.1.2 EXISTING CONDITIONS

Hazardous Materials Sites

California Government Code Section 65962.5 requires CalEPA to compile, maintain, and update specified lists of hazardous material release sites. California Public Resources Code Section 21092.6 requires the lead agency to consult the lists compiled pursuant to Government Code Section 65962.5 to determine whether the project and any alternatives are identified on any of the following lists:

- **EPA NPL.** The EPA's National Priorities List includes all sites under the EPA's Superfund program, which was established to fund cleanup of contaminated sites that pose risk to human health and the environment.
- **EPA CERCLIS and Archived Sites.** The EPA's Comprehensive Environmental Response, Compensation, and Liability Information System includes a list of 15,000 sites nationally identified as hazardous sites. This would also involve a review for archived sites that have been removed from CERCLIS due to No Further Remedial Action Planned status.
- **EPA RCRIS (RCRA Info).** The Resource Conservation and Recovery Act Information System (RCRIS or RCRA Info) is a national inventory system about hazardous waste handlers. Generators, transporters, handlers, and disposers of hazardous waste are required to provide information for this database.
- **DTSC CORTESE List.** The DTSC maintains the Hazardous Waste and Substances Sites list (Cortese List) as a planning document for use by the state and local agencies to comply with the CEQA requirements in providing information about the location of hazardous materials release sites. This list includes the Site Mitigation and Brownfields Reuse Program Database.
- **DTSC HAZNET.** The DTSC uses this database to track hazardous waste shipments.
- **SWRCB LUSTIS.** This stands for the Leaking Underground Storage Tank Information System and the SWRCB maintains an inventory of underground storage tanks and leaking underground storage tanks, which tracks unauthorized releases.

The DTSC's online EnviroStor database and the SWRCB's online GeoTracker database include formal listings of hazardous material release sites, along with other categories of sites or facilities specific to each agency's jurisdiction. Additionally, a search of available environmental records was conducted by Environmental Data

Resources Inc. (EDR) was conducted for the project site (see Appendix F.1). According to the searches, four DTSC HAZNET sites were identified within the project site boundary as described below:

- **Lincoln High School** is listed as a HAZNET site twice because of the chemistry labs on the campus and once because the campus had asbestos containing material removed from the site in 1999.
- **Block C: L&M Friction Materials Inc.,** located at 2993 14th Street, is listed because they legally disposed of unspecified oil-containing waste in 2003 and in 2008. In 1998, they also disposed of an aqueous solution with total organic residues less than 10 percent. This property is also a Hist CORTESE site.
- **Block C: City of Riverside Development Department,** located at 4307 Park Avenue, is listed because they legally disposed of an inorganic solid waste in 2009.
- **Block C: City Body & Frame,** located at 4403 Park Avenue, is listed because they legally disposed of an unspecified waste in 2013. In 2014, they disposed of an aqueous solution with total organic residues less than 10 percent and waste oil/mixed oil. In 2015, they disposed of an aqueous solution with total organic residues less than 10 percent and waste oil/mixed oil.

The HAZNET database tracks disposal of hazardous waste and does not indicate that the site is a hazardous waste site.

Site-Specific Hazards

PlaceWorks conducted soil sampling on Lincoln High School (Appendix F.2) and Block B parcels (Assessor's Parcel Numbers [APNs] 211-234-001, 211-234-002, 211-234-003, 211-234-004, 211-234-005, 211-234-006, 211-234-007, and 211-234-009) (Appendix F.3), and conducted a Phase II ESA for parcels C14 and C15 in Block C. The review of the EDR records search result and these soil investigations were prepared to identify and evaluate site history, existing observable conditions, current site use, and current and historic uses of surrounding properties to identify the potential presence of or likely presence of any hazardous materials or substances at the project site or in the vicinity that could pose a safety threat to the environment. Based on the review of the history and background information that includes various environmental records reviews and site visit observations, the following site-specific hazardous materials conditions were identified:

- **Lincoln High School: LBP**-impacted soil from the existing building materials.
- **Block B: Block B** had been utilized for residential purposes from at least 1895 to the present. The site history also indicates that there had been a gas station and an auto repair shop operating at the site from at least 1950 to at least 1957 and 1961, respectively. The former gas station and auto repair shop are near the northwest corner of Block B and are identified as potentially significant hazardous materials conditions.
- **Parcels C14 and C15 in Block C:** The site history indicates there had been a gas station at parcel C15. No potential hazardous materials condition was identified in parcel C14.

