

5.7 HAZARDS AND HAZARDOUS MATERIALS

This section evaluates the potential impacts of the 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. The analysis in this section is based, in part, upon the following source(s):

- *Three-year AHERA Re-Inspection for the Hermosa Beach City School District*, ENCORP, September 9, 2016, included as Appendix H to this EIR.
- *Phase I Environmental Site Assessment*, PlaceWorks, March, 2017, included in Appendix I to this EIR.
- *Phase I Addendum*, PlaceWorks, June, 2017, included in Appendix I to this EIR.

Terminology

Asbestos. Asbestos is the name of a group of silicate minerals that are heat resistant and thus were commonly used as insulation and fire retardant. Inhaling asbestos fibers has been shown to cause lung disease (asbestosis) and lung cancer (mesothelioma) (DTSC 2017). Beginning in the early 1970s, a series of bans on the use of certain asbestos-containing materials (ACMs) in construction were established by the Environmental Protection Agency (EPA) and the Consumer Product Safety Commission. Most US manufacturers voluntarily discontinued the use of asbestos in certain building products during the 1980s (USEPA 2016).

Asbestos-Containing Material (ACM). Any material containing more than 1 percent asbestos.

Asbestos Hazard Emergency Response Act

Title 15, Chapter 53, of the United States Code required the EPA to promulgate regulations that require local educational agencies to inspect their educational facilities for ACMs. This law also requires educational institutions to prepare asbestos management plans and conduct measures to reduce asbestos hazards exposure and release.

Hazardous Materials in Structures

Asbestos is regulated as a hazardous air pollutant under the Clean Air Act and is also regulated as a potential worker safety hazard under the authority of the Occupational Safety and Health Administration. Cal/OSHA considers asbestos-containing building material a hazardous substance when a bulk sample contains more than 0.1 percent asbestos by weight. Cal/OSHA requires that a qualified contractor licensed to handle any material containing more than 0.1 percent asbestos by weight. Any activity that involves cutting, grinding, or drilling during building renovation or demolition, or relocation of underground utilities, could release friable asbestos fibers unless proper precautions are taken. Lead is also regulated as a hazardous material, and inorganic lead is regulated as a toxic air contaminant.

Several regulations and guidelines pertain to abatement of and protection from exposure to ACM and LBP. These include Construction Safety Orders 1529 (pertaining to ACM) and 1532.1 (pertaining to lead-based paint) from Title 8 of the California Code of Regulations and Part 61, Subpart M, of the CFR (pertaining to ACM). These rules and regulations provide exposure limits, exposure monitoring, respiratory protection, and good working practice by workers exposed to lead and ACMs. In California, ACM and LBP abatement must be performed and monitored by contractors with appropriate certification from the California Department of Health Services. California HSC Sections 17920.10 and 105255 require lead to be contained during demolition activities.

Regional

Asbestos Emissions from Demolition/Renovation Activities

South Coast Air Quality Management District (SCAQMD) Rule 1403 (Asbestos Emissions from Demolition/Renovation Activities) provides requirements for limiting asbestos emissions from building demolition and renovation activities.

Asbestos

Naturally Occurring

Based on a review of *A General Location Guide for Ultramafic Rocks in California: Areas More Likely to Contain Naturally Occurring Asbestos* (Department of Conservation, Division of Mines and Geology 2000) and Van Gosen and Clinkenbeard (2011), the site is not within a 10-mile radius of an area that may contain naturally occurring asbestos. Since other hazardous naturally occurring minerals—such as pyrite and mercury—are found in the earth's crust at deeper depths, and arsenic is found in groundwater, project development is not expected to expose these materials.

Asbestos-Containing Building Materials

A survey of site buildings identified suspected ACMs and asbestos-containing construction materials within wall material (plaster in kitchen storage heater room), a 12-inch vinyl floor tile, and associated mastics in the restrooms of two classrooms (ENCORP 2016).

