

UPDATED HAZARDOUS MATERIAL TECHNICAL STUDY

Otay Mesa Community Plan Update San Diego, California

PREPARED FOR:

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DRAFT VIA ELECTRONIC MAIL

Ms. Stephanie Morgan Whitmore
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1927 Fifth Avenue
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Subject: OTAY MESA COMMUNITY PLAN UPDATE
SAN DIEGO, CALIFORNIA
UPDATED HAZARDOUS MATERIALS TECHNICAL STUDY

Dear Ms. Whitmore:

In accordance with your request, Geocon, Inc. has updated the Hazardous Materials Technical Study (HMTS) of the Otay Mesa community in San Diego, California. The report provides updated information regarding properties/facilities of potential environmental concern identified in our initial HMTS dated July 27, 2007, and additional facilities identified during this update study. We understand that our report will be included in an updated Environmental Impact Report that is currently being developed as part of the April 2011 Otay Mesa Community Plan Update.

We appreciate the opportunity to assist RECON with this project. Please contact us if you have any questions concerning this report or if we may be of further service.

Sincerely,

GEOCON, INC.

Matthew Lesh
Project Geologist

Jim Brake, PG
Senior Geologist/Associate

(1) Addressee

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UPDATED HAZARDOUS MATERIALS TECHNICAL STUDY

1. INTRODUCTION

This report presents the results of an Updated Hazardous Materials Technical Study (Updated HMTS) of an approximate 8,175-acre area of land in the Otay Mesa community of the City of San Diego identified as the Otay Mesa Community Plan project area (the Site). Geocon, Inc. (Geocon) prepared this report in accordance with the request of RECON Environmental (the Client).

We previously conducted an HMTS of the Site in 2007 and presented our findings in a report titled *Hazardous Materials Technical Study, Otay Community Plan Update, San Diego, California*, dated July 27, 2007. We prepared the 2007 HMTS to provide information regarding properties/facilities of potential environmental concern on or within the vicinity of the Site as part of a program-level Environmental Impact Report (EIR). This Updated HMTS was requested to provide current information regarding properties/facilities of potential environmental concern to include in an updated EIR that is being prepared for the Site as part of the April 2011 Otay Mesa Community Plan Update.

The following sections identify the purpose and scope of services including any limitations/exceptions associated with the Updated HMTS.

1.1 Purpose

The purpose of the Updated HMTS was to provide an updated evaluation of existing and potential impacts to the Site (i.e., levels of hazardous materials or petroleum likely to warrant mitigation pursuant to current regulatory guidelines) from the presence of hazardous materials or petroleum on or within the vicinity of the Site and to discuss necessary mitigation measures that can be implemented to reduce or eliminate the potential impact. The scope of services for the Updated HMTS was developed in general accordance with the California Environmental Quality Act (CEQA) and American Society for Testing and Materials (ASTM) *Designation E 1527-05 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*.

1.2 Scope of Services

We performed the following scope of services in general accordance with Proposal No. LG-11143, dated May 12, 2011, and revised June 13, 2011. No exceptions or limitations to the scope of services were identified or encountered during the performance of the Updated HMTS.

- Conducted an updated review of available Federal, State, and local databases for the Site and for properties located within approximately 660 feet (1/8 mile) of the Site.

- Reviewed the State Water Resources Control Board (SWRCB) GeoTracker website (<http://geotracker.waterboards.ca.gov>) and Department of Toxic Substances Control (DTSC) EnviroStor website (<http://www.envirostor.dtsc.ca.gov>) for records pertaining to properties/facilities located within or near the boundaries of the Site whose environmental conditions might potentially impact the Site. These properties were identified during our review of regulatory agency databases and/or from information in the 2007 HMTS.
- Contacted representatives of the County of San Diego – Department of Environmental Health (DEH) and San Diego County Solid Waste Local Enforcement Agency (County LEA) for information regarding select properties/facilities of potential environmental concern identified during our review of regulatory agency databases and/or in the 2007 HMTS.
- Performed a limited visual reconnaissance of properties/facilities of potential environmental concern identified within the boundaries of the Site. These properties/facilities were selected based on our review of regulatory agency databases and/or information in the 2007 HMTS. The visual reconnaissance was generally limited to observing the exterior portions of the properties/facilities from nearby public streets.
- Reviewed recent aerial photographs to obtain information regarding land use changes to the Site since completion of our 2007 HMTS.

2. GENERAL SITE CHARACTERISTICS

The following sections describe the location, current and historical uses, and physical setting of the Site.

2.1 Site Location

The Site is roughly bounded by the Otay River to the north, the United States-Mexico international border to the south, Interstate 805 (I-805) to the west, and Highways 125 and 905 to the east. As with our 2007 HMTS, we divided the Site into six areas (Areas 1 through 6) for discussion purposes. The approximate location of the Site is shown on Figure 1, and the approximate boundaries of the six areas are shown on Figure 2 and Figures 3-1 to 3-6.

2.2 Current Land Use

The Site is a mixed-use area within the Otay Mesa community, currently supporting residential, commercial, industrial, agricultural, and municipal uses. The Site also includes areas of undeveloped, naturally vegetated land. Area-specific land use information is provided below. The information was obtained during the limited visual site reconnaissance and from reviews of recent aerial photographs.

2.2.1 **Area 1**

Area 1 is bounded by the Otay River to the north, Otay Mesa Road and Highway 905 to the south, Johnson Canyon and Piper Ranch Road to the east, and I-805 to the west (Figure 3-1). The majority of Area 1 has been developed and includes industrial developments and Brown Field Municipal Airport (Brown Field) in the eastern portion of the area, automobile sales/recycling and junkyard facilities in the central portion, residential development in the central and western portions of the area, and commercial improvements along the western area boundary. Undeveloped portions of Area 1 exist in the northeastern portion of the area and in Dennerly Canyon in the western portion of the area.

2.2.2 **Area 2**

Area 2 is bounded by Otay Mesa Road and Highway 905 to the north, the US-Mexico international border to the south, Heritage Road to the east, and I-805 to the west (Figure 3-2). Area 2 is largely comprised of undeveloped, naturally vegetated land and is cut by several canyons, including Moody Canyon, Dillon Canyon, Finger Canyon, Spring Canyon, and Wruck Canyon. Residential development is present in the northwestern portion of the area. Single-family residences and San Ysidro High School (5353 Airway Road) are in the northern portion of Area 2 just south of Otay Mesa Road. Commercial/light-industrial developments are located at the northern and eastern boundaries of Area 2. An area used for agricultural purposes is located at the eastern boundary of the area.

2.2.3 **Area 3**

Area 3 is bounded by Otay Mesa Road to the north, the US-Mexico international border to the south, Britannia Boulevard to the east, and Heritage Road to the west (Figure 3-3). Undeveloped areas of Area 3 include Wruck Canyon and Spring Canyon, traversing the southwestern and western portions of the area, respectively. The area between the two canyons consists of agricultural land. The balance of Area 3 primarily consists of commercial/light-industrial-related development. Commercial establishments are present along the northern perimeter of Area 3, just south of Otay Mesa Road.

2.2.4 **Area 4**

Area 4 is bounded by Otay Mesa Road to the north, the US-Mexico international border to the south, La Media Road to the east, and Britannia Boulevard to the west (Figure 3-4). The western portion of Area 4 is predominantly developed with commercial/light-industrial properties and the eastern portion consists of agricultural land.

2.2.5 Area 5

Area 5 is bounded by Otay Mesa Road to the north, the US-Mexico international border to the south, Highway 905 to the east, and La Media Road to the west (Figure 3-5). The southern and central portions of Area 5 are predominantly developed with commercial/light-industrial improvements. Commercial developments occupy the western corner of Highway 905 and Siempre Viva Road. The northern portion of Area 5 is predominately undeveloped land.

2.2.6 Area 6

Area 6 is bounded by Otay Mesa Road to the north, the US-Mexico international border to the south, Enrico Fermi Drive the east, and Highway 905 to the west (Figure 3-6). Vacant land is located in the northwestern portion of Area 6. The balance of Area 6 consists of commercial/light-industrial developments, with low-density commercial development located in the western and southwestern portions of the area.

2.3 Historical Land Use

As part of our 2007 HMTS, we reviewed historical aerial photographs for the Site and surrounding properties for selected years from 1953 to 2002. Review of the aerial photographs and our knowledge of the Otay Mesa community indicate that Brown Field was the first major development to occur within the boundaries of the Site. Brown Field was first opened in 1918 and was primarily used for military purposes until 1962. Since 1962, Brown Field has been used as municipal airport and a port-of-entry for private aircrafts entering the U.S. from Mexico. Overall development of the Site appeared to dramatically increase subsequent to the completion of Highway 905 in 1976. The Site primarily consisted of undeveloped land or land used for agricultural purposes from prior to 1953 to sometime between 1980 and 1990, when construction of the current commercial/light-industrial facilities in Areas 3, 4, 5, and 6 commenced. Construction of the current single-family residential communities in Areas 1 and 2 began sometime between 1990 and 2002.

Comparison of site descriptions provided in our 2007 HMTS and of recent aerial photographs indicates that significant additional development has not occurred since our 2007 HMTS. RECON personnel have informed us that several development projects are planned for the Otay Mesa community in the near future, particularly in the western portions of Areas 1 and 2, but construction has not started. The primary change to the Otay Mesa community since 2007 has been the completion of Highway 125 along the eastern site boundary in November 2007 and the nearly completed relocation of Highway 905 to the south of its former alignment that coincided with Otay Mesa Road.

2.4 Physical Setting

We provided a detailed discussion of the topographic, geologic, and hydrogeologic conditions in the vicinity of the Site in our 2007 HMTS. Information sources reviewed and our limited visual reconnaissance as part of this Updated HMTS do not indicate significant changes to these conditions.

3. REGULATORY AGENCY RECORDS

This section describes our review of updated regulatory agency databases to identify properties/facilities of potential environmental concern. In addition, this section includes discussion of SWRCB GeoTracker and DTSC EnviroStor records and regulatory agency correspondence regarding properties/facilities of potential environmental concern identified in the database listings and/or the 2007 HMTS.

3.1 Database Review

EDR performed a search of Federal, State, and local databases for the Site and surrounding areas. Copies of the EDR database executive summary and overview map are in Appendix A. A complete electronic copy (CD) of the report titled EDR DataMap Area Study, dated August 30, 2012, is also in Appendix A (CD pocket).

We reviewed the EDR report to identify properties/facilities within the site boundaries or approximate 1/8-mile of the Site that have had unauthorized releases of hazardous substances or petroleum or other events with potentially adverse environmental effects. In general, our review focused on those databases that report spills and leaks from features such as underground storage tanks (USTs) and waste disposal facilities.

Site Plans depicting the site boundaries and properties/facilities of potential environmental concern with indicated Map Identification Numbers (Map ID Nos.) are presented as Figures 3-1 through 3-6. Information provided in the database report is summarized below.

3.1.1 LUST and CORTESE Listings

The EDR report lists four leaking UST facilities within the Site boundaries on the LUST and/or CORTESE databases. The table below lists the referenced facilities as well as the associated DEH case(s) for each listing.

Facility Name	Address	Map ID	DEH Case No(s).
Brown Field	1424 Continental Street	2	H10618-001 through -024
Former Rohr Engine Facility	1500 Heritage Road	11	H19053-001
Arco Service Station	2510 Otay Center Road	22	H29556-001
Air Liquide Industrial	9955 Via De La Amistad	23	125243-001

Additional information from agency file reviews performed as part of our 2007 HMTS and/or from GeoTracker as part of this Updated HMTS for the four facilities located within the Site boundaries is summarized in Section 3.2.