- **Other parcels in Block C:** Limited soil samples were taken where access was granted.
- **Lincoln Park:** No potential hazardous materials condition was identified at Lincoln Park.

School Locations

The school closest to the project site is the Longfellow Elementary School, at 3610 Eucalyptus Avenue, which is approximately 0.50 mile northeast of the project site. The next closest school to the project site is the University Heights Junior High School, at 2060 University Avenue, which is approximately 0.55 mile northeast from the project site.

Airport Hazards

The project site is located approximately 2.2 miles east of the Flabob Airport and approximately 3.6 miles northeast of the Riverside Municipal Airport. The project site is not located near any private use airstrips. The project site is outside of the Airport Influence Area for both the Flabob Airport and the Riverside Municipal Airport.

5.4.2 Thresholds of Significance

According to Appendix G of the CEQA Guidelines, a project would normally have a significant effect on the environment if the project would:

H-1 Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.

H-2 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.

H-3 Emit hazardous emissions or handle hazardous or acutely hazardous materials, substance, or waste within one-quarter mile of an existing or proposed school.

H-4 Be located on a site which is included on a list of hazardous materials compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment.

H-5 For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would result in a safety hazard or excessive noise for people residing or working in the project area.

H-6 Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.

H-7 Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires.

5.4.3 Plans, Programs, and Policies

Regulatory Requirements

PPP HAZ-1 Pursuant to Education Code Sections 17210 and 17213.1, prior to site acquisition or project construction, the Riverside Unified School District (District) shall arrange for a qualified environmental assessor to prepare a Phase I Environmental Site Assessment (ESA). The Phase I ESA shall be reviewed and approved by the Department of Toxic Substances Control (DTSC). The District shall not proceed with the acquisition or construction until the DTSC determines that no further action is required.

PPP HAZ-2 Pursuant to Education Code Section 17213.1, if the Phase I Environmental Site Assessment (ESA) and/or the Department of Toxic Substances Control (DTSC) conclude that further investigation of the site is needed, the Riverside Unified School District (District) shall arrange for a qualified environmental assessor to conduct a Preliminary Environmental Assessment (PEA) and enter into an Environmental Oversight Agreement with the DTSC to oversee the preparation and implementation of the PEA. The District is allowed to prepare a PEA without preparing the Phase I ESA first. The District shall not proceed with the acquisition or construction until DTSC determines that no further action is required. The PEA shall be available for public review and comment.

PPP HAZ-3 Pursuant to Education Code Section 17213.2, if the Preliminary Environmental Assessment (PEA) described in PPP HAZ-2 discloses the presence of a hazardous materials release, or threatened release, or the presence of naturally occurring hazardous materials at a proposed school site at concentrations that could pose a significant risk to humans, and the Riverside Unified School District (District) acquires or already owns the site, the district shall enter into a School Cleanup Agreement with the Department of Toxic Substances Control (DTSC) and undertake response actions to clean up the site. The District need not take action in response to a release of hazardous material to groundwater underlying the site if the release originates from an off-site source. However, the District is obligated to take response actions, as required, to protect future occupants of the site from potential health risks and hazards posed by the contaminated groundwater such as the off-gassing of volatile organic compounds (VOCs) from underlying groundwater into building indoor air. The District may not begin construction of a school building until the DTSC determines that 1) the construction will not interfere with the response action, 2) site conditions do not pose a significant threat to the health and safety of the construction workers, and 3) the nature and extent of the contamination have been thoroughly characterized. If a previously unidentified release of hazardous materials is discovered during construction, the District shall cease all construction activities, notify the DTSC, and take actions necessary to address the release. The District may not occupy a school building following construction until the DTSC certifies that all necessary response actions, except for operation and maintenance activities, have been completed and the site no longer poses a significant risk to humans.

