SECTION 3.6
HAZARDS AND HAZARDOUS MATERIALS

3.6 HAZARDS AND HAZARDOUS MATERIALS

3.6.1 INTRODUCTION

This section evaluates the potential impacts of the proposed project relative to hazards and hazardous materials, and is based on the Phase I Environmental Site Assessment ("Phase I Report") prepared by Dudek (May 2007). The Phase I Report identifies past and present land uses in the proposed project area, and includes information regarding hazardous material wastes, based on information contained within regulatory reports, files, and/or current on-site observations. The Phase I Report is included in **Appendix G** of this EIR.

3.6.2 METHODOLOGY

The scope of the environmental investigation presented in the Phase I Report consisted of: (i) reconnaissance of the proposed project area; (ii) a computerized database search of regulatory agency records at the federal, state, and local level; (iii) a review of available historical aerial photographs, topographic maps, and title information;[1] (iv) a review of regulatory agency documents; (v) an interview with SDSU representatives familiar with the proposed project area; and (vi) the preparation of the Phase I Report detailing the findings of the investigation. These activities were conducted in order to identify recognized environmental conditions that reflect the presence or likely presence of hazardous materials under conditions that indicate an existing, past, or present material threat of release into the ground, groundwater, or surface water in the proposed project area.

3.6.3 EXISTING CONDITIONS

A discussion of each of the methods utilized to assess existing conditions within the proposed project areas of focus is presented below. See **Figure 3.6-1, Proposed Project Areas of Focus.** These methods are presented roughly in a chronological fashion, beginning first with a review of historical photographs and maps, and then turning to the present attributes of the project area in order to underscore the past and present uses of the pertinent SDSU campus areas and the degree of likelihood that hazardous materials are harbored in such areas.

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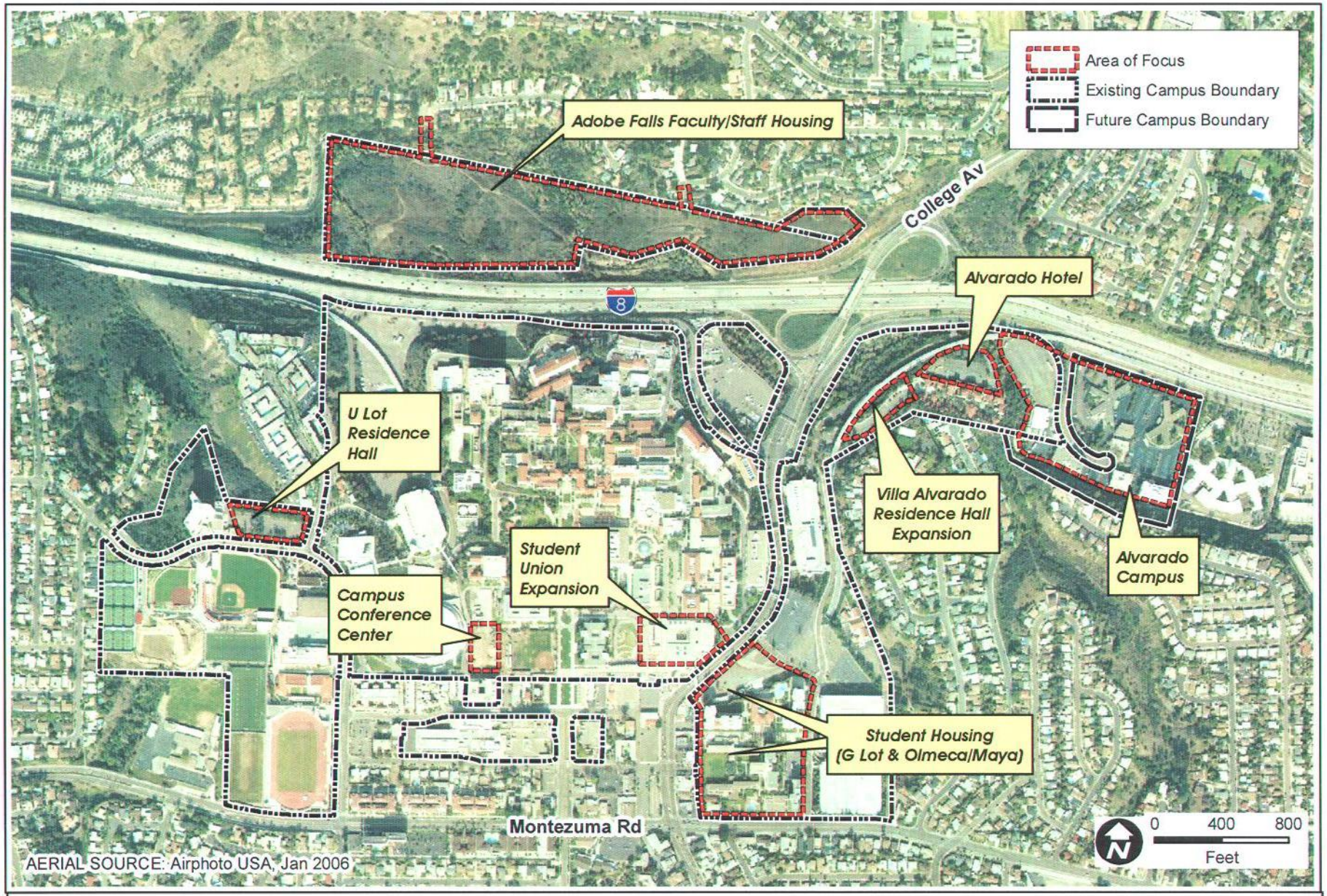
[1] An environmental lien search was conducted to pursuant to the All Appropriate Inquiries Rule for CERCLA liability. The search found no environmental liens on parcels within the areas of focus.



2007 Campus Master Plan Revision EIR

SAN DIEGO STATE UNIVERSITY

Figure 3.6-1
Areas of Focus

3.6.3.1 Historical Aerial Photographs

Historical aerial photographs of the SDSU campus and surrounding vicinity, taken between the 1950s through 2002, were reviewed for this analysis. The photographs provide background information to assess the possibility of historical and present environmental concerns. A summary description of the aerial photographs follows, and the photographs may be found in **Appendix G**.

- In a 1953 photograph, San Diego State "College" is bordered to the north by the Alvarado Freeway, the east by College Avenue, and residential areas immediately to the south and east. The southeastern and western proposed Student Housing areas appear to be in development. However, the Student Union, Campus Conference Center, U Lot, Alvarado Hotel, Alvarado Campus, and Adobe Falls Faculty/Staff Housing areas are undeveloped.

- In a 1964 photograph, the campus has expanded considerably. The Maya and Olmeca Halls, Housing Administration/ Residential Education Building, and U Lot are complete. The Alvarado Medical Center complex appears to be in development, while the Campus Conference Center, Aztec Center, C Lot and D Lot remain undeveloped. The Adobe Falls area is also undeveloped, but the area to the north has been largely developed with residences, and most of the areas adjacent to the campus also have been developed.

- By 1974, the Aztec Center, Alvarado Medical Center complex, and C Lot have been built. The Campus Conference Center area of focus is occupied by tennis courts. It also appears that the parking structures to the east of Maya and Olmeca Halls are being constructed. D Lot and Abobe Falls remain undeveloped, though residential development covers the northern border of the Adobe Falls area.