The following offsite facilities within 1/8-mile of the Site are also referenced on the LUST and/or CORTESE databases:

- **City of San Diego General Services Yard, 4515 Otay Mesa Road (adjacent to the west of the Site)**, is referenced for UST-related diesel release in 1991 that impacted soil only. The case was closed in 1993 following excavation and disposal of the impacted soil. Based upon the offsite location and closed status of the case, it is unlikely operations at this facility have negatively impacted the Site.
- **Former Red Cab, 803 E San Ysidro Boulevard, (approximately 530 feet west of the Site)**, is referenced for UST-related gasoline and diesel release in 2006 that impacted soil only. Additional site investigations were conducted between 2006 and 2009 that indicated the extent of soil impacts was limited to the property boundaries. Based on this information, it is unlikely operations at this facility have negatively impacted the Site.

3.1.2 SLIC Listings

Review of the EDR Report indicates that ten facilities located within the Site boundaries are referenced on the Spills, Leaks, Investigations, and Cleanups (SLIC) database. Offsite properties/facilities within 1/8-mile of the Site were not referenced on the SLIC database. The table below provides a list of the referenced facilities well as the associated DEH case(s) for each listing.

Facility Name	Address	Map ID(s)	DEH Case No(s).
Brown Field	1424 Continental Street	2	H21496-001
Former U.S. Border Patrol Pistol Range	North of Pogo Row	3	H37776-001
Former Rohr Engine Facility	1500 Heritage Road	11	H19053-002
Auto Recycling	980 Otay Valley Road	12	H30802-001
Kaiser Foundation	4650 Palm Avenue	13	H37970-001
OLA Imports and Exports	935 Heritage Road	14	H39789-001
Tripp Salvage Landfill (Sesi Property and Barnhart and Dantzer Property)	West of northern termination of Cactus Road	16,17	H32115-001
Martinez Ranch	2160 Cactus Road	18	H99064-001
Former Martinez Outdoor Storage	2770 Martinez Ranch Road	20	H39743-001

Additional information from agency file reviews performed as part of our 2007 HMTS and/or obtained from GeoTracker as part of this Updated HMTS for the above facilities is summarized in Section 3.2.

3.1.3 ERNS and HMIRS Listings

We reviewed the Emergency Response Notification System (ERNS) and the Hazardous Material Incident Report System (HMIRS) databases for facilities with reported hazardous substance release incidents. Fifteen facilities located within the boundaries of the Site are listed on one or both of these databases. Offsite facilities within 1/8-mile of the Site were not referenced on either database.

Information in the database listings for the 15 onsite facilities indicates that the releases generally consisted of surficial spills of fuel or temporary exposure of workers or personnel to noxious fumes that were mitigated by or under the oversight of the local fire department or office of emergency services. In addition, these 15 facilities do not appear on any other database that reports unauthorized releases of hazardous substances. Based on this information and the nature of the releases, there is low likelihood that these facilities present an environmental concern to the Site at this time.

3.1.4 SWF/LF Listings

The Solid Waste Facilities/Landfill Sites (SWF/LF) database is maintained by the California Integrated Waste Management Board (CIWMB) and lists solid waste facilities, operations, and disposal facilities throughout the State of California. One waste facility within the boundaries of the Site is listed on this database, Tripp Salvage Landfill. Agency records reviewed at the County LEA as part of our 2007 HMTS indicate that this landfill is comprised of two adjacent properties located west of the northern termination of Cactus Road, the Barnhart and Dantzer Property (Map ID 16) and the Sesi Property (Map ID 17). One offsite waste facility was also identified on this database, the Shinohara II Burn Site (Map ID 9). Agency records reviewed at the County LEA as part of our 2007 HMTS indicate that this property is adjacent to the north of Area 1 on the south side of the Otay River. Additional information regarding these facilities in our 2007 HMTS and a summary of our recent discussions with representatives of the County LEA as part of this Updated HMTS is in Section 3.2.

The following facilities were identified in our 2007 HMTS as solid waste disposal sites, but were not referenced in the EDR Report on the SWF/LF listings or on databases that report releases of hazardous materials:

- **Former INS Shooting Range (Map ID 4).** According to our 2007 HMTS, this facility was located at the north end of Brown Field and was a former disposal site for burn ash and sand blast grit. Additional information from regulatory agency files reviewed as part of our 2007 HMTS and GeoTracker website as part of this Updated HMTS is in Section 3.2.

- **Organic Recycling West, 1202 La Media Road (Map ID 5).** As discussed in our 2007 HMTS, this facility was classified as a composting facility. Additional information from regulatory agency files reviewed as part of our 2007 HMTS and GeoTracker website as part of this Updated HMTS is in Section 3.2.
- **Dillons Trail Site (Map ID 15).** According to our 2007 HMTS, the Dillons Trail Site was located in Area 2 southwest of the southern termination of Caliente Avenue. This property reportedly consisted of several parcels where illegal disposal activities were initially discovered in 1987. Additional information from regulatory agency files reviewed as part of our 2007 HMTS is in Section 3.2.
- **Martinez Ranch Canyon Fill (Map ID 19).** According to our 2007 HMTS, this property was located to the southwest of the Martinez Ranch Compound (Map ID 18). Previous assessment activities revealed that fill containing debris was present at this property. Additional information from regulatory agency files reviewed as part of our 2007 HMTS agency correspondence as part of this Updated HMTS is in Section 3.2.
- **San Ysidro Burn Site.** According to our 2007 HMTS, this property was located in Area 2 approximately 1/8-mile southwest of the intersection of Otay Mesa Road and Hawken Drive. Reportedly, approximately 12,000 to 15,000 cubic yards of burn ash were placed at this property from 1947 to 1957. Discussions with a representative of the County LEA indicated that the property was issued a “clean closed” status in 2000 following the excavation of the impacted soils. As previously concluded in our 2007 HMTS, the “clean closed” status of the case and cleanup under County LEA oversight indicates that this property is unlikely to require additional mitigation prior to future redevelopment and does not represent an environmental concern for the Site at this time.

3.1.5 Underground Storage Tank Listings

The EDR Report indicates that 18 onsite facilities and one offsite facility are referenced as containing either registered USTs (UST database), active or inactive USTs (SWEEPS database), or historical USTs (HIST UST database).

Five of the 19 listings are associated with onsite facilities that are also listed on the LUST database. These listings are identified as:

- Brown Field, 1424 Continental Street, Map ID 2.
- Piper Ranch, Map ID 6.
- Former Rohr Engine Facility, 1500 Heritage Road, Map ID 11.
- Arco Service Station, 2510 Otay Center Drive, Map ID 22.
- Air Liquide Industrial, 9955 Via De La Amistad, Map ID 23.

The referenced offsite facility is Former Red Cab, 803 E San Ysidro Boulevard, which is also listed on the LUST database. However, based on information provided in the LUST database, it is unlikely that operations at this facility have negatively impacted the Site.

The remaining 13 listings are not on databases that report unauthorized releases of hazardous substances. As such, there is a low likelihood that these 13 listings present an environmental concern to the Site at this time.

3.1.6 No Further Remedial Action Planned (NFRAP) Listings

The NFRAP list is maintained by the United States Environmental Protection Agency (EPA) and includes archived facilities where assessment has reportedly been completed, and it has been determined that no further steps will be taken to include the site on the National Priority List (NPL).

One property was identified on the NFRAP database, identified as the Brown Field Hazardous Waste Site. Review of EPA case files for this facility as part of our 2007 HMTS indicates that this property was located in Area 1, approximately one mile west of Brown Field Airport in an industrial/commercial area adjacent to Otay Valley Road. Reportedly, the EPA provided oversight of the cleanup of approximately 300 deteriorated drums containing hazardous substances deposited at the property by a trucker enroute to Tijuana, Mexico. Cleanup activities were conducted in 1983 and included proper disposal of the drums and excavation and disposal of approximately 40 cubic yards of contaminated soil. Following completion of the cleanup, the EPA reportedly stated that no further action was required. As previously concluded in our 2007 HMTS, the closed status of the case and cleanup under EPA oversight indicates that this property is unlikely to require additional mitigation prior to future redevelopment and does not represent environmental concern for the Site at this time.

3.1.7 EnviroStor Listings

One facility was identified on the DTSC EnviroStor database: Honeywell, Inc, 2055 Dublin Drive, which is located in Area 4. This facility is reportedly under DTSC oversight for permitted hazardous waste disposal. References regarding unauthorized releases of hazardous substances were not noted in EnviroStor. In addition, this facility is not listed on databases that report unauthorized releases of hazardous substances or petroleum. As such, there is a low likelihood that this facility presents an environmental concern to the Site at this time.

3.1.8 Orphan Summary

The EDR *Orphan Summary* identifies properties/facilities that have incomplete address information and could not be specifically plotted. A total of 290 properties/facilities were listed in the *Orphan Summary*; however in some cases, multiple records were listed for the same property/facility. Based on the distances of these properties/facilities from the Site and the nature of the databases on which the listings appear, 283 of the 290 records do not appear to present an environmental concern to the Site at the present time.

The remaining seven listings are associated with properties/facilities interpreted to be located within or in proximity to the boundaries of the Site and referenced on databases that report unauthorized releases of hazardous substances, petroleum, or waste disposal facilities. Information regarding these properties/facilities is provided below.

- **Otay Mesa Road Widening Project, Map ID 1**, is referenced on the LUST database. According to our 2007 HMTS, this project included several properties immediately north and south of Otay Mesa Road (former Highway 905). Additional information from regulatory agency files reviewed as part of our 2007 HMTS and from GeoTracker as part of this Updated HMTS is in Section 3.2.
- **Piper Ranch, Map ID 6**, is referenced on the LUST database. Additional information from regulatory agency files reviewed as part of our 2007 HMTS and from GeoTracker as part of this Updated HMTS is in Section 3.2.
- **Former Dennerly Ranch, Map ID 7**, is referenced on the EnviroStor database. Additional information from regulatory agency files reviewed as part of our 2007 HMTS and from EnviroStor as part of this Updated HMTS is in Section 3.2.
- **Shinohara I Burn Site, Map ID 9**, is referenced on the SWF/LF database. According to our 2007 HMTS, this property is approximately 1/8-mile north of Area 1 on the north side of the Otay River. Reportedly, approximately 850,000 cubic yards of burn ash material were placed at this property and the Shinohara Burn Site II (Map ID 9) in 1978. Additional information from regulatory agency files reviewed as part of our 2007 HMTS is in Section 3.2.
- **Southbay Operations Center, Map ID 10**, is referenced on the LUST database. Information regarding this facility from review of GeoTracker is in Section 3.2.
- **Britannia Boulevard Property, 2133 Britannia Boulevard, Map ID 21**, is referenced on the EnviroStor database. Information regarding this property from review of the EnviroStor website is in Section 3.2.
- **South Bay Burn Site**, is referenced on the SWF/LF database. According to our 2007 HMTS, this facility consists of a 50-acre parcel in Area 1 southeast of the intersection of Palm Avenue and I-805, which was used as a trash incineration facility from approximately 1950 to 1963. Approximately 850,000 cubic yards of material were reportedly exported from this facility in 1978 and used as fill material on the Shinohara I Burn Site (Map ID 8) and Shinohara II Burn Site (Map ID 9). Approximately 73,000 cubic yards of additional material found at this facility were hauled to a landfill in 1993 and 1994 as part of mitigation activities. Following completion of the excavation activities, the County LEA issued a “clean closed” status for this facility, and the property was redeveloped with a shopping center. As previously concluded in our 2007 HMTS, the “clean closed” status of the case from the County LEA and redevelopment of the property indicates that it is unlikely to require additional mitigation prior to future redevelopment and does not represent environmental concern for the Site at this time.