PPP HAZ-4 Any project-related hazardous materials and hazardous wastes will be transported to and/or from the project site in compliance with applicable state and federal requirements, including the United States Department of Transportation (USDOT) regulations listed in the Code of Federal Regulations (Title 49, Hazardous Materials Transportation Act); California Department of Transportation (Caltrans) standards; and the California Occupational Safety and Health Administration (Cal/OSHA) standards.

PPP HAZ-5 Any project-related hazardous waste generation, transportation, treatment, storage, and disposal will be conducted in compliance with the Subtitle C of the Resource Conservation and Recovery Act (Code of Federal Regulations, Title 40, Part 263), including the management of nonhazardous solid wastes and underground tanks storing petroleum and other hazardous substances.

PPP HAZ-6 Any project-related demolition activities that have the potential to expose construction workers and/or the public to asbestos-containing materials or lead-based paint (LBP) are required to be conducted in accordance with applicable regulations, including, but not limited to the following:

- South Coast Air Quality Management District's Rule 1403
- California Health and Safety Code (Section 39650 et seq.)
- CCR (Title 8, Section 1529)
- California Occupational Safety and Health Administration (Cal/OSHA) regulations (CCR, Title 8, Section 1529 [Asbestos] and Section 1532.1 [Lead])
- Code of Federal Regulations, Title 40, Part 61 (asbestos); Title 40, Part 763 (asbestos); and Title 29, Part 1926 (asbestos and lead)

5.4.4 Environmental Impacts

The following impact analysis addresses the thresholds of significance; the applicable thresholds are identified in brackets after the impact statement.

IMPACT 5.4.1: The proposed project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. [Threshold H-1]

Construction of the proposed project would likely involve the use of some hazardous materials such as vehicle fuels, lubricants, greases, and transmission fluids in construction equipment, and paints and coatings in building construction. The handling, use, transport, and disposal of hazardous materials during construction, including contaminated soil remediation, would be required to comply with existing regulations of several agencies—the EPA, RCEH, OSHA, DTSC, California Governor's Office of Emergency Services, Cal/OSHA, RFD, and USDOT. Construction activities would be temporary and would cease upon completion of construction phase. Furthermore, project construction workers would be trained on the proper use, storage, and disposal of hazardous materials. Therefore, a less than significant impact would occur during construction.

Operation of the proposed project would involve the use of small amounts of hazardous materials for cleaning and maintenance purposes typical of janitorial staff, and pesticides by school maintenance staff. The use, storage, transport, and disposal of hazardous materials by school staff would be required to comply with existing regulations of several agencies, including the DTSC, USEPA, Cal/OSHA, and RFD. Therefore, the proposed project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.

Level of Significance Before Mitigation: Less than significant impact.

IMPACT 5.4.2: The proposed project could 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. [Threshold H-2]

As described in Section 5.4.1.2, *Existing Conditions*, hazardous materials conditions that require further evaluation and/or remediation were identified for the project site.

Under Options 1 and 3, the project site includes the Lincoln High School and parcels in Blocks B and C. Under Option 2, the project site would include parcels in Blocks B and C, and Lincoln Park.

Lincoln High School

According to the EDR records search results, there are no Recognized Environmental Conditions (RECs), no historical Recognized Environmental Conditions (HRECs), and no Controlled Recognized Environmental Conditions (CRECs) within the boundaries of Lincoln High School. However, as outlined in the DTSC's "Interim Guidance for Evaluating School Sites with Potential Soil Contamination as a result of Lead from Lead-Based Paint, Organochlorine Pesticides from Termiticides, and Polychlorinated Biphenyls from Electrical Transformers" dated June 2006, soil samples were collected to assess for potential LBP and organochlorine pesticides (OCPs) from termiticides. The soil sampling data is included in Appendix F.2. A total of 94 samples plus 8 duplicates from 0 to 3 feet below ground surface (bgs) were collected from 47 locations and found the following:

- **Three OCPs (chlordane, 4,4'-DDE, 4,4'-DDT)** were detected in the samples analyzed for OCPs. All of the concentrations were below their respective DTSC Screening Level (SL) and/or EPA Region 9 Residential Regional Screening Levels (RSLs) and EPA Region 9 RSLs Modified Screening Levels. Composite B-43, B-44, B-46, B-47 at 0.5' bgs showed levels of chlordane at 0.035 milligrams per kilogram (mg/kg), which is below the DTSC SL for chlordane adjusted for a 4:1 Composite (0.11 mg/kg). Composite B-36, B-37, B-38, B-39 at 0.5 feet bgs had a 4,4'-DDE concentration of 0.022 mg/kg, which is below the EPA Region 9 RSL of 0.5 mg/kg. Composite B-26, B-29, B-30 at 0.5' bgs had a 4,4'-DDT concentration of 0.022 mg/kg, which is below the EPA RSL of 0.475 mg/kg.

- **Lead** was detected in all 47 shallow (0.5 feet bgs) soil samples plus the five duplicate samples above laboratory detection limits. Lead concentrations ranged from 4.17 mg/kg to 576 mg/kg at 0.5' bgs. The maximum DTSC screening value for lead is 80 mg/kg. Three shallow samples had lead concentrations greater than 80 mg/kg, and the corresponding deeper samples were also analyzed for lead. Samples tested

at 2.5 feet bgs had concentrations that ranged from 6.06 mg/kg to 7.98 mg/kg. All lead concentrations at 2.5 feet bgs were below DTSC's lead screening value of 80 mg/kg.

The soil sampling data demonstrated that the project site would have less than significant impact pertaining to OCPs;, however further investigation pertaining to elevated lead concentrations in soils would be required.

Parcels in Block B

For the parcels in Block B, PlaceWorks collected 60 discrete soil samples plus 6 duplicates from 0 to 15 feet bgs on June 29, 2018, following the appropriate EPA Methods (Appendix F.3). The samples were collected from parcels B1 through B7. Parcel B8 is an existing single-family residential dwelling unit and the District was not able to gain access. The results of the soil sample analyses are described as follows:

- **VOCs** were not detected above DTSC SLs or above EPA SLs for any of the VOCs that were detected above the laboratory's detection limit. Therefore, VOCs is not a potential concern that requires further investigation or remediation.

- **Dieldrin** was detected in composite sample Composite B-16, B-17, B-18, B-19 taken at 0.5 feet bgs at 0.086 mg/kg, which was above the EPA SL for dieldrin adjusted for a 4:1 composite, which is 0.085 mg/kg. The level of dieldrin dropped below laboratory detection limits in the composite sample at 2.5 feet bgs. The discrete sampling of the composite sample showed elevated levels of dieldrin above EPA SLs for a discrete sample, which is 0.034 mg/kg, in B-16 and B-17 at a depth of 0.5 feet bgs. B-16 had a concentration of 0.041 mg/kg and, B-17 had a concentration of 0.039 mg/kg of dieldrin. B-16 and B-17 were samples taken where there had been structures in the past.

- **Lead** was detected in all 27 soil samples and 3 duplicate soil samples taken at 0 to 0.5 feet bgs and analyzed concentrations ranging from 4.53 mg/kg to a spike of 558 mg/kg (in sample B-11, which was sampled by where the auto repair and gas station had been). B-7 had a concentration of 100 mg/kg, B-10 had a concentration of 429 mg/kg, B-16 had a concentration of 171 mg/kg, B-17 had a concentration of 295 mg/kg, B-18 had a concentration of 123 mg/kg, B-20 had a concentration of 112 mg/kg, and B-21 had a concentration of 96.5 mg/kg at 0.5 feet bgs. The maximum DTSC level for lead is 80 mg/kg; however, when the lab analyzed all the elevated soil samples for the area that had the high lead at 2.5 feet bgs, and the lead levels dropped to below levels of concern.

Therefore, implementation of the proposed project would require a removal action program to remove soils impacted by lead and dieldrin under the DTSC oversight.

