



## DEPARTMENT OF RESOURCES RECYCLING AND RECOVERY

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April 18, 2011

Ms Belle Newman, Contract Planner  
Community Development Department  
Planning Commission  
207 Harvard Avenue  
Claremont, California 91711

**Subject:** **SCH No. 2011031050** - Notice of Preparation of a Draft Environmental Impact Report for the Proposed Claremont McKenna College Master Plan, City of Claremont, Los Angeles County, (Associated with Solid Waste Facility No. 19-AJ-0001)

Dear Ms. Newman:

Thank you for allowing the Department of Resources Recycling and Recovery (CalRecycle) staff to provide comments for this proposed project and for your agency's consideration of these comments as part of the California Environmental Quality Act (CEQA) process.

CalRecycle staff has reviewed the environmental document cited above and offer the following project description, analysis and our recommendations for the proposed project based on CalRecycle staff's understanding of the project. If the proposed project description below varies substantially from the project as understood by the Lead Agency, CalRecycle staff requests that any significant differences be clarified and included in the Draft Environmental Impact Report.

### **Project Description**

The proposed project consists of a long range Master Plan for planned future improvements to the Claremont McKenna College campus over the next 30 years, including the construction of new athletic facilities as a part of the East Campus Sports Complex. The proposed East Campus Sports Complex would be constructed on property, owned by Claremont University Consortium, which is located south of Foothill Boulevard, west of Monte Vista Avenue, north of Arrow Route, and east of Claremont Boulevard. Existing land uses on the site of the proposed East Campus Sports Complex include an archery range, temporary parking, and a closed landfill. The proposed East Campus Sports Complex would include parking areas, sports fields and activity areas, and ancillary buildings and structures.



Potentially significant impacts as a result of the proposed project have been identified in the following areas:

- aesthetics
- air quality
- biological resources
- cultural resources
- geology/soils
- greenhouse gas emission
- hazards and hazardous materials
- hydrology and water quality
- land use/planning
- mineral resources
- noise
- population/housing
- public services
- recreation
- traffic/transportation
- utilities and service systems

### **Staff Comments**

Since the proposed project includes postclosure land uses within 1,000 feet of the disposal area on a closed landfill, the following section of Title 27, California Code of Regulations, apply:

#### **Section 21190. - Postclosure Land Use**

- (a) Proposed postclosure land uses shall be designed and maintained to:
- (1) protect public health and safety and prevent damage to structures, roads, utilities and gas monitoring and control systems;
  - (2) prevent public contact with waste, landfill gas and leachate; and
  - (3) prevent landfill gas explosions.
- (b) The site design shall consider one or more proposed uses of the site toward which the operator will direct its efforts, or shall show development as open space, graded to harmonize with the setting and landscaped with native shrubbery or low maintenance ground cover.
- (c) All proposed postclosure land uses, other than non-irrigated open space, on sites implementing closure or on closed sites shall be submitted to the Enforcement Agency (EA), Regional Water Quality Control Board (RWQCB), local air district and local land use agency. The EA shall review and approve proposed postclosure land uses if the project involves structures within 1,000 feet of the disposal area, structures on top of waste, modification of the low permeability layer, or irrigation over waste.
- (d) Construction on the site shall maintain the integrity of the final cover, drainage and erosion control systems, and gas monitoring and control systems. The owner or operator shall demonstrate to the satisfaction of the EA that the activities will not pose a threat to public health and safety and the environment. Any proposed modification or replacement of the low permeability layer of the final cover shall begin upon approval by the EA, and the RWQCB.
- (e) Construction of structural improvements on top of landfilled areas during the postclosure period shall meet the following conditions:
- (1) automatic methane gas sensors, designed to trigger an audible alarm when methane concentrations are detected, shall be installed in all buildings;
  - (2) enclosed basement construction is prohibited;

- (3) buildings shall be constructed to mitigate the effects of gas accumulation, which may include an active gas collection or passive vent systems;
  - (4) buildings and utilities shall be constructed to mitigate the effects of differential settlement. All utility connections shall be designed with flexible connections and utility collars;
  - (5) utilities shall not be installed in or below any low permeability layer of final cover;
  - (6) pilings shall not be installed in or through any bottom liner unless approved by the RWQCB;
  - (7) if pilings are installed in or through the low permeability layer of final cover, then the low permeability layer must be replaced or repaired; and
  - (8) periodic methane gas monitoring shall be conducted inside all buildings and underground utilities in accordance with section 20933 of Article 6, of Subchapter 4 of this Chapter.
- (f) The EA may require that an additional soil layer or building pad be placed on the final cover prior to construction to protect the integrity and function of the various layers of final cover.
- (g) All on site construction within 1,000 feet of the boundary of any disposal area shall be designed and constructed in accordance with the following, or in accordance with an equivalent design which will prevent gas migration into the building, unless an exemption has been issued:
- (1) a geomembrane or equivalent system with low permeability to landfill gas shall be installed between the concrete floor slab of the building and subgrade;
  - (2) a permeable layer of open graded material of clean aggregate with a minimum thickness of 12 inches shall be installed between the geomembrane and the subgrade or slab;
  - (3) a geotextile filter shall be utilized to prevent the introduction of fines into the permeable layer;
  - (4) perforated venting pipes shall be installed within the permeable layer, and shall be designed to operate without clogging;
  - (5) the venting pipe shall be constructed with the ability to be connected to an induced draft exhaust system;
  - (6) automatic methane gas sensors shall be installed within the permeable gas layer, and inside the building to trigger an audible alarm when methane gas concentrations are detected; and
  - (7) periodic methane gas monitoring shall be conducted inside all buildings and underground utilities in accordance with Article 6, of Subchapter 4 of this chapter (section 20920 et seq.).

## **Conclusion**

CalRecycle staff has no further comments on the project as proposed at this time. Thank you for the opportunity to comment on this project in the early planning stages. The Los Angeles County Department of Public Health, acting as the Local Enforcement Agency, can be reached at 626.430.5540. If you have any questions or comments regarding this letter, please contact Dawn Plantz of the Engineering Support Branch at 916.341.6723 or by email at [Dawn.Plantz@calrecycle.ca.gov](mailto:Dawn.Plantz@calrecycle.ca.gov).

**Note:** *All correspondence related to this letter and for staff of the Permitting and Assistance Branch should be sent to 1001 I Street - MS 10A-15, P.O. Box 4025, Sacramento, CA 95812-4025. Correspondence specifically for the attention of the Director of CalRecycle should be sent to the address in the letterhead.*

Sincerely,



Martin Perez  
Permits and Assistance South Unit  
Permitting and Assistance Branch  
CalRecycle

cc: Virginia Rosales, Supervisor  
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