- A 1989 photograph reveals the development of D Lot and more residential development to the west of the Adobe Falls parcel. The area southeast of the Interstate-8/College Avenue intersection contains student housing and parking areas. More buildings have been constructed in the Alvarado Medical Center area.

- In a 1994 photograph, the areas of focus and the adjacent and surrounding areas appear similar to the 1989 photo.

- A 2002 photograph is similar to the 1994 photo. There appears to be some changes to the northern part of D Lot likely associated with construction of the San Diego Trolley Expansion project.

Relevant to this analysis, the aerial photographs indicate no visible evidence (such as tanks, drums, or landfill activities) of use or disposal of hazardous substances on the subject property.

3.6.3.2 Review Of Historical Topographic Maps

Historical topographic maps, spanning the entire length of the 1900s, were also reviewed during this analysis in order to document the prior uses of the SDSU campus and the surrounding areas.

- A 1904 map shows that the proposed project area was undeveloped, though there were some roads to the south and east.

- In 1930, the campus area and immediately adjacent areas were still undeveloped. However, the area to the south and west had been developed.

- By 1953, San Diego State "College" had been built. Areas adjacent to the campus, except to the south, remain undeveloped. There was residential development in surrounding areas to the east and south.

- By 1967, San Diego State College had expanded on both sides of College Avenue, including the addition of the Alvarado Medical Center. The Maya and Olmeca Halls are also depicted. Areas adjacent to the campus are more residential and commercial. While the Adobe Falls area continues to remain undeveloped, residential development is encroaching to the north.

- A 1975 map reveals ongoing campus expansion, including at the Alvarado Medical Center area. The Adobe Falls area remains unchanged. Surrounding areas are the same as in the 1967 map, with some new areas of development to the north and northwest of the campus.

- In a 1994 map, the school's name is shown as San Diego State University. Development is encroaching further on to the Adobe Falls area to the north and the west. There are few undeveloped areas adjacent to the campus.

3.6.3.3 Previously Prepared Phase I Reviews

A Phase I Environmental Assessment Report ("Phase I ESA") was previously prepared, in September 2002, by GeoTek, Inc. for the properties at the Alvarado Medical Center area. The report concluded that there was no evidence of recognized environmental conditions connected to the subject property.

In November 2003, a Phase I ESA was prepared by P&D Environmental for The Paseo at SDSU, which lies outside of and to the north of the proposed project area. The Phase I ESA did identify areas of concern in the vicinity of the proposed project – notably 5111, 5130, and 5140 College Avenue. The report concluded that, during redevelopment of the Paseo area, contaminated soil may be encountered. The report also recommended Phase II site assessments of the current and former drycleaners at 5848 Montezuma Road and 5185 College Avenue. A survey for asbestos-containing materials and proper disposal of lead-based paint was also recommended for the subject properties.

In November 2004, Dudek prepared a Limited Environmental Site Assessment for the 2005 SDSU Campus Master Plan Revision project. The study focused on the main SDSU campus, the Alvarado Campus, and Adobe Falls areas of focus. The 2004 study found no evidence of improper disposal of hazardous wastes and/or materials in these areas.

In May 2006, Dudek researched 5130, 5131, and 5140 College Avenue, properties adjacent to SDSU. Closure was issued for the underground storage tanks ("USTs") at 5130 College Avenue. Closure was also issued for all of the tanks at 5140 College; however, the case remains active due to impacted material that remains on site. 5131 College Avenue was formerly occupied by Kinko's, and was listed because it generated photo processing wastes.

3.6.3.4 Interviews

The following information was obtained from interviews with SDSU Environmental Health and Safety Department and SDSU Research Foundation personnel conducted in March 2007:

- SDSU has been at its current location since 1931. Prior to that time, the property was vacant.

- The Environmental Health & Safety Department ("EHS") at SDSU ensures compliance with regulations pertaining to health, safety, and environmental protection. EHS has programs in place to: (i) collect, maintain, and dispose of hazardous wastes and

materials generated by the campus community; (ii) ensure compliance with asbestos abatement and management; and (iii) maintain the overall hygiene of the university.

- Operations in the proposed project area include general housekeeping and maintenance. All janitorial work is outsourced; however, cleaning supplies are maintained on site. Workshops and maintenance offices are presently located on the ground floors of 6475 Alvarado Road, and the Maya and Olmeca Residence Halls.

- There are currently no USTs within the proposed project area. A leaking UST was discovered next to Zura Hall in 1996, which resulted in removal of the tank. The case was closed by the San Diego County Department of Environmental Health ("DEH") in 1998.

- There is an electrical generator at the Alvarado Medical Center complex, which has a 5-gallon gasoline aboveground storage tank ("AST".) Chemicals at the complex include 30-gallon containers of detergents, 10-gallon containers for the HVAC system, and 5-gallon containers of cleaning chemicals. Other, smaller containers, also hold cleaning chemicals and refrigerant.

- There is an electrical generator located at the Aztec Center, not in the vicinity of planned development, which uses natural gas.

- Housekeeping and pool chemicals are maintained at the residence halls, residence hall pool, Housing Administration Building, and La Tienda building at the Aztec Center. Additionally, some of the thermostats in the residence halls still contain mercury.

- There is a long history of asbestos management and abatement at SDSU. Currently, asbestos surveys are conducted on an on-going and as-needed basis. EHS maintains an Asbestos Management Plan and prepares an annual asbestos notification memo for the university. Employees who handle asbestos-containing materials ("ACM") are trained regularly. EHS also uses outside contractors for larger ACM-related jobs, such as building demolition. The Alvarado complex properties enlist EHS support with asbestos-related issues, and generally hire outside contractors to handle abatement issues.

- SDSU is registered with the U.S. Environmental Protection Agency ("EPA") as a large quantity hazardous waste generator, which means they generate more than 1,000 kg per month of hazardous waste. Buildings currently located within the project areas of focus– 6361 Alvarado Road, Maya and Olmeca Residence Halls, the Residential Life Office, and the Aztec Center – contribute approximately 0.05% to the overall total hazardous waste generated by the university.

3.6.3.5 Site Reconnaissance

A site reconnaissance of the areas of focus was performed in March and May 2007. See **Figure 3.6-1, Proposed Project Areas of Focus.** (A detailed table identifying the areas of focus visited, the dates on which such visits occurred, and the participants can be found in **Appendix G** of this EIR.) Site reconnaissance activities consisted of walking the area, taking notes on what was observed, and taking photographs. A brief summary of the existing setting for each proposed project component based on the site reconnaissance activities follows:

Adobe Falls Faculty/Staff Housing. The Adobe Falls area of focus consists of the Adobe Falls Canyon, which is currently undeveloped. There are signs indicating that a habitat restoration project is being undertaken by the City of San Diego. The area has been affected by sewage spills and fires. Adobe Falls Canyon is bound to the north and west by residences, to the east by College Avenue, and to the south by Interstate-8.

Alvarado Campus. The Alvarado Campus area of focus consists of Lot D, 6475, 6495 and 6505 Alvarado Road, and 6310, 6330, and 6361 Alvarado Court. This area is bound to the north by Alvarado Road and Interstate-8, to the east by Alvarado Hospital, to the west by Alvarado Creek, and to the south by other medical and research buildings.