Parcels in Block C

Only two parcels, parcels 14 and 15, were evaluated in Block C due to site access issues. A Phase II ESA (included as Appendix F.4) was prepared for parcels 14 and 15 for the following reasons:

- The possibility of residual total petroleum hydrocarbons and VOC from the historic use as a gas station from approximately 1954 to at least 1978 at C15.

- The possibility of residual contamination from LBP and OCPs, from possible termiticide usage, in the vicinity of wood structures that were on the property starting in 1895. Termiticides in the form of OCPs were not commonly used until the 1950s, indicating that the soil in the area of one of the former structures at C15 met the criteria for potential OCP usage, and none of the former structures at C14 were present during the time period of OCP usage.

A total of 36 discrete soil samples plus 4 duplicates from 0.5 feet to 15 feet bgs were collected on September 23, 2019, following the appropriate EPA Methods. The results of the soil sampling are summarized as follows:

- VOCs were not detected above DTSC SLs or above EPA Region 9 SLs for any of the five VOCs that were detected above the laboratory's detection limit in the soil gas samples taken at Parcel C15.

- For the soil samples collected at Parcel C15 (former gas station), only 1 soil sample out of 22 samples had a concentration of gasoline range organics above the laboratory's detection limit. Soil sample C15-12 at 0.5 feet bgs (collected near the former pump island) had a detection of total petroleum hydrocarbons as diesel (C13-C22) at 181 mg/kg, which is below the San Francisco RWQCB Environmental SL for diesel (260 mg/kg).

- Lead was detected in all 25 soil samples plus duplicates analyzed ranging from a minimum concentration of 1.99 mg/kg to a maximum concentration of 102 mg/kg (in sample C15-2 at 0.5 feet). C15-2 was the only sample that exceeded the DTSC SL for lead of 80 mg/kg; all other samples were below levels of concern.

- There were no OCPs detected above the laboratory's detection limit in the 4:1 composite sample or the 4:1 composite duplicate sample.

- The human health risk screening showed that chemical concentrations would not be a risk to human health or the environment under an unrestricted residential land use scenario.

Phase II ESA for parcels 14 and 15 concluded that a removal action plan to remediate the soils would not be necessary. However, this conclusion would require DTSC's concurrence, at which time, additional sampling may be required. Furthermore, only two parcels out of 16 parcels in Block C were evaluated due to access restrictions. Therefore, additional investigation and DTSC oversight would be necessary pursuant to Education Code Sections 17210, 17213.1, and 17213.2 as stated in PPP HAZ-1 through HAZ-3.

Lincoln Park

Under Option 2, the project site would include Block B parcels, Block C parcels, and Lincoln Park. A Phase I ESA was prepared for Lincoln Park. The Phase I ESA concluded that there are no RECs, HRECs, and CRECs within the boundaries of Lincoln Park. However, as outlined in the DTSC's "Interim Guidance for Evaluating School Sites with Potential Soil Contamination as a result of Lead from Lead-Based Paint, Organochlorine Pesticides from Termiticides, and Polychlorinated Biphenyls from Electrical Transformers", a Phase I ESA Addendum was prepared to assess for potential LBP and OCPs from termiticides. This Addendum is included

as Appendix D to the Phase I ESA for Lincoln Park (Appendix F.5). A total of 80 soil samples plus 14 duplicates were collected from 0.5 feet bgs to 3 feet bgs and determined the following:

- Three OCPs (4,4'-DDD, 4,4'-DDE, and dieldrin) were detected in some of the soil samples analyzed for OCPs. Pesticide concentrations were below their respective EPA Region 9 Residential (RSLs) and DTSC's modified SLs. Composite sample B-21, B-22, B-26 at 0.5' bgs had a concentration of dieldrin of 0.011 milligrams per kilogram (mg/kg), which is the EPA Region 9 RSL for dieldrin adjusted for a 3:1 composite (0.011 mg/kg).