3.2 Regulatory Case Document Review

This section summarizes additional information obtained from agency file reviews conducted as part of our 2007 HMTS and from GeoTracker and EnviroStor as part of this Updated HMTS for

properties/facilities of potential environmental concern identified in Section 3.1. Copies of GeoTracker and EnviroStor records are in Appendix B.

3.2.1 Area 1

Fourteen properties/facilities of potential environmental concern were identified in Area 1 or within 1/8-mile of the boundaries of Area 1. The approximate locations of these properties/facilities (Map IDs 1 through 14) are depicted on Figure 3-1, and additional information for each property/facility from the sources listed in Section 3.2 follows below.

Otay Mesa Widening Project (Map ID 1)

As discussed in our 2007 HMTS, the Otay Mesa Widening Project (OMWP) included the areas immediately north and south of the former alignment of Highway 905, which is currently Otay Mesa Road. The project reportedly involved the expansion of former Highway 905 from four to six lanes. Assessment conducted in 1996 indicated that the pesticides dieldrin, endrin, DDT, and DDD were detected in soil in the eastern and western portions of the OMWP. Information on GeoTracker indicates that DEH Case H36821-001 was opened in May 1997 to further evaluate the pesticide-impacted soil initially reported in 1996. Reportedly, a letter from the City of San Diego dated August 8, 1998, was sent to DEH stating that the soil generated from the project was not contaminated. DEH administratively closed the case on August 15, 2012.

Based on the information above, a site reconnaissance of the OMWP site did not appear warranted and was not performed for this assessment.

Brown Field Municipal Airport, 1424 Continental Street (Map ID 2)

Information available in regulatory databases (Section 3.1) indicates 24 LUST cases and 1 SLIC case are associated with Brown Field that were historically or are currently under the oversight of the DEH. At the time of the 2007 HMTS, 14 of the LUST cases and the SLIC case were closed and involved contamination of soil only or a failed tank integrity test. Based on this information, it was concluded that there was a low likelihood that these 15 cases presented an environmental concern to the Site.

The remaining 10 cases were open and/or reportedly involved contamination of groundwater. The 10 cases pertain to UST fuel releases in the western portion of the Brown Field operations area, predominately in the area of the former fuel farm (Figure 3-1). Depth to groundwater in this area of Brown Field is estimated to be 200 feet; however, areas of perched groundwater have been encountered at shallower depths. A detailed summary of the nature and status of each of these cases was included in our 2007 HMTS. An updated summary of each case from review of information on GeoTracker is summarized in the following table.

DEH Case No.	Location in Operations Area	Updated Information
H10618-002	Northern Portion	<p>The DEH indicated that “no further action related to the petroleum release at the site [was] required” in a letter dated May 23, 2011.</p> <p>Reportedly, the release associated with this case affected soil only and did not extend vertically to groundwater. At the time of case closure, residual hydrocarbon-impacted soil was reported to be left in place at an approximate depth of 15 feet in the area of a former waste oil UST.</p>
H10618-015	Central Portion	<p>The DEH indicated that “no further action related to the petroleum release at the site [was] required” in a letter dated August 19, 2003.</p> <p>Reportedly, the release associated with this case affected soil only and did not extend vertically to groundwater. At the time of case closure, residual hydrocarbon-impacted soil was reported to be left in place at an approximate depth of 32 feet in the area of a former heating oil tank.</p>
H10618-016	Enclosed area in northwestern portion, known as the “fuel farm”	<p>In January 2010, DEH consolidated Case Nos. H10618-016, -017, -018, -019, -022, and -023 into DEH Case No. H10618-016.</p> <p>In October 2011, additional site assessment of soil and groundwater was conducted by Ninyo and Moore downgradient of the former USTs associated with the cases above. Three soil borings were advanced to depths ranging from 205 to 210 feet, and soil samples were collected at 5- to 10-foot intervals. Groundwater was encountered in the borings at depths ranging from 176 to 185 feet. Following soil sampling activities, the borings were converted to monitoring wells MW9, MW10, and MW11, and groundwater samples were collected.</p> <p>Analysis of soil samples from boring MW11 detected oil-range hydrocarbons at depths ranging from 58 to 193 feet. Benzene was detected in one soil sample from boring MW10 at a depth of 63 feet. Petroleum hydrocarbons and volatile organic compounds (VOCs) were not detected in the remaining soil samples analyzed.</p> <p>Petroleum hydrocarbons and VOCs were not detected in groundwater samples collected from wells MW9, MW10, and MW11. Analysis of groundwater samples collected from existing monitoring wells MW4, MW5, MW6, and MW8 detected gasoline-range organics and VOCs, but at decreased concentrations compared to results from previous monitoring events. Approximately 1.85 feet of liquid phase hydrocarbons (LPH) were present in well MW7, located in the southwest portion of the former fuel farm.</p> <p>Based on the results of the October 2011 assessment and previous assessments related to former USTs, Ninyo and Moore estimates 111,500 cubic yards of hydrocarbon-impacted soil remain in the former fuel farm at variable depths ranging from existing ground surface to approximately 200 feet.</p> <p>Following review of the October 2011 assessment results, the DEH requested further delineation of soil and groundwater impacts downgradient (east) of well MW7. Ninyo and Moore submitted a workplan for this work in September 2012 that is currently in review by DEH.</p>
H10618-017	Fuel Farm	In January 2010, DEH consolidated Case Nos. H10618-016, -017, -018, -019, -022, and -023 into DEH Case No. H10618-016.
H10618-018	Fuel Farm	In January 2010, DEH consolidated Case Nos. H10618-016, -017, -018, -019, -022, and -023 into DEH Case No. H10618-016.
H10618-019	Fuel Farm	In January 2010, DEH consolidated Case Nos. H10618-016, -017, -018, -019, -022, and -023 into DEH Case No. H10618-016.

DEH Case No.	Location in Operations Area	Updated Information
H10618-020	Northeastern Portion	The DEH indicated that “no further action related to the petroleum release at the site [was] required” in a letter dated August 19, 2003. Reportedly, the release associated with this case affected soil only and did not extend vertically to groundwater. At the time of case closure, residual hydrocarbon-impacted soil was reported to be left in place at an approximate depths ranging from 11.5 to at least 20 feet in the area of a former heating oil tank.
H10618-022	Fuel Farm	In January 2010, DEH consolidated Case Nos. H10618-016, -017, -018, -019, -022, and -023 into DEH Case No. H10618-016.
H10618-023	Fuel Farm	In January 2010, DEH consolidated Case Nos. H10618-016, -017, -018, -019, -022, and -023 into DEH Case No. H10618-016.
H10618-024	Northwestern Portion	The DEH indicated that “no further action related to the petroleum release at the site [was] required” in a letter dated July 2, 2012. Reportedly, the release associated with this case affected soil only and did not extend vertically to groundwater. At the time of case closure, residual hydrocarbon-impacted soil was reported to be left in place at an approximate depth of 15 feet in the area of a former aviation fuel tank.

Section 4.1 summarizes our limited visual reconnaissance of Brown Field.

Former U.S. Border Patrol Pistol Range (Map ID 3)

As discussed in our 2007 HMTS, the former U.S. Border Patrol Pistol Range (historically known as Brown Field Firing Range) was formerly located on the north side of Brown Field, north of Pogo Row. The facility consisted of three adjacent firing ranges that were previously used by the Immigration and Naturalization Service (INS) from 1989 to approximately 2002.

DEH records reviewed for our 2007 HMTS regarding Case No. H37776-001 indicated that an assessment conducted in 1998 identified 3,000 cubic yards of lead-containing soil at this facility. Additional assessment in 2000 found that at least 3,500 cubic meters of soil at the three firing ranges contained high concentrations of lead, antimony, arsenic, copper, molybdenum, and zinc. Excavation, characterization, and disposal of the impacted soil were recommended to mitigate the former facility.

Information available on GeoTracker indicates that this case is open as of November 1998. However, recent aerial photographs of the facility show that the western portion of the former pistol range has been redeveloped with a large concrete building and maintenance yard.

Information available on EnviroStor indicates that the eastern portion of this facility is currently occupied by the San Diego Space Surveillance Station (SDSSS) and that assessment is ongoing to evaluate former munitions installations that were operated by the U.S. Navy, prior to use of the facility by the U.S. Border Patrol. A Remedial Investigation/Feasibility Study (RI/FS) Workplan was prepared

by the U.S. Army Corps of Engineers and Sky Research in February 2012. The workplan details a comprehensive investigation of soil and debris in the area of a former small arms range and skeet range located in the northeastern and southwestern portions of the SDSSS facility, respectively. In addition, the workplan proposes an interim removal action (IRA) that includes excavation and disposal of lead and polycyclic aromatic hydrocarbon (PAH) impacted soil previously identified at both of these former ranges. Reportedly, the IRA will be completed in 2013 and the RI/FS in 2014.

Section 4.1 summarizes our limited visual reconnaissance of the former U.S. Border Patrol Pistol Range.

Former INS Shooting Range (Map ID 4)

As described in our 2007 HMTS, the former INS Shooting Range was located on the north side of Brown Field north of the eastern termination of Pogo Row. City of San Diego Local Enforcement Agency (City LEA) records indicate that the facility was used by the INS for firearms training in the 1980s. The INS reportedly vacated the property in 1989 and relocated to a new facility approximately ¼ mile west of the original location, to the site of the former U.S. Border Patrol Shooting Range (Map ID 3). In 1987, fill material reportedly containing burn ash and sand blast grit was excavated from a solid waste disposal site and deposited at the INS Shooting Range. The materials were used to create safety berms at the property, approximately 4 to 7 feet high. Remedial excavation activities were conducted in 2001 at the facility followed by grading and revegetation. In 2002, the City LEA issued a “no further action” designation for the facility.

Information available on GeoTracker indicates that San Diego Regional Water Quality Control Board Case No. 2093900 was historically associated with this facility. Information regarding the remedial excavation in 2001 indicates that soil containing concentrations of lead less than 350 milligrams per kilogram (mg/kg) was left in place at the facility and capped with concrete. Soil containing concentrations of lead that exceeded 350 mg/kg was disposed of at a landfill. The case is noted as closed as of May 2004.

Section 4.1 summarizes our limited visual reconnaissance attempted for the former INS Shooting Range.

Former Organic Recycling West, 1202 La Media Road (Map ID 5)

Documents at the County LEA that we reviewed as part of our 2007 HMTS indicate that this facility began operating 1994, is approximately 26 acres in size, and was classified as a composting facility. The facility is not located on an existing or closed landfill and, reportedly, only “green” and “woody” materials (i.e., materials which are derived from plant material) were accepted at the facility. During a routine inspection conducted on July 26, 2006, by City LEA staff, the following observation was noted: “Vehicular fluids and leaking batteries were spilled onto soil west of vehicular maintenance area and

shall be properly cleaned up during site restoration activities or in accordance with applicable regulations from other agencies.” According to the City LEA, the responsibility of overseeing the cleanup of this spill was referred to the DEH.

This facility does not appear on any database that reports unauthorized releases of hazardous substances and is not referenced on GeoTracker. This suggests that the unauthorized hazardous waste release incident was minor and did not warrant the opening of a DEH case.

Section 4.1 summarizes our limited visual reconnaissance of former Organic Recycling West.

Piper Ranch (Map ID 6)

As described in our 2007 HMTS, the Piper Ranch property includes 27 parcels adjacent to the west of Piper Ranch Road. Air Wing Road bisects the 27 parcels in a north-south direction. The property is currently improved with several commercial/light-industrial developments, collectively known as the Piper Ranch Business Park. Records reviewed as part of our 2007 HMTS and from GeoTracker for three DEH cases associated with this property are summarized below.