Alvarado Hotel. The Alvarado Hotel area of focus consists of the western portion of Lot C. This area is bound to the north by Alvarado Creek and Alvarado Road, to the east by Alvarado Creek, to the west by the eastern portion of Lot C and Alvarado Road, and to the south by student housing.

Campus Conference Center. The Campus Conference Center area of focus is currently undeveloped. Tennis courts were formerly located in this area, but have been removed. The area now consists of grass, a planter area, and sidewalks. This project component area is on the southern part of the main campus situated between the softball fields to the east and Cox Arena to the west. Campus buildings are located to the north and south.

Student Housing. The main components of the Student Housing areas of focus consist of Maya Hall, Olmeca Hall, the Housing Administration/Residential Education buildings, Lot G, and a landscaped area immediately north of Lot H. This area of focus is located in the southeastern corner of campus. It is bound to the north by campus parking lots, to the east by campus parking structures, to the west by commercial properties and College Avenue and to the south by Montezuma Road.

Another Student Housing area of focus is located on the eastern part of the main campus, specifically the western portion of Lot C. This area is bound to the north by Alvarado Road, to the east by Lot C (where the Alvarado Hotel would be located) and existing student housing, to the west by the San Diego Trolley, and to the south by single family residences.

The final component of the Student Housing would be located on Lot U, which is bordered by an undeveloped slope that feeds into a canyon to the north, 55th Street/Aztec Circle Drive to the east, Remington Road to the south, and Chapultepec Hall to the west.

Student Union/Aztec Center Expansion and Renovation. The Student Union area of focus consists of a portion of the Aztec Center, which is on the southeastern part of the main campus. Because only the western portion of the building and the courtyard/commercial building to the west of this facility are within the proposed project area, the site reconnaissance of this project component was limited to this western area. Currently, the "La Tienda" Building and a patio area are located within this area of focus. Four businesses occupy La Tienda – a credit union, travel agency, SDSU ticket office, and FedEx/Kinko's. Campus buildings are located to the north and west of this area of focus. The bus and trolley transit center is located to the south and the Aztec Center building is to the east.

In addition to detailing the proposed project area during the site reconnaissance, general environmental conditions were surveyed and notated as follows in **Table 3.6-1, General Site Conditions.**

Table 3.6-1
General Site Conditions

Environmental Condition	Condition As Observed in Proposed Project Area
Wetlands and Natural Waterways	Alvarado Creek borders the Alvarado Campus area to the south, the Alvarado Hotel area to the east, and cuts through the Adobe Falls area after traversing through a tunnel under Interstate-8.
Distressed Vegetation	Distressed vegetation was not observed.
Solid Debris	Solid debris (*e.g.*, medical containers; wood; concrete blocks; chain-link fencing) was observed in the parking lot area south of 6361 Alvarado Court. A solid waste recycling center for students, established in 2001 and maintained by SDSU and Allied Waste, lies immediately north of Olmeca Hall. Several filled dumpsters and roll-off bins were observed on the western side of Lot D, and were being used for trash by students who were moving out for the summer.
Chemical Storage or Use	Small quantities of chemicals were observed in the laboratories and research offices at 6361 Alvarado Court and in the maintenance areas of the Alvarado Medical Center complex – 6475, 6495, 6505 Alvarado Road, and 6310 and 6330 Alvarado Court. In addition, there is a storage trailer at 6475 Alvarado Road, which contains chemicals, maintenance equipment, and small containers of fuel and motor oil. There are 12 custodial storage locations within Maya and Olmeca Halls, where housekeeping chemicals are stored. In addition, there is a pool storage room next to the pool near Maya Hall. There is a cooling storage facility at the 6505 Alvarado Road building. (Chemical inventories for these locations may be found in EIR **Appendix G.**)
Hydraulic Equipment	Elevator rooms were observed at 6475, 6495, and 6505 Alvarado Road and 6330 Alvarado Court. De minimis staining was observed in one of the elevator rooms. The elevators are serviced on a regular basis by an outside company. An air compressor, again with de minimis staining beneath the tank, was observed in the basement of the 6505 Alvarado Road building. Hydraulic compactors were observed outside the Physical Plant, which borders Lot G to the south. The Physical Plant parking area/loading dock is sloped such that runoff travels through Lot G to the storm drain at the north corner.
Unnaturally Discolored Ponds or Flowing Waters	No unnaturally discolored water was observed.
Groundwater Wells, Cisterns, Cesspools, or Septic Tanks	No wells or septic tanks were observed. The Phase I ESA for the Alvarado Complex (*see* **Section 3.6.3.3**) noted that there were two wells in Lot D that were installed as part of the San Diego Trolley Extension project. Groundwater sampled from the wells was generally below the levels required by the RWQCB for discharge to storm drains. Apparently, the wells were not needed for dewatering purposes as originally intended.
Sumps	Next to Maya Hall, there is a small maintenance room which houses a sump and cleaning equipment for the nearby pool. There is also a café, at 6475 Alvarado Road, which utilizes a grease trap, which was not observed during the site reconnaissance because the café was closed.
Transformers	Transformers were identified in Lot U, and de minimis staining was observed on the concrete pad beneath one transformer and on the east side of another transformer. The EHS manages the transformers and labels all transformers containing PCBs; the transformers in Lot U do not contain PCBs.

Table 3.6-1
General Site Conditions

Environmental Condition	Condition As Observed in Proposed Project Area
Abnormal Odor	Abnormal odors were not noticed during site reconnaissance.
Soil Disturbances	No disturbed soil was observed. However, soil was stockpiled north of the Campus Conference Center in an area surrounded by a fabric-covered fence.
Storage Tanks	An above ground, presently unused storage tank ("AST") was observed outside the basement of 6505 Alvarado Road. The tank was reportedly installed for the building's hot water system, but, due to poor construction of the hot water system, was only used for a short time. There is also a 5-gallon AST associated with the electrical generator for the Alvarado Medical Center complex. A leaking UST next to Zura Hall was removed in 1996, and the case was closed in 1998. Two other leaking UST cases were reported on SDSU property but were closed in 1989 and 1998. According to the Phase I ESA for the Paseo at SDSU (*see* **Section 3.6.3.3**), SDSU has closed a total of 17 USTs. At the time of the Paseo Report, there were two, unidentified active USTs noted. However, during the interview, SDSU reported that there were no active USTs within the areas of focus.
Asbestos	Buildings within the Alvarado Campus, Student Union, and Student Housing (specifically, the Olmeca and Maya Residence Halls, and Office of Housing Administration/ Residential Education) have asbestos.

3.6.3.6 Regulatory Database Search

The regulatory databases provide a listing of sites, within a specified search distance of the areas of focus, which are known to be chemical handlers, hazardous waste generators, or polluters. The search distance varies for each of the databases; however, the search conducted for preparation of this EIR extended the search distance by 0.625 miles to ensure that all areas of focus were covered by the search. (*See* **Figure 3.6-2, Hazardous Materials Database Search Radii.**) The search performed for this assessment was conducted in January 2007 by Environmental Data Resources, Inc. ("EDR") and the complete database search report is included in **Appendix G** of this EIR.