- Lead was detected in all 46 soil samples plus the 4 duplicate samples above laboratory detection limits. Lead concentrations ranged from 3.77 mg/kg to 168 mg/kg at 0.5' bgs. The DTSC SL for lead is 80 mg/kg. Samples tested at 2.5' bgs had concentrations that ranged from 3.89 mg/kg to 4.97 mg/kg. All lead concentrations at 2.5' bgs were below DTSC's lead SL of 80 mg/kg.

- Statistical analysis using EPA's ProUCL software program was used to analyze the lead data, which calculated that the 95 percent Upper Confidence Limit lead concentration at the site was 64.4 mg/kg, below the DTSC lead SL.

- Eleven CAM-17 Metals were detected in the soil samples analyzed. Barium, chromium, cobalt, copper, lead, nickel, vanadium, and zinc were reported above laboratory screening limits in all eight samples, including duplicates. Arsenic and cadmium were detected in two samples, and silver was found above laboratory screening limits in one sample.

- Risk estimates were calculated for the site using both the PEA SL assessment method. The risk estimates show that the levels at the site do not pose a human health risk to the students or to the staff using an unrestricted residential land use scenario.

No potential hazardous materials conditions were found in Lincoln Park, and no further investigation was recommended.

Conclusion

The project site boundaries under Options 1 and 3 include Lincoln High School and parcels in Blocks B and C. Within the project boundaries, there are known areas that involve LBP and dieldrin impacted soils that require removal action program under the oversight of the DTSC. Although soil sampling results for parcels C14 and C15 concluded that no removal action program would be necessary, the conclusion has not been reviewed or approved by the DTSC, and there are other parcels that have not been investigated. In compliance with Education Code Sections 17210, 17213.1, and 17213.2 (PPP HAZ-1 through HAZ-3), a qualified environmental assessor must conduct a Phase I ESA and/or PEA, as applicable, for all parcels within the project site for the Eastside Elementary School, and appropriate response action must be taken under the oversight of the DTSC until the DTSC certifies that all necessary response actions, except for operation and maintenance activities, have been completed and the site no longer poses a significant risk to humans. In addition to the Phase I ESA and PEA requirements, DTSC outlines additional guidelines for school sites in their "Interim Guidance for Evaluating School Sites with Potential Soil Contamination as a result of Lead from

Lead-Based Paint, Organochlorine Pesticides from Termiticides, and Polychlorinated Biphenyls from Electrical Transformers." According to this DTSC Guidance, not all project site parcels have been investigated for potential impacts from lead, OCP, and PCBs, and these impacts could be potentially significant.

The project site boundaries under Option 2 exclude Lincoln High School but include Lincoln Park and parcels in Blocks B and C. No hazardous conditions were found in Lincoln Park, but because parcels in Blocks B and C have the potential for significant impacts as discussed under Options 1 and 3, impact under Option 2 would also be potentially significant.

Therefore, the proposed project could 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.

Level of Significance Before Mitigation: Potentially significant impact.

IMPACT 5.4.3: The proposed project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substance, or waste within one-quarter mile of an existing or proposed school. [Threshold H-3]

Under Option 1 and 3, there are no existing or proposed schools within 0.25 mile of the project site. The closest school is Longfellow Elementary School, approximately 0.50 mile northeast of the project site.

Under Option 2, where the project boundary excludes Lincoln High School, Lincoln High School would be the closest school to the project site. Operation of construction equipment and heavy trucks during project construction would generate diesel emissions, which are considered hazardous. As discussed in Section 5.1, *Air Quality*, Impact 5.1-4, the project-related construction activities would not generate on-site emissions that would exceed the screening-level localized significance thresholds, therefore would not expose sensitive receptors, including Lincoln High School, to substantial pollutant concentrations. However, the construction HRA prepared for the proposed project (included as Appendix C to the Draft EIR) concluded that the proposed project would elevate concentrations of toxic air contaminants (i.e., diesel particulate matter) in the vicinity of sensitive land uses during construction activities. The HRA found that cancer risk for the maximum exposed individual resident from construction activities related to the proposed project would be 25.7 in a million, exceeding the 10 in a million-significance threshold. However, it should be noted that the HRA conservatively assumed that the residents were outdoors 24 hours a day and exposed to all of the daily construction emissions. The HRA did not calculate cancer risk for the school population, who would not be exposed to daily construction emissions outdoors 24 hours a day. It is anticipated that the school population would be indoors during most of the school hours, less than 8 hours a day. Therefore, it is unlikely that the proposed project would expose the school population to elevated toxic air contaminants that would exceed South Coast AQMD's significance threshold, and impacts would be less than significant. Additionally, for noncarcinogenic effects, the chronic hazard index identified for each toxicological endpoint totaled less than one for all the off-site sensitive receptors. Therefore, chronic noncarcinogenic hazards were determined to be less than significant. The proposed project would not emit hazardous emissions to Lincoln High School population during construction.