- DEH Case No. H25621-001. Surficial soil in the southeastern portion of the property impacted with waste oil and pesticides was excavated and disposed of in 1988. A 500-gallon gasoline UST was encountered beneath the waste oil contamination which was addressed under DEH Case No. H25621-002 (discussed below). The case involving pesticide contamination in soil on the property was subsequently transferred to SAM Case No. H26521-003 (discussed below). DEH Case No. H25621-001 was closed in 1996.
- DEH Case No. H25621-002. Due to the observed presence of hydrocarbon-impacted soil beneath the 500-gallon UST, excavation and soil sampling activities were conducted in 1988. Analysis of soil samples indicated that approximately 2 cubic yards or less of contaminated soil was present in soil beneath the former UST location. The vertical extent of impacts did not appear to extend to groundwater. Based on this information, the DEH determined that no further action was required regarding DEH Case #H26521-002 in 1995.
- DEH Case No. H25621-003. Additional soil sampling was conducted in 1988 and 1989 to assess the extent of residual pesticides in soil initially identified as part of DEH Case No. H25621-001. Analyses of the soil samples indicated that approximately 10 to 15 cubic yards of soil was impacted with pesticides with concentrations that exceeded regulatory screening levels. This soil was subsequently excavated and disposed of at a landfill. In 1994, additional soil samples were collected from 24 locations throughout the property and analyzed. Various pesticides were detected but concentrations were less than regulatory screening levels. Information available on GeoTracker indicates Case No. H25621-003 was closed by DEH in 1996.

Section 4.1 summarizes our limited visual reconnaissance of the Piper Ranch Business Park.

Former Dennery Ranch (Map ID 7)

Documents that we reviewed at the County LEA as part of our 2007 HMTS indicate that this property is located north of the intersection of Dennery Road and Red Fin Lane. Reportedly, approximately 5,000 cubic yards of burn ash deposits, originating from the Shinohara II Burn Site (Map ID 9 and adjacent to the north of this property), are present over an approximately 0.5-acre area in the northwestern portion of this property. In a letter dated October 25, 2006, the County LEA approved a plan to construct a 2-foot-thick vegetative soil cap over the areal extent of the burn ash deposits.

Information available on EnviroStor indicates that Pardee Homes entered into a Voluntary Cleanup Agreement (VCA) with the DTSC in 2005 for review and opinion on potential health risks to future occupants of a proposed residential community due to the proximity of the Shinohara II Burn Site. Based on a health risk assessment prepared in 2005, the DTSC indicated that the Shinohara II Burn Site does not pose a significant health threat to future residents of the proposed residential community provided the following conditions are met:

- 1) The Shinohara II Burn Site will continue to remain undisturbed and covered with vegetation.
- 2) The DEH or other appropriate regulatory agency will provide oversight of any future disturbance to the burn site soils to ensure that potential dust migration will be controlled to protect the health of residents in the adjacent residential community.

Information available on EnviroStor indicates that the VCA case was closed in January 2006. At the time of our 2007 HMTS, grading was being conducted at the property as part of redevelopment.

Section 4.1 summarizes our limited visual reconnaissance of the former Dennery Ranch.

Shinohara I Burn Site (Map ID 8)

Information reviewed at the County LEA as part of our 2007 HMTS indicates the Shinohara I Burn Site is located approximately 1/8-mile north of Area 1 on the north side of the Otay River. Reportedly, approximately 850,000 cubic yards of burn ash material was placed at this property and the Shinohara II Burn Site (Map ID 9) in 1978. The majority of the burn ash material reportedly was subsequently excavated and removed from this property during mitigation activities in 1993 and 2001. Approximately 1,500 cubic yards of burn ash was left in place at the property. In a letter dated July 19, 2001, the County LEA stated that “it is the position of the LEA that no further action is required at this time.” Based on this information and the offsite location of this property, a site reconnaissance of the Shinohara I Burn Site did not appear warranted and was not performed for this assessment.

Shinohara II Burn Site (Map ID 9)

Information reviewed at the County LEA as part of our 2007 HMTS indicates the Shinohara II Burn Site is located adjacent to the north of Area 1 on the south side of the Otay River. Reportedly, approximately 850,000 cubic yards of burn ash material was placed at this property and the Shinohara Burn Site I in 1978. Up to a 40-foot-thick layer of burn ash is believed to exist at the Shinohara II Burn Site. Ms. Melissa Porter with the County LEA indicated that burn ash material has migrated from the Shinohara II Burn Site onto the adjacent property to the south, the former Dennery Ranch (Map ID 7).

We contacted Ms. Porter on August 31, 2012, regarding the status of this property. Ms. Porter indicated the property is currently in litigation and the property owner has recently passed away. She also indicated that the owner's family is not interested in assuming responsibility for the property and it may become an orphan site. Ms. Porter also indicated that this property is privately owned and access is limited. Due to this information and the offsite location of this property, a site reconnaissance of the Shinohara II Burn Site did not appear warranted and was not performed for this assessment.

Southbay Operations Center (Map ID 10)

Information available on GeoTracker indicates a 1,500-gallon diesel UST was encountered northwest of the northern termination of Air Wing Road in 2007 during construction of the Southbay Expressway Operations Center at 1129 La Media Road. Due to the presence of hydrocarbon-impacted soil beneath the UST, the DEH opened Case No. 207903-001. Subsequent assessment activities were conducted including the collection of soil samples from borings advanced in the area of the former UST to depths of 30 feet. Analysis of the soil samples showed that that hydrocarbon-impacted soil extended vertically to a depth of 15 feet, laterally to 5 feet beyond the limits of the former UST pit, and that VOCs were not detected. Based on this information, the DEH closed the case in a letter dated May 4, 2011. In their closure letter, the DEH noted that an estimated 200 cubic yards of hydrocarbon-impacted soil remain at this property in the area of the former UST.

Section 4.1 summarizes our limited visual reconnaissance of the Southbay Operations Center.

Former Rohr Engine Facility, 1500 Heritage Road (Map ID 11)

Information available in regulatory databases (Section 3.1) and on GeoTracker indicate two DEH cases are associated with this facility, H19053-001 and H19053-002. Each case is summarized as follows:

- DEH Case No. H19053-001. This case was opened due to an unauthorized release of aviation fuel that was identified during removal of a UST from this facility 1987. Reportedly, the release affected soil only and the case was closed by DEH in 1988. Additional details regarding this case were not available on GeoTracker.

- DEH Case No. H19053-002. This case was opened due to an unauthorized release of aviation fuel at this facility from an unreported source. Reportedly, the release affected soil only and the case was closed by DEH in 1992. Additional details regarding this case were not available on GeoTracker.

Section 4.1 summarizes our limited visual reconnaissance of the former Rohr Engine Test Facility.

Auto Recycling, 980 Otay Valley Road (Map ID 12)

Information available in regulatory databases (Section 3.1) and on GeoTracker indicates that DEH Case No. H30802-001 is associated with this facility for an unauthorized release of diesel from an unreported source. Reportedly, the release affected soil only, and the case was closed by DEH in 2007. Additional details regarding this case were not available on GeoTracker.

Section 4.1 summarizes our limited visual reconnaissance of the Auto Recycling facility.

Kaiser Foundation, 4650 Palm Avenue (Map ID 13)

Information available in regulatory databases (Section 3.1) and on GeoTracker indicate that DEH Case No. H37970-001 is associated with this facility for a spill of gasoline from an overturned tanker in June 2010. Gasoline reportedly entered a storm drain below the sidewalk adjacent to this facility and impacted sediment in the storm drain and soil and groundwater in the vicinity of the storm drain outfall at the Otay River. Approximately 130 cubic yards of impacted soil/sediment were removed from the storm drain and outfall area and disposed of at a landfill in July 2010. DEH noted that residual concentrations of gasoline and VOCs in soil do not threaten public health or the environment. Following the removal of impacted soil/sediment, groundwater samples were collected from twelve monitoring wells installed along the storm drain alignment and in the outfall area. Analysis of the samples showed that gasoline was not detected and concentrations of VOCs were well below public health standards. The DEH closed the case on June 7, 2011. Based on this information, a site reconnaissance of the Kaiser Foundation facility did not appear warranted and was not performed for this assessment.

OLA Imports and Exports, 935 Heritage Road (Map ID 14)

Information available in regulatory databases (Section 3.1) and on GeoTracker indicates that DEH Case No. H39789-001 is associated with this facility. This case was opened in April 2012 as a result of submittal of a Phase I Environmental Site Assessment (ESA) prepared in 1995 by Geocon and a compliance letter prepared in April 2012 by Brash Industries to the DEH for review through the Voluntary Assistance Program. During the 1995 Phase I ESA, stained concrete and soil was observed in various areas of the facility, and batteries and engines were observed on the ground. It was

recommended that the areas of staining be further investigated to determine the extent of potential impacts to underlying soils.

The April 2012 compliance letter describes best management practices (BMPs) that were implemented at the facility to minimize current and future discharges to soil and surface waters, including storing engines off the ground, use of concrete pads with berms for auto dismantling, and storing hazardous waste in a covered space with an impervious floor. The letter also describes the observations from a site reconnaissance conducted in March 2012 by Brash Industries during which no oil spills of significance were noted and no hydrocarbon sheen was observed in puddles of standing water from recent rainfall. Based on this information, Brash Industries concluded that the concerns of petroleum hydrocarbon contamination of the soil have no basis and that no significant damage to the environment has occurred from the staining observed during the 1995 Phase I ESA.

Representatives of DEH inspected the facility on May 16, 2012, and noted that asphalt was observed under the work areas, engines were located on pallets staged on concrete, and the facility was clean and organized. Based on their inspection, the DEH concurred that the BMPs implemented decreased the likelihood of an illegal discharge to the environment. However, DEH review of their inspection records for the facility revealed multiple violations between 1996 and 2007 where oil/fuel spills/stains were noted. In combination with the observations noted in the 1995 Phase I ESA, the DEH concluded that petroleum-impacted soil likely remains at shallow depths (up to of depths 5 feet) in various locations at the facility. As such, the DEH noted they are unable to provide a closure letter without assessment of the extent of petroleum impacts. The DEH did note that they have no objection to the continued use of the facility as an auto recycler provided that they are notified prior to surface grading or proposed changes in land use.

Section 4.1 summarizes our limited visual reconnaissance of OLA Imports and Exports.

3.2.2 Area 2

One property of potential environmental concern was identified in Area 2 or within ¼-mile of the boundaries of Area 2. The approximate location of this property (Map ID 15) is depicted on Figure 3-2. This section summarizes additional information for this property from the sources described in Section 3.2.

Dillons Trail Site (Map ID 15)

Documents reviewed at the City LEA as part of our 2007 HMTS indicate that the Dillons Trail Site is located southwest of the southern termination of Caliente Avenue and reportedly consists of several parcels where illegal disposal activities were initially discovered in 1987. The discarded materials primarily consisted of demolition debris with minor amounts of solid waste. Representatives of the

City LEA conducted periodic inspections of the site from 1999 through 2001 and observed “evidence of historical surface dumping that had been largely cleaned up.” Subsequently, the City LEA recommended a “zero inspection frequency” for the site in a letter dated January 3, 2002. Reportedly, City LEA representatives no longer conduct inspections of this property.

Section 4.2 summarizes our limited visual reconnaissance of the Dillons Trail property.

3.2.3 Area 3

Five properties/facilities of potential environmental concern were identified in Area 3. The approximate locations of these properties/facilities (Map IDs 16 through 20) are depicted on Figure 3-3, and additional information for each property/facility from the sources listed in Section 3.2 follows below.

Tripp Salvage Landfill (Map IDs 16 and Map ID 17)

As discussed in our 2007 HMTS, the Tripp Salvage Landfill is located in Area 3 adjacent to the west of Cactus Road. Information available in regulatory agency databases (Section 3.1) and on GeoTracker indicates that Case No. H32115-001 was historically associated with this facility for discovery of hazardous debris in 1991. This case was transferred to the County LEA in 1996 for oversight and administratively closed by DEH in June 2012.