A listing of each database searched and the facilities identified within those databases follows below.

3.6.3.6.1 Federal Database Sources

Table 3.6-2, Federal Database Search, lists the federal databases that were searched relative to this analysis and the corresponding search distance from the target address, the SDSU main campus address at 5500 Campanile Drive:

OVERVIEW MAP - 1863451.2s

- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- National Priority List Sites
- Landfill Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Power transmission lines
- Oil & Gas pipelines
- National Wetland Inventory
- Areas of Concern

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: San Diego State University	CLIENT: Dudek & Associates
ADDRESS: 5500 Campanile Drive San Diego CA 92182	CONTACT: Glenna
LAT/LONG: 32.7779 / 117.0688	INQUIRY #: 1863451.2s DATE: February 26, 2007 10:36 am

2007 Campus Master Plan Revision EIR

SAN DIEGO STATE UNIVERSITY

Figure 3.6-2
Hazardous Materials
Database Search Radii

Table 3.6-2
Federal Database Search

Acronym	Database	Search Distance
NPL	National Priorities List (including proposed NPL sites)	1.625 miles
CORRACTS	Resource Conservation and Recovery Act (RCRA) Corrective Action	1.625 miles
PROPOSED NPL	Proposed National Priority List Sites	1.625 miles
CERCLIS NFRAP	CERCLIS No Further Remedial Action Planned	1.125 miles
RCRA TSD	Resource Conservation and Recovery Act Information	1.125 miles
CERCLIS	Comprehensive Environmental Response, Compensation and Liability Act (CERCLA)	1.125 miles
TRIS	Toxic Release Inventory Database	0.625 miles
RCRA - SQG	RCRA registered small generators of hazardous waste	0.875 miles
RCRA - LQG	RCRA registered large generators of hazardous waste	0.875 miles
ERNS	Emergency Response Notification System of spills	0.625 miles
CONSENT	Superfund (CERCLA) Consent Decrees	1.625 miles
ROD	Record of Decision	1.625 miles
FINDS	Facility Index System/Facility Identification Initiative Program Summary Report	0.625 miles
HMIRS	Hazardous Materials Information Reporting System	0.625 miles
MLTS	Material Licensing Tracking System	0.625 miles
MINES	Mines Master Index File	0.875 miles
NPL Recovery	Federal Superfund Liens	0.625 miles
PADS	PCB Activity Database System	0.625 miles
DOD	Department of Defense Sites	1.625 miles
US BROWNFIELDS	A Listing of Brownfields Sites	1.125 miles
RAATS	RCRA Administrative Action Tracking System	0.625 miles
TSCA	Toxic Substance Control Act	0.625 miles
Delisted NPL	National Priority List Deletions	1.625 miles
UMTRA	Uranium Mill Tailings Sites	1.125 miles
FUDS	Formerly Used Defense Sites	1.625 miles
SSTS	Section 7 Tracking Systems	0.625 miles
ODI	Open Dump Inventory	1.125 miles
FTTS	Federal Insecticide, Fungicide, & Rodenticide Act/TSCA Tracking System	0.625 miles
LUCIS	Land Use Control Information System for former Navy base realignment and closure properties	1.125 miles

Table 3.6-2
Federal Database Search

Acronym	Database	Search Distance
RADINFO	Radiation Information Database	0.625 miles
CDL	Clandestine Drug Lab Locations	0.625 miles
US INST CONTROLS	Sites with Institutional Controls	1.125 miles
US ENG CONTROLS	Sites with Engineering Controls	1.125 miles
ICIS	Integrated Compliance Information System	0.625 miles

During the search of the federal databases, the following locations were noted.:

1. 5300 Campanile, which is the address for SDSU's Physics Building, is listed in the RCRA-LQG, FTTS, PADS, FINDS, and MLTS databases. RCRA-LQG, or Resource Conservation and Recovery Act – Large Quantity Generator, documents the chemical inventory and disposal methods of hazardous materials used on a site. FTTS, or FIFRA (Federal Insecticide, Fungicide & Rodenticide Act)/TSCA (Toxic Substances Control Act) Tracking System, tracks pesticide enforcement actions and compliance activities. PADS, the PCP Activity Database, identifies generators, transporters, commercial storers and/or brokers and dispatchers of PCBs, who are required to notify the U.S. E.P.A. of such activities. FINDS, the Facility Index System, contains both facility information and "pointers" to other sources that contain more details. MLTS, the Material Licensing Tracking System, is maintained by the Nuclear Regulatory Commission ("NRC") and contains a list of approximately 8,100 sites that possess or use radioactive materials and are subject to NRC licensing requirements. All of these databases disclose chemical inventories and disposal methods, and not necessarily the release of hazardous wastes or substances. In fact, the information provided in these database listings do not indicate that there was a release of hazardous materials at this site. Therefore, the site would not impact the environmental conditions within the proposed project areas of focus.

   It is important to note that the Physics Building was the former location of SDSU's Department of Environmental Health and Safety, the campus-wide management entity for delivery, distribution and disposal of hazardous materials. Accordingly, listing of

substances university-wide was attributed to this specific building address for management and inventory purposes. For this reason, reference within the database to the "Physics Building" does not mean all materials are related to Physics teaching, laboratory or research activity.

2. Physicians Radiology, located at 6475 Alvarado Road and within the Alvarado Campus area of focus, is listed in the RCRA-SQG, and FINDS databases. RCRA-SQG, or Resource Conservation and Recovery Act – Small Quantity Generator, documents the inventory and disposal methods of hazardous materials used on a site. As provided above, FINDS contains both facility information and "pointers" to other sources that contain more details. Again, these databases disclose chemical inventories and disposal methods, and do not necessarily indicate a release of hazardous wastes or substances. In fact, information provided for these database listings do not indicate that there was a release at this site. Therefore, the site would not impact the environmental conditions within the proposed project areas of focus.

   6475 Alvarado Road is also listed in the ERNS database. ERNS, or Emergency Response Notification System, records and stores information on reported releases of oil and hazardous substances. Information provided for this address states that 0 lbs of PCE was spilled, and that the sewer was flushed. Based on this information, any environmental impacts from this event would not currently persist or affect the environmental conditions at the site today.

3. 5613 Del Cerro Avenue, approximately 1/4 mile east of the Alvarado Campus, is also listed in the ERNS database. The information provided for this listing states that a complaint was filed regarding an individual changing oil in their driveway and then flushing the residue onto a neighboring driveway and into the street. This site is not expected to impact the environmental conditions within the proposed project areas of focus.

4. 5402 Hardy Avenue, more than 1/4 mile southwest of the Student Union area of focus, is listed in the ERNS database. The information provided for this site lists that 300 gallons of raw sewage overflowed from a manhole due to a clogged pump. It also states that the sewage was absorbed back into the ground. This site is not expected to impact the environmental conditions within the proposed project areas of focus.

Other sites not addressed above were listed in the RCRA-SQG and FINDS databases. As previously discussed, these databases disclose chemical inventories and disposal methods, and do not necessarily indicate a release of hazardous wastes or substances. In fact, information provided for these database listings do not indicate a release at these sites. Therefore, these sites would not impact the environmental conditions within the proposed project areas of focus.