Under all three options, the operation of an elementary school would not involve any activities that would emit hazardous emissions or handle hazardous materials.

Level of Significance Before Mitigation: Less than significant impact.

IMPACT 5.4-4: The project site is included on a list of hazardous materials compiled pursuant to Government Code Section 65962.5, but would not create a significant hazard to the public or the environment. [Threshold H-4]

California Government Code Section 65962.5 requires CalEPA to develop a list at least (updated at least annually) of hazardous waste and substances release sites, known as the Cortese List or California Superfund. DTSC is responsible for a portion of the information in the Cortese List. Other state and local government agencies are required to provide additional hazardous material release information for the Cortese List. EDR, an electronic database, was used to complete an environmental records review, and the results are discussed in the Section 5.4.1.2, *Existing Conditions*, Subheading, *Hazardous Materials Sites*. As described, the project site is not on state and federal hazardous materials sites, except on the HAZNET (Hazardous Waste Information System). HAZNET includes data extracted from the copies of hazardous waste manifests each year by DTSC. The four addressed within the project site are listed as follows:

- **Lincoln High School.** (4341 Victoria Avenue) had laboratory waste removed and 1.6 tons of asbestos containing waste transported to a disposal facility in 1999.
- **2993 14th Street.** An auto repair shop legally disposed of unspecified oil-containing waste in 2003 and 2008, and disposed of an aqueous solution with total organic residues.
- **4403 Park Avenue.** An auto body repair shop legally disposed of an unspecified waste in 2013 and disposed of an aqueous solution in 2014 and 2015.
- **4307 Park Avenue.** City of Riverside Development Department legally disposed of inorganic solid waste in 2009.

However, these cases are closed, and no significant hazard to the public or the environment would result from these listed sites.

Level of Significance Before Mitigation: Less than significant impact.

Impact 5.4-5: The project site is not within an airport land use plan or within two miles of a public airport or public use airport. [Threshold H-5]

As described in Section 5.9.1.2, the project site is not within 2 miles of a public or private airstrip. The nearest airport is the Flabob Airport, which is 2.2 miles west of the project site, and the airport's Airport Influence Area extends east to Palm Avenue, which is west of the 91 Freeway and does not include the project site. The project would not result in a new use that would interfere with air traffic patterns, increase traffic levels, or change traffic patterns. New buildings on the proposed campus would be of similar height as the existing

buildings on the existing campus and would not interfere with air traffic patterns or create a safety hazard or excessive noise. Therefore, there would be no impact.

Level of Significance Before Mitigation: No impact.

Impact 5.4-6: The proposed project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. [Threshold H-6]

The emergency response plan in effect in the City of Riverside is the city's Emergency Operations Plan (EOP) approved by the City Council in 2011 (City of Riverside 2011). The EOP identifies city agencies and other agencies that would be involved in emergency responses; threat summaries and assessments; and procedures for responding agencies as well as city agencies that would be involved in coordinating and managing responses. The EOP is focused on emergencies beyond the scope of the daily functions of public safety agencies such as emergencies requiring multiagency and/or multi-jurisdictional responses.