Records reviewed at the County LEA as part of our 2007 HMTS indicated that the Tripp Salvage Landfill consists of one property divided into two properties (due to different property owners) for remediation purposes. The two properties are identified as the Barnhart and Dantzler Property (Map ID 16), located west of the northern termination of Cactus Road, and the Sesi Property (Map ID 17), located adjacent to the south of the Barnhart and Dantzler Property. Reportedly, the Barnhart and Dantzler Property includes 4.07 acres of land where automobile dismantling waste was accepted from approximately 1968 to 1977. The Sesi Property includes 33.25 acres of land where automobile dismantling waste was reportedly placed from approximately 1968 to 1977 and burn ash-contaminated soil was placed in 1987. It is estimated that the waste extends to a depth of approximately 65 feet below both properties.

Groundwater monitoring activities conducted at the Barnhart and Dantzler Property in 1998 indicated that detectable concentrations of VOCs, semi-volatile organic compounds (SVOCs), and metals were present in groundwater samples collected from this property. Following additional assessment activities at the Barnhart and Dantzler Property, an asphalt cap was reportedly constructed over the areal extent of the waste, estimated to encompass 1.1 acres, in 2001. In a letter dated February 3, 2003, the County LEA indicated that “no further action” was required for the Barnhart and Dantzler Property and that the City LEA would assume future oversight responsibilities for this property.

Groundwater monitoring activities conducted at the Sesi Property in 2005 indicated that detectable concentrations of VOCs, SVOCs, and metals were present in the groundwater samples collected from this property. Following additional assessment, a revegetation plan was submitted to the County LEA in 2006 that proposed an engineered soil cap to facilitate in-place closure of the waste at the Sesi Property. We contacted Ms. Melissa Porter of the County LEA on August 31, 2012, regarding the status of the Sesi Property. Ms. Porter indicated the soil cap design and associated grading plans have been submitted to City of San Diego for review but the cap has not yet been constructed.

Section 4.3 summarizes our limited visual reconnaissance of the Barnhart and Dantzler Property and Sesi Property.

Martinez Ranch, 2160 Cactus Road (Map IDs 18 and 19)

Information reviewed at the DEH as part of our 2007 HMTS indicates that Martinez Ranch is located in Area 3 immediately west-southwest of the intersection of Airway Road and Cactus Road. The property is roughly divided into two portions, equal in size, consisting of the operations compound in the northeastern portion of the property (Map ID 18) and agricultural fields and a canyon fill area in the southwestern portion of the property (Map ID 19). A Phase I and Phase II ESA was performed at the property by Rincon in 2004. The Phase I ESA identified the following concerns:

- Potential for pesticides in soil due to historic and current agricultural land use.
- Observations of stained soil in the operations compound in proximity to an aboveground storage tank (AST) used to store motor oil and drums containing oil additive.
- The presence of two septic systems at the operations compound.
- Observations of “burn” areas and areas of minor soil staining observed at the compound.
- Canyon fill from an unknown source observed in the southwestern corner of the property.

Rincon conducted the Phase II ESA to address the environmental concerns identified by the Phase I ESA. Based on the findings of the Phase II ESA, Rincon concluded that the burn areas, soil stained areas, septic system leach field areas, did not appear to contain soil impacted with the various constituents analyzed for at concentrations exceeding their respective soil screening levels for residential land use. Rincon estimated that approximately 17,300 to 26,100 cubic yards of soil in the northeastern portion of Martinez Ranch were impacted with elevated concentrations of the pesticides DDE, DDT, and/or toxaphene. In addition, analysis of soil samples collected from the canyon fill in the southwestern corner of the property showed elevated concentrations of petroleum hydrocarbons and lead.

Information available in regulatory agency databases (Section 3.1) and on GeoTracker indicates that DEH Case No. H99064-001 is associated with Martinez Ranch. This case was opened in 2004 when Centex Homes submitted an application to DEH for oversight of mitigation activities under the

Voluntary Assistance Program, prior to redevelopment of the property with a residential community. In a letter dated July 23, 2007, Centex Homes indicated that they were not moving forward with redevelopment of the property due to changes in market conditions and requested to be withdrawn from the VAP. We contacted Mr. Scott Weldon at the DEH on September 2, 2012, regarding the status of this property. Mr. Weldon indicated that no progress has been made on property following the withdrawal of Centex Homes from the VAP. According to Mr. Weldon, the pesticide, hydrocarbon and lead-impacted soil identified in the Rincon 2004 Phase II ESA has not been mitigated.

Section 4.3 summarizes our limited visual reconnaissance of the Martinez Ranch Compound and attempted visual reconnaissance of the Martinez Canyon Fill.

Former Martinez Outdoor Storage, 2770 Martinez Ranch Road (Map ID 20)

Information from regulatory database review (Section 3.1) and GeoTracker indicates that DEH Case No. H39743-001 is associated with this property for review of an assessment of pesticides in shallow soil and a former AST. The property was formerly used by Martinez Ranch (Map ID 18) for agricultural purposes and assessment activities were conducted in 2009 prior to redevelopment of the property with a storage facility. The assessment reportedly included collection of shallow soil samples from the area of the former AST and from the central portion of the property within the area of historical agricultural use. Analysis of the samples showed detections of petroleum hydrocarbons and several pesticides, but at concentrations below health screening levels for commercial/industrial land use. Based on this information, the DEH closed the case in a letter dated March 8, 2011.

Section 4.3 summarizes our limited visual reconnaissance of the former Martinez Outdoor Storage property.

3.2.4 Area 4

One property of potential environmental concern was identified in Area 4. The approximate location of this property (Map ID 21) is depicted on Figure 3-4. This section summarizes additional information for this property from the sources listed in Section 3.2.

Britannia Boulevard Property, 2133 Britannia Boulevard (Map ID 21)

Information available on EnviroStor indicates that this site was formerly used for agricultural purposes and was redeveloped with a commercial/industrial business park in 2005. Prior to redevelopment, a Preliminary Endangerment Assessment (PEA) was conducted at the property in 2003 under the oversight of the DTSC. Analysis of soil samples collected from shallow soil on the property as part of the PEA detected elevated concentrations of pesticides.

To mitigate the potential health risk to future occupants due to potential exposure to impacted soil, a concrete cap was constructed over the entire property. In addition, a deed restriction was recorded for the property on March 26, 2004, that stated “The following restrictions apply to the property: it is not to be used as: a residence, including any mobile home or factory home built housing, constructed or installed for use as residential human habitation; a hospital for humans; a public school for person under 21 years of age; a day care center for children; convalescent homes; or any use that included full-time human habitation”. The DTSC conducts annual inspections of the property to observe the condition of the concrete cap. According to information on EnviroStor, the most recent inspection was conducted on September 22, 2011. The inspection report notes that the concrete cap was observed to be in good condition.

Section 4.4 summarizes our limited visual reconnaissance of the Britannia Boulevard property.

3.2.5 Area 5

One property of potential environmental concern was identified in Area 5 or offsite within ¼-mile of the boundaries of Area 5. The approximate location of this property (Map ID 22) is depicted on Figure 3-5. This section summarizes additional information for this property from the sources described in Section 3.2.

Arco Service Station, 2510 Otay Center Road (Map ID 22)

Information from regulatory database review (Section 3.1) and GeoTracker indicates that DEH Case No. H29556-001 is associated with this facility for an unauthorized release of gasoline from the eastern dispenser island in 2003. Assessments and remediation were conducted from 2003 to 2005 that included excavation and disposal of approximately 138 cubic yards of petroleum hydrocarbon-impacted soil and installation of three groundwater monitoring wells. Analysis of groundwater samples collected from the monitoring wells did not detect gasoline or VOCs. Based on this information, the DEH closed the case in a letter dated October 27, 2005. At the time of case closure, an estimated 38 cubic yards of petroleum hydrocarbon-impacted soil remained at this facility in the area of the eastern dispensers.

Section 4.5 summarizes our limited visual reconnaissance of the Arco service station.

3.2.6 Area 6

One property of potential environmental concern was identified in Area 6 or offsite within ¼-mile of Area 6. The approximate location of this property (Map ID 23) is depicted on Figure 3-6. This section summarizes additional information for this property from the sources described in Section 3.2.

Air Liquide Industrial, 9955 Via De La Amistad (Map ID 23)

Information from regulatory databases (Section 3.1) and GeoTracker indicates that DEH Case No. H29556-001 is associated with this facility for an unauthorized release of diesel that impacted soil in the area of a former dispenser island. The release was discovered in 2004 during the removal of the dispenser island and two diesel USTs. Assessment and remediation were conducted in 2005 that included excavation and disposal of approximately 15 cubic yards of diesel-impacted soil. Analysis of confirmation soil samples collected following the excavation activities indicated that approximately 6 cubic yards of diesel-impacted soil remain in the area of the former dispenser island at a depth of 7 feet. Based on this information, the DEH noted that the residual impacted soil is unlikely to affect groundwater and closed the case in a letter dated April 28, 2006.

Section 4.6 summarizes our limited visual reconnaissance of Air Liquide Industrial.

4. SITE RECONNAISSANCE

On September 11 and 12, 2012, we conducted a limited visual reconnaissance of selected properties of potential environmental concern based on our review of the environmental database report, the 2007 HMTS, agency records available on GeoTracker and EnviroStor, and correspondence with regulatory agencies (Section 3). During the limited visual reconnaissance, we were not accompanied by site representatives. The visual reconnaissance was generally limited to observing the exterior portions of the properties from nearby public streets or adjacent properties that were publicly accessible.

Observations noted during the site reconnaissance are summarized below by area, along with any limitations encountered during the reconnaissance activities. Photographs of the properties observed are appended.

4.1 Area 1

Observations made during our limited visual reconnaissance of select properties of potential environmental concern identified in Area 1 are summarized below.

4.1.1 Brown Field Municipal Airport (Map ID 2)

With the exception of the Brown Field operations area, located at 1424 Continental Street and accessible to the public from Otay Mesa Road, our observations of Brown Field were limited to portions of the property visible from nearby streets, including La Media Road and Heritage Road. Exterior portions of the Brown Field operations area were observed from onsite streets, including Sikorsky Street, Fairchild Way, Boeing Street, and Curran Street.

Observations of the Brown Field operations area were similar to that observed during our 2007 HMTS. An administration and control tower building was observed in the central portion of the Brown Field operations area, and private plane hangars were observed in the northwestern and northern portions. ASTs containing jet fuel were observed to the south of the hangars and north of the administration and control tower building. Staining was not observed in the area of the ASTs.

Property adjacent to east and north of the Brown Field operations area consists of runways, a control tower, and vacant land. A circular unpaved area, enclosed by a chain-link fence, was observed adjacent to the west of the Brown Field operations area. Information sources reviewed in Section 3.2 suggest this area is the former “fuel farm” where numerous LUST-related investigations have been conducted. Several groundwater monitoring wells were observed within and in proximity to the fuel farm enclosure. The 55-gallon drums and soil stockpiles noted in the eastern portion of the former fuel farm in our 2007 HMTS appear to longer be present. No other direct evidence of environmental concerns was observed at Brown Field Municipal Airport during our limited visual reconnaissance.

4.1.2 Former U.S. Border Patrol Pistol Range (Map ID 3) and INS Shooting Range (Map ID 4)

Observations of the former U.S. Border Patrol Pistol Range were made from Pogo Row to the south of this property. The western portion of this property is currently occupied by a U.S. Border Patrol Maintenance facility and the eastern portion is occupied by the San Diego Space Surveillance Station. Access to the maintenance facility and surveillance station was restricted, but we did not observe evidence of environmental concerns during our limited visual reconnaissance.