3.6.3.6.2 State and Local Database Sources

Table 3.6-3, State and Local Database Search, lists the state and local regulatory computer databases that were searched relative to this analysis and the corresponding search distance from the target address:

Table 3.6-3
State and Local Database Search

Acronym	Database	Search Distance
CAL-SITES	Cal-EPA, Department Of Toxic Substances Control	1.625 miles
CA BOND	Bond Expenditure Plan	1.625 miles
SCH	Proposed And Existing School Sites Being Evaluated By DTSC	0.875 miles
TOXIC PITS	Toxic Pits Cleanup Facilities	1.625 miles
State Landfill	State Landfill	1.125 miles
CA WDS	Sites Issued Waste Discharge Requirements	0.625 miles
WMUDS/SWAT	Waste Management Unit Database/Solid Waste Assessment Test	1.125 miles
CORTESE	State Index Of Properties With Hazardous Waste	1.125 miles
SWRCY	Recycler Database	1.125 miles
LUST	Leaking Underground Storage Tank	1.125 miles
CA FID UST	Facility Inventory Database	0.875 miles
SLIC	Statewide Spills, Leaks, Investigations, and Cleanups Cases	1.125 miles
UST	Registered Underground Storage Tanks, Including Tanks On Indian Land And Historic USTs	0.875 miles
HIST UST	Historic Underground Storage Tanks	0.875 miles
AST	Registered Aboveground Storage Tanks	0.875 miles
SWEEPS UST	UST listing maintained by RWQCB in the 1980s	0.875 miles
CHMIRS	California Hazardous Material Incident Report System	0.625 miles
Notify 65	Proposition 65	1.625 miles
DEED RSTR	Department Of Health Services – Land Use And Air Assessment	1.125 miles
VCP	Brownfields Voluntary Cleanup Program	1.125 miles
CLEANERS	Dry Cleaner Facilities	0.875 miles

Table 3.6-3
State and Local Database Search

Acronym	Database	Search Distance
WIP	Well Investigation Program Case List	0.875 miles
CDL	Clandestine Drug Labs	0.625 miles
San Diego Co. HMMD	San Diego County Hazardous Material Management Division Database	0.625 miles
RESPONSE	State Response Sites	1.625 miles
HAZNET	Hazardous Waste Information System	0.625 miles
EMI	Emissions Inventory Data	0.625 miles
ENVIROSTOR	Envirostor Database	1.625 miles
INDIAN RESERV	Indian Reservations	1.625 miles
INDIAN LUST	Leaking Underground Storage Tanks on Indian Land	1.125 miles
INDIAN UST	Underground Storage Tanks on Indian Land	0.875 miles

Six SDSU campus locations are listed in the various state and/or local databases. Each is described below:

1. 5300 Campanile Drive, the address for SDSU's Physics Building, is listed in the LUST database, which catalogues the location of leaking underground storage tanks. There are three tanks listed in the LUST database for this address; however, these cases were closed in December 1989, February 1997, and March 1998. This address is also found within the CORTESE database, a statewide index for properties with hazardous waste, San Diego County's Hazardous Material Management Division database ("HMMD"), the Historic Underground Storage Tanks database ("HIST UST"), and the SWEEPS UST database, an underground storage tank database maintained by the Regional Water Quality Control Board ("RWCQB") in the 1980s. The address also appears in the NY Manifest database, which contains information regarding the types and quantities of waste shipped from SDSU. Information obtained from these databases does not indicate that the site would impact the environmental conditions within the proposed project areas of focus.

2. 6330 Alvarado Court is in the Alvarado Campus area of focus. This address is listed in the CHMIRS, or California Hazardous Material Incident Report System, and San Diego County HMMD databases. The listing in the San Diego County HMMD is associated

with San Diego Dental Group. The online database for San Diego County's DEH has a record of the San Diego Dental Group at this address, which is inactive. SDSU representatives recalled an incident regarding housekeeping chemicals to which the authorities responded to at this address. This site is not expected to impact environmental conditions within the proposed project areas of focus.

3. 6361 Alvarado Court is located in the Alvarado Campus area of focus. This address is listed in the CHMIRS database. According to the information provided, 3-gallons of sewage were released in May 1999 to Alvarado Creek, which flows to the San Diego River and eventually reaches the Pacific Ocean. Based on this information, this address would not impact environmental conditions within the proposed project areas of focus.

4. 6475 Alvarado Road lies within the Alvarado Campus area of focus. This address is listed in the CHMIRS, San Diego County HMMD, and Hazardous Waste Information System ("HAZNET") databases. Multiple businesses are associated with this address: (i) Violations regarding Alvarado Dental Group are reported in 1998, 2001, and 2004 relating to improper labeling and segregation of medical and pharmaceutical waste; (ii) Violations regarding Fertility Center of California were reported in 1997 and 2000 for improper storage and incomplete paperwork; and (iii) other businesses are reported as violating disposal and/or recycling requirements for hazardous materials. None of these listings, however, indicate that the site has impacted environmental conditions within the proposed project areas of focus.

5. 6495 Alvarado Road, located in the Alvarado Campus area, is listed in the San Diego County HMMD database. Information provided does not indicate that the site has impacted environmental conditions within the proposed project areas of focus.

6. 6505 Alvarado Road is located in the Alvarado Campus area of focus and is listed in the San Diego County HMMD and HAZNET databases. Although there are multiple businesses associated with this address, the information provided on the databases does not indicate a release of hazardous materials at this address. Therefore, this address is not expected to have impacted the environmental conditions at the site.

The following discussion relates to sites *not* located on the SDSU campus, though located within the designated search area and, therefore, listed on the various state or local databases:

1. 5111 College Avenue is located immediately west of the Olmeca and Maya Residence Halls, and is associated with various businesses, including Chevron and ARCO gas stations. The address is listed in the LUST, San Diego County HMMD, CORTESE, HIST UST, HAZNET, UST, FINDS, EMI, and SWEEPS UST databases, and the site contains four leaking USTs. Two UST cases were closed in June 1990, another was closed in July 1991, and the fourth was closed in December 2001. San Diego County's DEH Site Assessment and Mitigation Program ("SAM") website and the RWQCB's GeoTracker ("GeoTracker") website also report the same information.

   The Phase I ESA Report prepared in 2003 by P&D Environmental (*see* Section 3.6.3.3) discussed this site, and advised that contaminated soil would likely be encountered during redevelopment of the site. However, data shows that groundwater flow is towards the southwest and northwest; therefore, it is unlikely that this site would impact the environmental conditions at the Student Housing area of focus, which is to the east.

2. 5130 College Avenue is located immediately west of the Maya Residence Hall and is listed as a former Mobil gas station. This address is listed in the HAZNET, SWEEPS, LUST, CORTESE, and the San Diego County HMMD databases, and is reported as containing three leaking USTs at the site – two of these cases were closed in July 2000, and the third was closed in March 2002. The SAM and GeoTracker websites also report the same information. Based on this data, this site is not expected to impact the environmental conditions within the proposed project areas of focus.