The City of Riverside also implements a local hazard mitigation plan, which was approved by the Federal Emergency Management Agency in 2018, and the County of Riverside Multi-jurisdictional Local Hazard Mitigation Plan. Emergency preparedness and response planning and coordination would be coordinated through RUSD's Risk Management Department. The existing school currently has a school safety plan in compliance with the District's "safe school plans." Project construction would not interfere with any other existing emergency response plans or emergency evacuation plans. No emergency response impact would occur.

Level of Significance Before Mitigation: Less than significant impact.

Impact 5.4-7: The proposed project would not expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires. [Threshold H-7]

The project site is not in or near state responsibility areas or lands classified as high fire hazard severity zones, and there is no wildland susceptible to wildfire on or near the school, as mapped by the California Department of Forestry and Fire Prevention. The proposed project would not place people or structures at risk from wildfire.

Level of Significance Before Mitigation: No impact.

5.4.5 Cumulative Impacts

The proposed project, along with other cumulative projects as listed in the Draft EIR Chapter 4, *Environmental Setting*, Table 4-2, *Development Project for Cumulative Analysis*, would not result in cumulative impacts related to hazardous materials without additional mitigation. The existing project site contains hazardous materials conditions that would be remediated under the oversight of DTSC so that no further action certification is issued by DTSC, and other development projects in the city, which include two residential development, one office building, and one transportation project, would also be required to be remediated to their respective land use standards if any hazardous conditions are found. Therefore, as with the proposed project, individual cumulative projects would result in a less than significant impact with or without mitigation. Because mitigation

is required to reduce project-specific impact to a less than significant level, cumulative impact would also be potentially significant without mitigation. However, no additional mitigation would be necessary, and no more significant adverse impacts would occur.

Level of Significance Before Mitigation: Potentially significant impact.

5.4.6 Level of Significance Before Mitigation

Upon implementation of plans, programs, and policies, the following impacts would be less than significant: 5.4-1, 5.4-3 through 5.4-7.

Without mitigation, the following impact would be **potentially significant**:

- **Impact 5.4-2** Because of the unknown extent of potential contamination at Lincoln High School due to site history, there could be a potentially significant impact related to the transportation and disposal of contaminated soil, depending on the unknown concentration of contaminants.

5.4.7 Mitigation Measures

Impact 5.4-2

HAZ-1 Prior to construction, the Riverside Unified School District (District) shall perform a Phase I Environmental Site Assessment (ESA) or a Preliminary Environmental Assessment (PEA) for all project site parcels pursuant to Education Code Sections 17210, 17213.1, and 17213.2 in conformance with the most current requirements adopted by the American Society for Testing and Materials for Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process or meet the requirements of Part 312 (commencing with Section 312.1) of Title 40 of the Code of Federal Regulations, and the guidelines published by the Department of Toxic Substances Control (DTSC) entitled "Preliminary Endangerment Assessment: Guidance Manual," including any amendments that are determined by the DTSC to be appropriate to address issues that are unique to school sites. The Phase I ESA or the PEA shall also follow DTSC's Interim Guidance for Evaluating School Sites with Potential Soil Contamination as a result of Lead from Lead-Based Paint, Organochlorine Pesticides from Termiticides, and Polychlorinated Biphenyls from Electrical Transformers, dated June 2006.

HAZ-2 Prior to construction at Lincoln High School, where the Phase I Environmental Site Assessment and the Phase I Addendum have been prepared per Mitigation Measure HAZ-1, the Riverside Unified School District (District) shall retain a qualified environmental assessor to perform a Supplemental Site Investigation to delineate the lateral extent of elevated lead concentrations in soil. The Supplemental Site Investigation shall be performed in accordance with guidelines developed by the Department of Toxic Substances Control (DTSC). The District shall not proceed with the construction until DTSC determines that no further action is required.

5.4.8 Level of Significance After Mitigation

Impact 5.4-2

With implementation of PPP HAZ-1 through PPP HAZ-3 and Mitigation Measures HAZ-1 and HAZ-2, potential impacts pertaining to existing hazardous materials conditions on-site would be reduced to a less- than significant level. No significant unavoidable adverse impacts relating hazards would remain.

5.4.9 References

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5. Environmental Analysis
HAZARDS AND HAZARDOUS MATERIALS

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