We attempted a visual reconnaissance of the former INS Shooting Range, but were unsuccessful as this former facility is located in the northern portion of Brown Field which is not accessible to the public or in proximity to public roads.

4.1.3 Former Organic Recycling West (Map ID 5)

Observations of the property formerly occupied by the Organic Recycling West facility were limited to portions visible from La Media Road, which is adjacent to the east of the property. The property appeared to be vacant and evidence of the composting operations described in our 2007 HMTS was not observed. The property is currently surrounded with a chain-link fence, and direct evidence of environmental concerns was not observed during our limited visual reconnaissance.

4.1.4 Piper Ranch (Map ID 6) and Former Dennery Ranch (Map ID 7)

Observations of Piper Ranch were limited to portions visible from Piper Ranch Road and interior driveways between the warehouses and businesses that currently occupy the property, known as the

Piper Ranch Business Park. The warehouses appeared to be leased by various tenants including a furniture distributor, sporting goods supplier, and tire distributor. Observations of the former Dennery Ranch property were limited to portions visible from Ocean View Hills Parkway and interior driveways between the multi-family homes that currently occupy the property. Direct evidence of environmental concerns was not observed at the Piper Ranch Business Park or former Dennery Ranch property during our limited visual reconnaissance.

4.1.5 Southbay Operations Center (Map ID 10)

Observations of the property where a former UST was encountered and removed during construction activities for the Southbay Expressway Operations Center in 2007 were limited to the portion visible from the northern boundary of the Piper Ranch Business Park. The property appeared to be vacant and covered in light vegetation. The property is currently surrounded with a chain-link fence, and evidence of environmental concerns was not observed during our limited visual reconnaissance.

4.1.6 Former Rohr Engine Test Facility (Map ID 11)

Observations of the property formerly occupied by the Rohr Engine Test Facility were limited to the portion visible from Heritage Road. The property appeared to be vacant and covered in light vegetation. A concrete slab and two steel piers were observed along the western property boundary. The auto sales lots that were observed to occupy this property in our 2007 HMTS were no longer present. The property is currently surrounded with a chain-link fence, and evidence of environmental concerns was not observed during our limited visual reconnaissance.

4.1.7 Auto Recycling (Map ID 12) and OLA Imports and Exports (Map ID 14)

Observations of the Auto Recycling facility and OLA Imports and Exports were limited to the portions visible from Otay Valley Road and Heritage Road, respectively. Both facilities are surrounded with fencing, but it appears they are active as several automobiles in various stages of dismantling were observed at both facilities. Evidence of environmental concerns was not observed during our limited visual reconnaissance at either facility.

4.2 Area 2

Observations of the only property of concern in Area 2, the Dillons Trail Site (Map ID 15) were limited to portions visible from the main trail that is accessed at the southern termination of Caliente Avenue. This property appeared similar to that observed during our 2007 HMTS and primarily consists of undeveloped and naturally vegetated land traversed by unpaved pathways. We observed several

apparently vacant and dilapidated residential structures to the southeast and southwest of the main trail. We also observed trash/debris piles consisting of construction debris, such as concrete fragments and lumber, discarded furniture, full trash bags, tires, general refuse, and stockpiles of soil adjacent to the main trail. The drums observed in the southern portion of the site in our 2007 HMTS appear to have been removed. With the exception of the observance of illegal dumping, no other evidence of environmental concerns was observed at the Dillon Trail site during our limited visual reconnaissance.

4.3 Area 3

Observations made during our limited visual reconnaissance of properties of potential environmental concern identified in Area 3 are summarized below.

4.3.1 Barnhart and Dantzler Property (Map ID 16) and Sesi Property (Map ID 17)

Observations of the Barnhart and Dantzler Property and Sesi Property were limited to portions of the properties that were visible from Cactus Road. The conditions at both properties appeared similar to that observed during our 2007 HMTS. The asphalt cap at the Barnhart and Dantzler Property described in Section 3.2.2 was observed to be in good condition. A mobile home continues to occupy the western portion of this property, but the trash/debris observed adjacent to the mobile home during our 2007 HMTS appears to have been removed. Evidence of environmental concerns was not observed at the Barnhart and Dantzler Property during our limited visual reconnaissance.

We observed several groundwater monitoring wells in the eastern portion of the Sesi Property. Signage observed in the northeastern portion of the property indicated that accessing the property was dangerous due to existing hazardous waste. An abandoned AST was visible in the northern portion of the property, approximately 500 feet west of Cactus Road. No other evidence of environmental concerns was observed at the Sesi Property during our limited visual reconnaissance.

4.3.2 Martinez Ranch (Map IDs 18)

Observations of Martinez Ranch were limited to the portions of the compound area, which occupies the northeastern portion of the Martinez Ranch property, visible from Cactus Road. Due to access limitations, we were unable to observe the southwestern portion of the Martinez Ranch property reportedly containing canyon fill impacted with petroleum hydrocarbons and lead (Section 3.2.3).

The conditions of the compound area were generally similar to that observed during our 2007 HMTS. A packing and distribution area was observed in the central portion of the compound with agricultural fields adjacent to the north and south. We observed four ASTs in the packing and distribution area

containing calcium nitrate (i.e., fertilizer). The ASTs were stored on wooden pallets and appeared to be in good condition with no evidence of spillage or leakage. Five diesel ASTs and additional fertilizer ASTs were observed in the agricultural field to the north of the packing and distribution area. Evidence of staining was not apparent in the area of these ASTs. With the exception of the presence of ASTs at Martinez Ranch, no other direct evidence of environmental concerns was observed during our limited visual reconnaissance.

4.3.3 Former Martinez Outdoor Storage (Map ID 20)

Observations of the former Martinez Outdoor Storage property were limited to portions visible from Martinez Ranch Road. The property is currently occupied by a large distribution warehouse operated by Innovative Cold Storage Enterprises. Evidence of environmental concerns was not observed during our limited visual reconnaissance at this property.

4.4 Area 4

Observations of the only property of concern in Area 4, the Britannia Boulevard Property (Map ID 21), were limited to portions visible from Airway Road and Britannia Boulevard. The condition of the property was consistent with the descriptions noted in Section 3.2.4 as it is currently occupied by a business park and capped with concrete. The majority of the business park appears to be occupied by Marquez Brothers International, a food distributor. Evidence of environmental concerns was not observed during our limited visual reconnaissance at this property.

4.5 Area 5

Observations of the only property of concern in Area 5, the Arco Service Station at 2510 Otay Mesa Road (Map ID 22), were limited to exterior portions of the facility. Four USTs were observed that appear to contain regular, midgrade, and premium gasoline that is dispensed at two islands on the eastern portion of the facility. Significant surficial staining was not observed in the area of the USTs or dispenser islands. The remainder of the facility is occupied by a parking lot and convenience store. With the exception of the active fueling operations at this facility, no other evidence of environmental concerns was observed during our limited visual reconnaissance.

4.6 Area 6

Observations of the only facility of concern in Area 6, the Air Liquide Industrial facility (Map ID 23) were limited to portions visible from Via De La Amistad. The facility appears to be currently used for storing metal shipping containers, and evidence of the former fueling operations described in Section

3.2.6 was not apparent. The facility is currently surrounded with a chain-link fence, and direct evidence of environmental concerns was not observed during our limited visual reconnaissance.

5. SIGNIFICANCE OF IMPACTS

In determining the significance of properties of potential environmental concern in a particular project area, the criteria to consider, as they relate to hazardous materials and public safety, are presented in a document titled "Appendix G: Environmental Checklist Form" of the CEQA Guidelines. The following is a list of situations that may be encountered during the construction or operation of a proposed project that would require consideration of potential hazardous materials/public safety impacts. These criteria were compared with each of the findings of this Updated HMTS to determine their impact significance to the proposed project.

1. Projects that would create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.
2. Projects that would 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.
3. Projects that would emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within $\frac{1}{4}$ mile of an existing or proposed school.
4. Projects that would 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.
5. Projects located within an airport land use plan, or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, that would result in a safety hazard for people residing or working in the project area.
6. For projects within the vicinity of a private airstrip, projects resulting in a safety hazard for people residing or working in the project area.
7. Projects that would impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.
8. Projects that would 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.

In accordance with CEQA, with regard to the above criteria, a determination must be made as to whether the criteria apply to the proposed project. Each of the above criteria must be classified into one of the following four categories in terms of potential environmental impact: (1) potentially significant impact, (2) less than significant impact with mitigation incorporation, (3) less than significant impact,

or (4) no impact. Because this Updated HMTS is part of a Community Plan Update, and specific improvement projects are not associated with the Community Plan Update at the current time, it is not possible to determine which of the above criteria may apply to a proposed improvement project located within the boundaries of the Site until the details of the project to be performed are known. However, based on our knowledge of the Site, Item 6 does not apply to properties located within the Site boundaries because no private airstrips are located within the boundaries of the Site. For this reason, this criterion is not further addressed in this Updated HMTS. Items 1, 2, 5 and 7 also have been determined not to apply to properties located within the boundaries of the Site based on the following rationale:

- **Item 1** – In general, projects that involve the routine transport, use, or disposal of hazardous materials would not create a significant hazard to the public or the environment.
- **Item 2** – Based on the nature of the properties of potential environmental concern identified within and near the Site boundaries, reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment are not anticipated.
- **Item 5** – The properties of potential environmental concern identified within and near the Site boundaries are located within 2 miles of a public use airport (e.g., Brown Field); however, there is a low likelihood that proximity of these properties to the airport would result in a safety hazard for people residing or working in the vicinity of the properties.
- **Item 7** – With the exception of the Otay Mesa Widening Project (Map ID 1), the properties of potential environmental concern identified within and near the Site boundaries would not impair the implementation or physically interfere with an adopted emergency response plan or emergency evacuation plan because they do not involve transportation routes associated with such plans.

Items 3, 4, and 8 are addressed in Table 1 as they relate to properties of potential environmental concern currently located within or near the boundaries of the Site identified in the research conducted for this Updated HMTS. In addition, Table 1 includes the level of impact associated with each property, the associated rationale for the selected impact level, and recommended mitigation measures.

6. LIMITATIONS

The conclusions presented in this report are based upon reasonable visual observations made at the Site and research of available materials within the scope and budget of the contract. The information presented is relevant to the dates of our site visits and should not be relied upon to represent conditions at later dates. The opinions expressed herein are based on our experience with similar studies and information obtained during our effort. If additional information becomes available, we request the opportunity to review the information and modify our opinions, if necessary.

The visual observations made by Geocon were limited to accessed portions of the Site and contiguous sites. In addition, this study did not include a 50-year chain-of-title review or a review of fire insurance

maps. The Updated HMTS at the Site was conducted by Geocon expressly and solely for RECON Environmental. Any reliance upon the information, conclusions, or recommendations contained in this report for purposes other than the transfer of the Site shall be at the sole liability of the party undertaking such use.

Our services have been conducted using the degree of care and skill ordinarily exercised, under similar circumstances, by environmental sciences consultants practicing in this or similar localities. No other warranty, expressed or implied, is made as to the professional opinions presented in this report. Geocon is not responsible for the conclusions, opinions, or recommendations made by others based on this information.

This report was compiled based partially on information supplied to Geocon from outside sources, other information that is in the public domain, and visual observations made at the property. The preliminary conclusions and recommendations herein are based solely on the information Geocon obtained in compiling the report. Geocon makes no warranty as to the accuracy of statements made by others which may be contained in the report, nor are any other warranties or guarantees, express or implied, included or intended by the report except that it has been prepared in accordance with the current generally accepted practices and standards consistent with the level of care and skill exercised under similar circumstances by other professional consultants or firms performing the same or similar services. This report is intended to be used by the party authorizing the audit for the transfer of the property audited. None of the work performed hereunder shall constitute or be represented as a legal opinion of any kind or nature, but shall be a representation of findings of fact from records examined.