3. 5140 College Avenue is located immediately west of the Olmeca Residence Hall and was formerly a Unocal gas station. The address is listed in the LUST, CORTESE, SWEEPS UST, and San Diego County HMMD databases. The databases indicate that there were four leaking USTs at this site. Three of the four UST cases were closed in July 1989, March 1995, and September 2005. One case remains open, and a preliminary assessment reportedly is underway. The SAM and GeoTracker websites report the same information. According to the SAM division, there is hydrocarbon-impacted soil on this site. However, this environmental condition does not pose a threat to human health because it is buried in the ground beneath the parking lot. Based on this information, the site is not expected to impact the environmental conditions within the proposed project areas of focus.

4. Alvarado Hospital, located at 6655 Alvarado Road, is approximately 500 feet east of the eastern edge of Alvarado Campus. Alvarado Hospital is listed in the HAZNET, LUST, CHMIRS, CORTESE, San Diego County HMMD, EMI, and SWEEPS UST databases. Based on information from these databases, there are two leaking USTs at this site, and while one case was closed in July 1987, the other case, which involves a tank that leaked due to corrosion, remains open. The SAM and GeoTracker websites also report the same information. The leak, which impacted the soil and groundwater approximately 1/5 of a mile from the eastern boundary of the Alvarado Campus area, was discovered during tank closure in January 1998. The groundwater in this area reportedly flows in a northerly direction. Based on this information, this site is not expected to impact the environmental conditions at the proposed Alvarado Campus.

Listings in the LUST database for two additional addresses within 1/2 mile of the proposed project areas of focus were also noted. The LUST cases at these addresses, 6301 and 6398 Del Cerro Boulevard, are closed. There was also a LUST listing for 6389 Del Cerro Boulevard, which had the same DEH case number; therefore, this address listing is likely an error. Based on the information gathered from these databases and the SAM and GeoTracker websites, these sites are not expected to have impacted the environmental conditions within the proposed project areas of focus.

The database search also revealed listings in the LUST database at eight additional addresses more than 1/2 mile from the proposed project area. Three cases, affiliated with 6505, 6554, and 6571 El Cajon Boulevard, are open and undergoing monitoring and/or remediation. Due to their distance from the project site, these sites are not expected to impact the environmental conditions within the proposed project areas of focus.

Seven listings in the CHMIRS database also were found, three of which were discussed above (*i.e.*, 6361 Alvarado Court; 6330 Alvarado Court; 6475 Alvarado Road). The remaining four listings were due to sewage spills, and are summarized below in **Table 3.6-4, Sewage Spill Cases.**

Table 3.6-4
Sewage Spill Cases

Location	Amount	Date	Result
6300 Alvarado Road	4,450 gallons	September 2002	Not reported
5702 Hardy Avenue	108 gallons	February 2004	Cleaned up
5602 Dartboard Way	19,470 gallons	October 2004	Flowed to the Pacific Ocean
5859 Adobe Falls Road	3,176 gallons	September 2002	100% cleaned up

Based on the information provided regarding the sewage spills, these events are not expected to have impacted the areas of focus for the project, with the exception of the Adobe Falls Road spill. This spill resulted in a citation by the RWQCB. A restoration program was recommended by the City and approved by the RWQCB. The restoration effort is ongoing within the Alvarado Creek canyon adjacent to the SDSU-owned Adobe Falls parcel.

Numerous addresses within the search area are listed in the San Diego County HMMD database. The majority of the listings are for the medical offices on Alvarado Road and Alvarado Court due to their disposal of medical wastes. In some cases there were violations for improper labeling, unsecured containers, and inadequate training. Other addresses are listed due to the disposal of lead/acid batteries, waste oil, or petroleum products. Based on the information provided, it does not appear that these sites have impacted the environmental conditions within the proposed project areas of focus, with the exception of the leaking UST near Zura Hall, which is located within an area of focus, and which has already been removed and is subject to case closure.

3.6.3.6.4 EDR Proprietary Historical Databases

Table 3.6-5, EDR Proprietary Historical Database Search, lists the databases that were searched and the corresponding search distance from the target addresses.

Table 3.6-5
EDR Proprietary Historical Database Search

Acronym	Database	Search Distance
Manufactured Gas Plants	EDR Proprietary Manufactured Gas Plants	1.625 miles
EDR Historical Auto Stations	EDR Proprietary Historic Gas Stations	0.875 miles
EDR Historical Cleaners	EDR Proprietary Historic Dry Cleaners	0.875 miles

Nine auto stations and seven cleaners were identified in the Historic Gas Stations and Historic Dry Cleaners databases. (Four of these historic gas stations were also found in the LUST database, as discussed above.) Historical names, year(s) of existence, and business type were provided for all of the listings. Two of the seven historical cleaners were located adjacent to proposed project areas of focus. The cleaner formerly located at 5924 Hardy Avenue south of the Aztec Center, lies within the Student Union area of focus, and was formerly a self-serve laundry facility in operation between 1961 and 1970. The dry cleaner formerly located at 5185 College Avenue was located northwest of Olmeca Hall and was reportedly in operation from 1968 to 1973. While there is no information suggesting contamination, contamination at former dry cleaning sites is not unusual. Mitigation is proposed to reduce any potential impacts to a level below significant.

3.6.3.6.5 Unmapped Sites

Unmapped sites are the result of inadequate address information contained in the federal, state and local databases. Twenty sites were listed as unmapped sites in the FTTS, SWEEPS UST, CLEANERS, SWL/LF, HAZNET, ERNS, San Diego County HMMD, and CA WDS databases. Ten of the sites were listed in the HAZNET database, which records information from hazardous waste manifests and is not indicative of a release of hazardous waste/material. Seven of the sites are located at least one mile from the project site; due to the distance from the proposed project area, further investigation of these sites is unnecessary. The remaining three sites are located within one mile of the proposed project site and are discussed below:

1. Mac's Equipment and Supply, Inc., at 8075 Alvarado Road, is listed on the SWEEPS UST database, which notes that an underground storage tank was, but is no longer, maintained on the premises.

2. C Moore & Scott Richards MD is listed at Alvarado Court. This site is on the San Diego County HMMD database, but the file is listed on the DEH website as inactive. This address was likely listed due to its handling of medical waste.

3. Mark C Levine MD Inc. is listed at 10201 Reservoir Drive on the San Diego County HMMD database. The file is listed on the DEH website as inactive. This site likely was listed due to its handling of medical waste.

Based on this information, it is unlikely that the unmapped sites have impacted the environmental conditions within the proposed project areas of focus.

3.6.3.6.6 Local Sources

Additional information regarding sites contained in the various databases was sought from the County DEH. Specifically, files from San Diego County's DEH were requested for 6475, 6495, and 6505 Alvarado Road, 6310, 6330, and 6361 Alvarado Court, 6655 Alvarado Road, 5300 and 5500 Campanile Drive, and 5111, 5130 and 5140 College Avenue. The DEH has no records for 6495 Alvarado Road, 6310, 6330, and 6361 Alvarado Court. However, records were available and reviewed for 5300 Campanile Drive, and 6475 and 6505 Alvarado Road. These records included compliance inspection reports by San Diego County DEH personnel, Medical Waste Management Plans, and corrective action forms. The information reviewed did not indicate a release of hazardous materials/waste that would impact the environmental conditions at the respective addresses. Records were also reviewed for 5111, 5130 and 5140 College Avenue, 6555 Alvarado Road, and 5500 Campanile Drive. These records included reports related to leaking USTs, UST closures, and soil and groundwater testing. Information obtained from this review was presented above in Section 3.6.3.6.2.