Asbestos

Evaluation for ACM included building interiors and “as encountered” on the exterior of the facilities; it did not include all potential ACM on the exterior of the buildings. According to the study, ACM were identified within the surfacing material (plaster in kitchen storage heater room) and the 12-inch vinyl floor tile and associated mastics in the restrooms of two classrooms. Project-related demolition activities would have the potential to expose construction workers and/or the public to ACMs not already identified. Prior to the demolition of the school facilities, the District will a complete comprehensive report to determine all ACM within the interior and the exterior of the campus to ensure potential exposure to ACM is limited. ACM identified would be removed, contained, and disposed of in accordance with applicable regulations.

7.6.7 Hazards and Hazardous Materials

The school buildings proposed under Alternative B would be constructed in vacant, disturbed areas of the campuses and in accordance with existing laws and regulations. Additionally, based on site assessments conducted for both Valley and View, no soil hazards exist on the campuses. Since the proposed project would require the removal of older buildings, which may contain lead-based paint and asbestos, and Alternative B would not require building removal, Alternative B impacts would be SUPERIOR to the proposed project for hazards and hazardous materials.

7.6.1 Aesthetics

Under Alternative B, the existing facilities at the North School site would remain unaltered. However, a new school building would be constructed at Valley and View schools. Although the locations of the buildings have not been identified, neither site is near designated scenic vistas, resources, nor highways. Therefore, it is unlikely that their construction would impact aesthetic resources, and aesthetic impacts would be less than significant. Additionally, since Alternative B would not require relocation of the existing parking lot, whereby vehicle lights could create new light and glare impacts, it is unlikely that this alternative would require mitigation to aesthetics. Therefore, Alternative B would be SUPERIOR to the proposed project for aesthetics.

7.6 ALTERNATIVE B. NO PROJECT / REALLOCATE MEASURE S FUNDS

CEQA Guidelines Section 15126.6 (e)(3)(B) states that if disapproval of the project under consideration would result in predictable actions, including the proposal of another project, then the “no project” consequences should be discussed. Since the District does not own any other property and there are no properties large enough in the District's boundaries to accommodate the proposed North School program, if the proposed project to reconstruct the North School site were not approved, it is very probable that the District would reallocate Measure S funds earmarked for improvements at the North School site to the Valley

and View school sites, which are small and overcrowded sites.

It should be noted that a determinant of the feasibility of **Alternative B** is whether permanent expansion of View School and Valley School would comply with the minimum CDE standards for educational facilities specified in Title 5, California Code of Regulations Section 14010, which requires school sites to provide safety and supports learning (CCR Title 5, Sections 14001[c]). For the construction of new buildings or replacement of existing buildings on existing school sites, CDE requires that a school district certify that the improvements will not create any new or exacerbate any existing significant health and safety hazards, such as increased exposures or risks related to electromagnetic fields, water and hazardous fuel pipelines and storage tanks, and hazardous wastes and emissions.

Assuming the permanent expansion of Valley and View schools would not exacerbate any existing hazards, under **Alternate B**, the reallocated funds would allow the District to construct one new permanent multistory school building atop disturbed areas at each school site and to permanently operate the campuses with their current capacities. Under **Alternate B**, the fourth grade program at Valley School would not relocate to the proposed reopened North School campus. Similarly, the current third grade program at View School would remain at View. Hermosa View School would maintain its operating program of up to 600 K-3 students on approximately 4.6 acres, and Hermosa Valley School would continue to operate its fourth to eighth grade program with up to 1,000 students on approximately 7 acres. **Alternative B** also assumes that the District would be able to reinstate their services and programs (e.g., full-day kindergarten program at Hermosa View School) that were eliminated to temporarily mitigated school overcrowding (see *Interim School Housing Measures* in Section 7.3).

The District is currently planning to modernize both Valley and View schools with Measure S funds. Potential environmental impacts associated with **Alternative B** would be additive and would incrementally increase the effects from what would already occur. For example, at both Valley and View schools, the District plans to expand the onsite pedestrian loading area by relocating the ingress driveway to the school perimeter and to update existing facilities to meet current program needs. These types of improvements are already planned and separate from **Alternative B**, which mainly consists of constructing a new multistory building at each site to permanently house the current capacity.