This evaluation does not address the presence of the following conditions unless specifically stated otherwise:

- radon, electromagnetic fields, asbestos, lead-containing paint, mold, burn ash, lead in drinking water, methane gas, and wetlands;
- chemical compounds which naturally occur in the environment;
- commonly used household cleaning products, building materials, and consumables that may be hazardous; and
- contaminants or contaminant concentrations that are not currently a concern but may be under future regulatory standards.

7. REFERENCES

American Society for Testing and Materials, *Designation E 1527-05 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*, 2005.

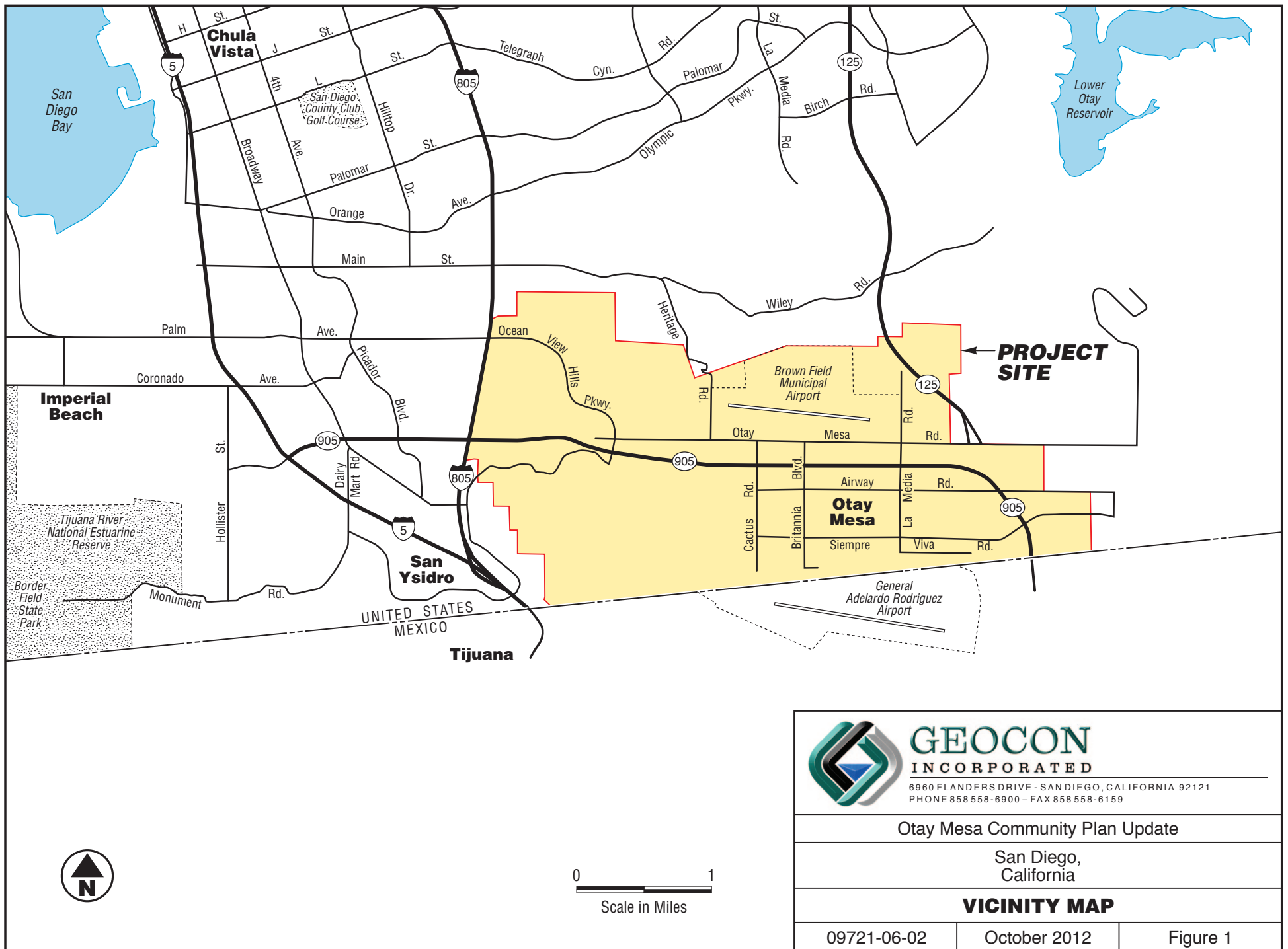
California State Water Resources Board. GeoTracker Website, <http://geotracker.swrcb.ca.gov/>.

Department of Toxic Substance Control. EnviroStor Website , <http://www.envirostor.dtsc.ca.gov>.

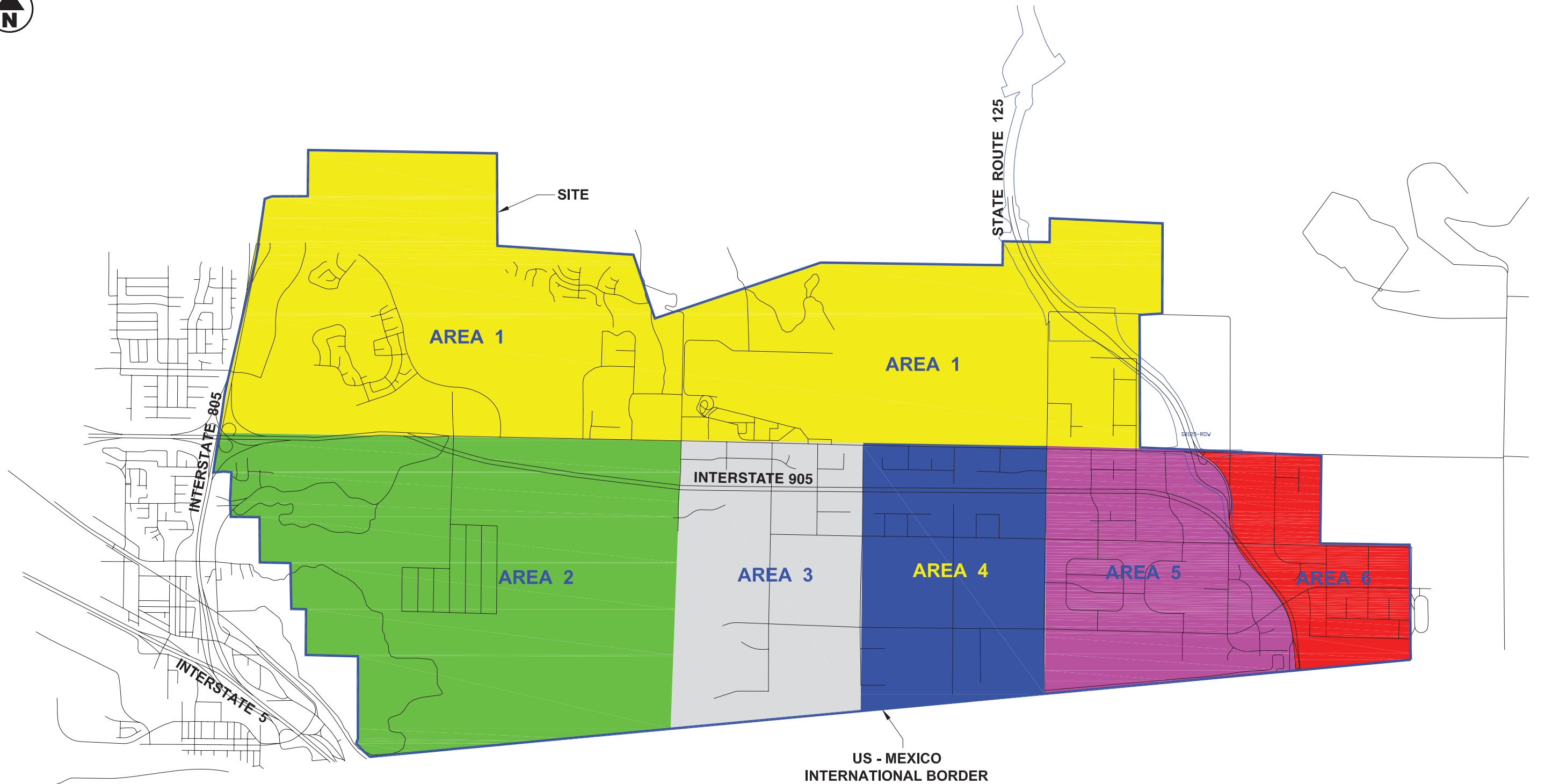
Porter, Melissa, County of San Diego – Solid Waste Local Enforcement Agency. Telephone interview, 2012.

Weldon, Scott, County of San Diego – Department of Environmental Health. Telephone interview, 2012.

DRAFT



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VICINITY MAP		
09721-06-02	October 2012	Figure 1



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Scale in Feet

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PROJECT LOCATION MAP		
09721-06-02	October 2012	Figure 2



Aerial Photo: Bing Maps

LEGEND:

— Site Boundary

Properties/Facilities of Potential Environmental Concern:

1 Otay Mesa Widening Project

2 Brown Field Operations Area – 1424 Continental St.

3 U.S. Border Patrol Maintenance Facility and San Diego Space Surveillance Station (Former U.S. Border Patrol Pistol Range)

4 Former INS Shooting Range – Brown Field

5 Former Organic Recycling West – 1202 La Media Rd.

6 Former Piper Ranch

7 Former Dennery Ranch

8 Shihohara I Burn Site

9 Shihohara II Burn Site

10 Southbay Expressway Operations Center

11 Former Rohr Engine Test Facility – 1500 Heritage Rd.

12 Auto Recycling – 980 Otay Valley Rd.

13 Kaiser Foundation – 4650 Palm Ave.

14 OLA Imports & Exports – 935 Heritage Rd.

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Scale in Feet

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SITE PLAN - AREA 1

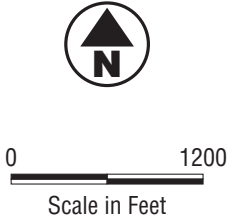
09721-06-02	October 2012	Figure 3-1
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Aerial Photo: Bing Maps