3.6.4 THRESHOLDS OF SIGNIFICANCE

Under CEQA Guidelines Appendix G, a proposed project may have a potentially significant impact relative to hazards and hazardous materials if the project would:

(a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials;

(b) 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;

(c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school;

(d) 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 create a significant hazard to the public or the environment;

(e) 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 the project result in a safety hazard for people residing or working in the project area;

(f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area;

(g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; or

(h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands.

The site of the proposed project is not located within an airport land use plan, within two miles of a public airport, or within the vicinity of a private airstrip. Therefore, this section does not address potential impacts relative to airport safety hazards, as identified in criteria (e) and (f) above. Additionally, potential impacts associated with applicable emergency response plans, as referenced in Criteria (g), are addressed in **Section 3.13, Public Utilities and Service Systems.**

With respect to wildfires, as identified in Criteria (h), such fires are prevalent during the dry summer months in the northern and eastern portions of the County of San Diego. SDSU is located in a developed urban area and, therefore, is not prone to the spread of wildfires. However, the Adobe Falls portion of the campus does contain large areas of vegetation and

hillsides that have the potential to catch fire during the dry months of the year, as evidenced by the 2003 fires. In the event of a campus wildfire, the San Diego Fire Department is responsible for responding to the situation. Fire protection at SDSU, along with emergency response systems, are discussed in greater detail in EIR **Section 3.13, Public Utilities & Service Systems.**

3.6.5 PROJECT IMPACTS

Potential impacts associated with hazardous materials generally will arise either within the context of site location, due to the presence of hazardous materials on-site or in the vicinity of the proposed project area, or within the context of project operations. Based upon the information discussed above, the following discussion surveys potential sources of hazards and hazardous materials, and considers potential related impacts due to past and present uses of land. Additionally, uses associated with the proposed project's operations are considered in order to determine whether their use of hazardous materials may constitute a potentially significant impact. The impacts associated with Site Location and Project Operations are each addressed separately below.

3.6.5.1 Site Location

3.6.5.1.1 Agricultural Use

Based on a review of historical aerial photographs, the areas of focus were not used for agriculture. Therefore, there are no potentially significant impacts related to former agricultural use.

3.6.5.1.2 Off-site sources

As discussed above, there were two gas stations on the west side of College Avenue, west of the Maya and Olmeca Residence Halls, that had leaking USTs. However, all UST cases are considered closed by the County DEH, with the exception that impacted soil remains in place at 5140 College Avenue. This impacted soil does not pose a threat to human health because it is buried in the ground beneath the parking lot. Therefore, the presence of impacted soil at this site is not a potentially significant impact.

Also as discussed above, there is an active gas station with former leaking USTs at 5111 College Avenue, which is located immediately west of Maya Residence Hall. It is unlikely that contaminated soil and groundwater at this site have impacted the environmental conditions within the Maya/Student Housing area of focus to the east. Nevertheless, the operation of this gas station may result in a potentially significant impact to the proposed project areas during

development and mitigation is proposed to ensure that any potential impact remains at a level below significant.

Also as discussed above, former dry cleaners were located at 5185 College Avenue and 5924 Hardy Avenue. While there is no information to suggest that there is contamination at these sites, contamination at former dry cleaning sites is not unusual. Therefore, because of their proximity to the Student Housing and Student Union areas of focus, this is a potentially significant impact. Mitigation is proposed to reduce any potential impact to a level below significant.

3.6.5.1.3 PCB Items

As discussed above, several pad-mounted transformers were observed within the areas of focus, specifically, at the western edge of Lot U. However, the transformers were mounted on concrete pads and the observed staining was de minimis. These transformers do not contain PCBs, as indicated by the records and labeling practices of SDSU's EHS. Therefore, there is no potential for a significant impact.

3.6.5.1.4 Chemical Storage or Use

As discussed above, small quantities of chemicals (*e.g.*, paint thinner; pool chemicals; housekeeping supplies) are stored within the Student Housing, Student Union, and Alvarado Campus areas of focus. However, no evidence of a release or material threat of a release was observed during the site reconnaissance. Therefore, the presence and storage of these chemicals is not a recognized environmental condition or potentially significant impact.

3.6.5.1.5 Hydraulic Items

As discussed above, there are several hydraulic reservoirs within the Alvarado Campus area of focus and at the Physical Plant south of the Student Housing area of focus in Lot G. The reservoirs are associated with elevators at the Alvarado Campus and waste compactors near Lot G. However, no evidence indicating that hazards are being released, or that there is a material threat of release, was observed during the site reconnaissance. Therefore, the hydraulic reservoirs are neither a recognized environmental condition nor represent a potentially significant impact.

3.6.5.1.6 Mold

Mold was not observed within the areas of focus, SDSU personnel said that there have been no mold complaints at the university. SDSU Research Foundation personnel said that there have

been small incidences of mold reported at the Alvarado properties, which were remediated by subcontractors. The few instances of mold do not constitute a potentially significant impact.

3.6.5.1.7 Storage Tanks

As discussed above, a large AST was observed outside the basement of 6505 Alvarado Road. Currently, the tank is not being used, and was originally used for a short period of time due to poor construction of the hot water system for which it was installed. The presence of the tank is not a potentially significant impact.

There also is a 5-gallon AST associated with the back-up electrical generator for the Alvarado Medical Center. However, no evidence of a release or material threat of release was observed during the site reconnaissance. Therefore, the AST is not a recognized environmental condition, nor does it represent a potentially significant impact.

Also as noted above, a leaking underground storage tank next to Zura Hall, which is within the Student Housing area of focus, was removed in 1996, and the case was closed in 1998. Two other leaking UST cases reported on SDSU property were closed in 1989 and 1998. According to the Phase I ESA prepared for the former Paseo project, a total of 17 USTs have been closed by SDSU over the years. At the time of the Paseo ESA, there were two active USTs identified on the SDSU campus; however, their locations were not noted. During the on campus interviews, SDSU representatives reported that there were no USTs within the areas of focus. However, even though the presence of actual UST contamination on the SDSU campus has not been documented, the potential presence is considered a potentially significant impact, and mitigation is proposed to ensure that any potential impact remains below significant.

3.6.5.1.8 Asbestos and Lead Paint

Three of the project components would involve the demolition of existing buildings and associated disposal of building material. Buildings within the Alvarado Campus, Student Union Expansion, and Student Housing components have documented areas of ACM. Asbestos is hazardous when released into the air (*i.e.*, through building demolition or remodeling). This impact is potentially significant.

Lead paint was first regulated in 1978. The buildings within the Alvarado Campus, Student Union, and Student Housing areas of focus were built before this time and, therefore, were not regulated for lead content. The possibility that lead paint may be present and dispersed upon demolition is a potentially significant impact.

3.6.5.2 Proposed Project Operations

Of the proposed project's six development components, only the Alvarado Campus component is expected to involve the handling and management of hazardous materials and/or hazardous wastes. As discussed in Section 1.0, *Project Description*, under the proposed project, the existing D Lot and approximately 116,000 square feet of adjacent medical center office space would be removed in order to construct approximately 612,000 square feet academic/research/medical space.

While the 1160,000 square feet of existing medical center space that would be removed to make way for the new buildings presently poses certain potential hazards relative to the use of hazardous materials and or wastes, the new facilities that would be constructed under the proposed project would serve similar uses as those removed and, therefore, may pose similar potential hazards to the public or environment, either through the routine transport, use or disposal of hazardous materials, or through reasonably foreseeable upset and accident conditions.

The SDSU Department of Environmental Health and Safety ("EH&S") is responsible for the management and disposal of on campus hazardous materials and wastes. According to EH&S, SDSU utilizes numerous materials classified as hazardous by federal or state law. These hazardous materials include chemical reagents, solvents, fuels, paints, cleansers and miscellaneous organics and inorganics that are used as part of laboratory research, building and grounds maintenance, vehicle maintenance, clinics and art studios. Hazardous wastes are hazardous materials that are no longer needed or by-products of a process.

Table 3.6-6, 2003 Hazardous Waste Generation and Disposal, depicts the type and quantities of hazardous wastes generated and disposed of by SDSU in calendar year 2003:

Table 3.6-6
2003 Hazardous Waste Generation And Disposal

Waste Type	Volume (pounds)
Laboratory Waste (includes lab-packs, solvents, acids, bases, toxics, *etc.*)	7,160
Photo Processing Waste	2,772
Construction - Demolition Waste (including lead-based paint)	580
Physical Plant - Operations & Maintenance Waste	6,550
Corrosive Waste	7,770
Solvent Waste	8,358

Source: SDSU EH&S, December 1, 2004

EH&S collects hazardous waste from approximately 200 satellite accumulation areas throughout the campus, including individual laboratories and studios, work shops, *etc.* Most of the waste is collected from two major areas of the campus: the Chemical Sciences Laboratory (Chemistry Department) and the North and South Life Sciences building (Biology Department), both located in the north central portion of the campus. EH&S collects hazardous waste for disposal from approximately one dozen satellite buildings located throughout the campus, including Art, Physical Plant, Engineering, and Dramatic Arts.

The collection of hazardous wastes is done on a routine schedule, typically on a weekly basis for the larger generators (*i.e.*, Chemistry and Biology), or more frequently when needed and as requested. The collection from the smaller generator sites occurs on an as needed basis; pick-up for the satellite accumulation areas may average once every 2-3 weeks.

After EH&S collects waste from the various sites, it is transported within the campus property to the hazardous waste building, a secured location in Parking Lot A, for storage until a licensed hazardous waste contractor prepares the waste for segregation and inventory, packaging, documentation and transport. The wastes are then shipped to approved treatment, disposal or recycling facilities. EH&S maintains documentation of the waste process, including uniform hazardous waste manifests, packaging lists, land bans, and analysis.

The storage of all hazardous materials and waste on the SDSU campus must comply with all applicable U.S. EPA, California Environmental Protection Agency ("Cal/EPA") and San Diego County Department of Environmental Health regulations. These regulations require storage in suitable containers that are labeled and sealed at all times, and secondary containment.

Campus policy requires that all hazardous materials shipped on public roads be packaged in compliance with all applicable regulations.

Therefore, while the proposed project may result in an increase in the routine transport, use, and disposal of hazardous materials and/or wastes that could pose a potential hazard to the public or environment either through their routine use or reasonably foreseeable accident or upset conditions, these activities are managed comprehensively by SDSU pursuant to state and federal law. Similarly, while hazardous materials and waste would be handled within one-quarter mile of an existing or proposed school, the materials are not expected to be present in quantities significant enough to pose a risk to occupants of the school or the campus community. Therefore, the proposed project would not result in potentially significant impacts relative to hazardous materials and/or wastes.

3.6.6 CUMULATIVE IMPACTS

As discussed above, while the proposed project may indirectly include the routine transport, use, or disposal of hazardous materials, the SDSU EH&S Department is responsible for the management and disposal of on-campus hazardous materials and waste, and no impacts relative to hazardous materials would occur under the proposed project. Therefore, the project's contribution to hazards and hazardous material impacts would not be cumulatively considerably. Moreover, although portions of the Student Housing component of the proposed project may be located on or near contaminated subsurface materials released as the result of former gasoline station activities and dry cleaning operations, mitigation is proposed requiring that prior to project construction, a health and safety plan be prepared to manage and dispose of impacted soil if, in fact, such soil is encountered during project construction. Therefore, the proposed project would not result in significant cumulative impacts relative to hazards and hazardous materials.

3.6.7 MITIGATION MEASURES

The following mitigation measures are proposed to reduce potentially significant impacts associated with hazardous materials, including unknown contamination, to a level below significant:

HHM-1 Prior to construction of the proposed Housing Administration/Residential Education building located just north of Lot H, SDSU, or its designee, shall prepare, maintain, and implement, with the cooperation and assistance of all construction contractors, a Health and Safety Plan to manage and dispose of

impacted soil, if encountered during project construction, from the leaking UST once located next to Zura Hall.

HHM-2 Prior to construction in the vicinity of 5111 College Avenue, which is immediately west of Maya Hall and at which lies an active gas station, SDSU, or its designee, shall prepare, maintain, and implement, with the cooperation and assistance of all construction contractors, a Health and Safety Plan to manage and dispose of impacted soil and/or groundwater, if encountered during project construction.

HHM-3 Prior to construction in the vicinity of 5185 College Avenue and 5924 Hardy Avenue, at which former dry cleaners were operated, SDSU, or its designee, shall prepare, maintain, and implement, with the cooperation and assistance of all construction contractors, a Health and Safety Plan to manage and dispose of impacted soil, if encountered during project construction.

HHM-4 Prior to demolition of any of the structures located within the Alvarado Campus, Student Union and Student Housing areas of focus, SDSU, or its designee, shall secure the performance of an asbestos survey by a certified asbestos consultant. The asbestos survey information shall be used to define removal quantities, estimate abatement costs, and otherwise refine the scope of work for the removal of asbestos, in compliance with all applicable laws, during project demolition.

HHM-5 Prior to demolition of any of the structures located within the Student Housing, Alvarado Campus, and Student Union areas of focus, SDSU, or its designee, shall secure the performance of a lead paint survey by a certified lead paint consultant. The lead paint survey information shall be used to define removal quantities, estimate abatement costs, and otherwise refine the scope of work for lead abatement, in compliance with all applicable laws, during project demolition.

HHM-6 In order to reduce the likelihood of a hazardous waste accident due to the potential future use of hazardous materials in the proposed project areas, the SDSU Department of Environmental Health and Safety shall continue to remain primarily responsible for the collection and disposal of hazardous

waste on the campus site. Hazardous waste shall continue to be collected from approximately 200 satellite accumulation areas throughout the campus, transported to the hazardous waste building in Lot A, segregated, inventoried, packaged, documented, and eventually transported offsite to an approved waste disposal facility.

3.6.8 LEVEL OF SIGNIFICANCE AFTER MITIGATION

With implementation of the proposed mitigation measures, all potentially significant impacts relating to hazards and hazardous materials would be reduced to a level below significant. Therefore, the proposed project will not result in any unavoidable significant impacts relative to hazards.