LEGEND:
— Site Boundary

Properties/Facilities of Potential Environmental Concern:
15 Dillon's Trail Site





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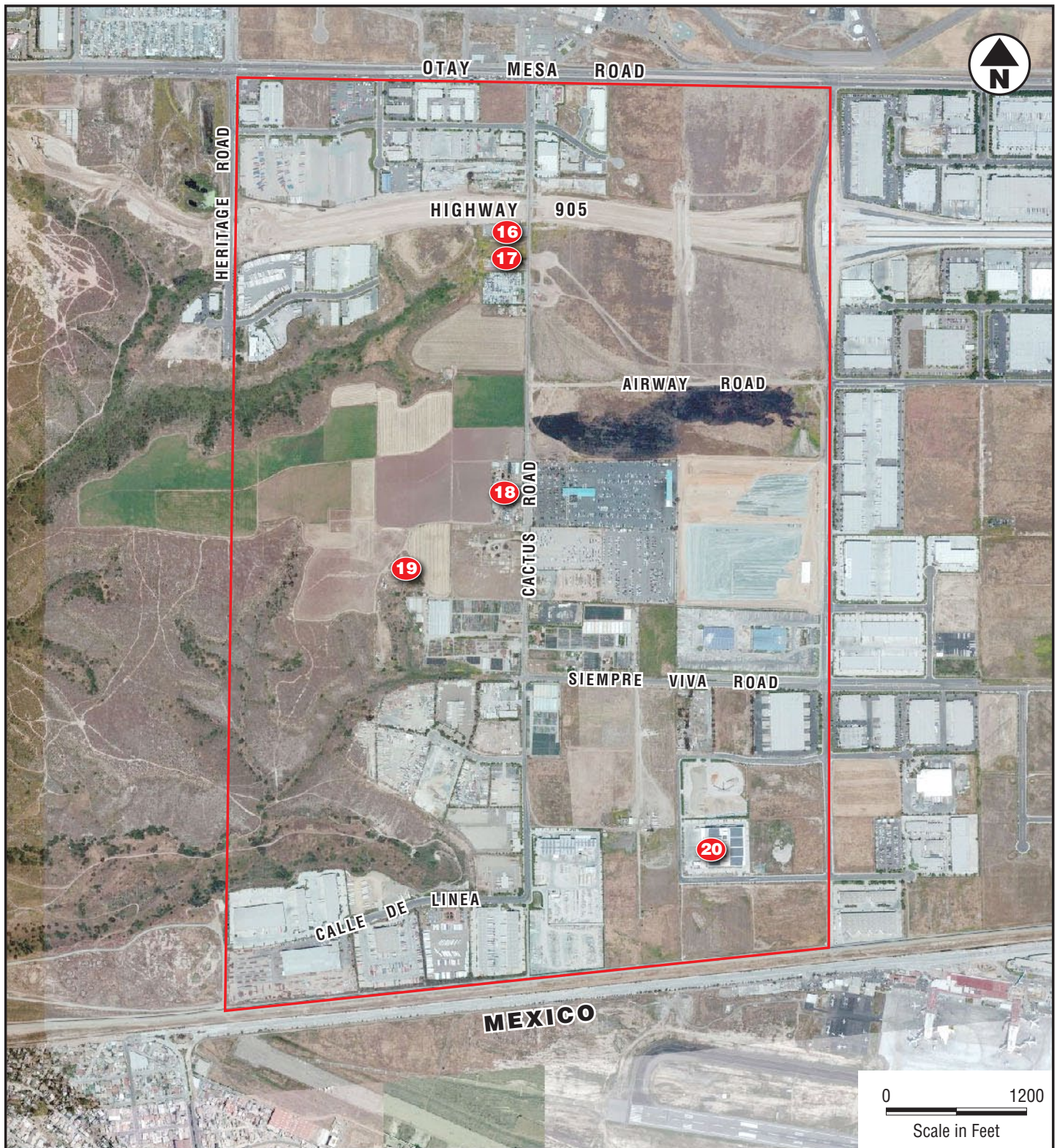
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SITE PLAN - AREA 2

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Figure 3-2



Aerial Photo: Bing Maps

LEGEND:

— Site Boundary

Properties/Facilities of Potential Environmental Concern:

- 16** Barnhart & Dantzer Property
- 17** Sesi Property
- 18** Martinez Ranch Compound – 2160 Cactus Rd.
- 19** Martinez Ranch Canyon Fill
- 20** Former Martinez Outdoor Storage – 2770 Martinez Ranch Rd.



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SITE PLAN - AREA 3

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Figure 3-3



Aerial Photo: Bing Maps

LEGEND:

— Site Boundary

Properties/Facilities of Potential Environmental Concern:

21 Britannia Blvd. Property – 2133 Britannia Blvd.



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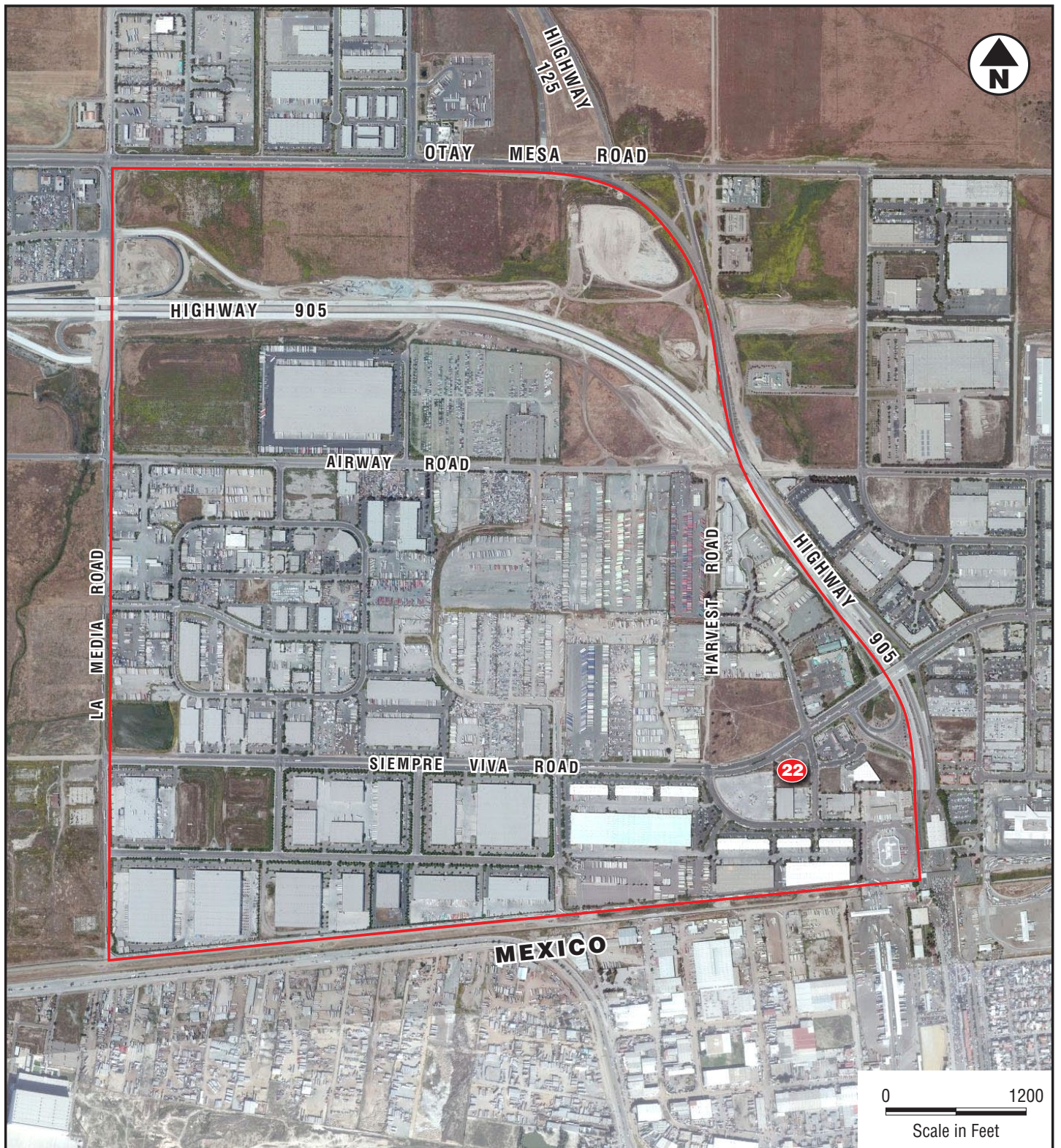
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SITE PLAN - AREA 4

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Figure 3-4



Aerial Photo: Bing Maps

LEGEND:

— Site Boundary

Properties/Facilities of Potential Environmental Concern:

22 Arco Service Station – 2510 Otay Center Rd.



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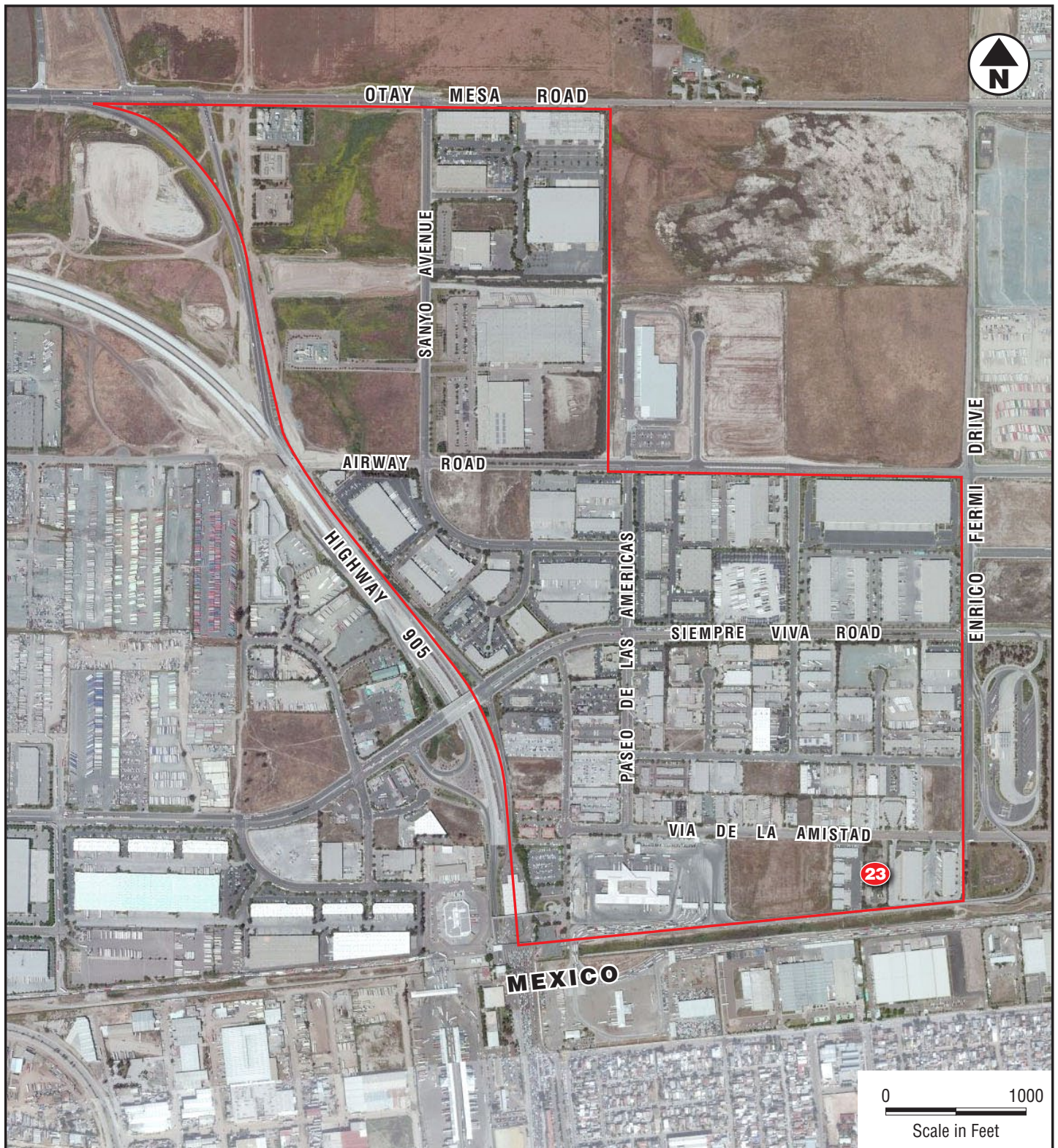
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SITE PLAN - AREA 5

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Figure 3-5



Aerial Photo: Bing Maps

LEGEND:

— Site Boundary

Properties/Facilities of Potential Environmental Concern:

23 Air Liquide Industrial – 9955 Via De La Amistad Dr.



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SITE PLAN - AREA 6

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Figure 3-6



Photo No. 1 Area 1 - Administration and control tower building at 1424 Continental Street in the central portion of the Brown Field operations area (Map ID 2)



Photo No. 2 Area 1 - Hangars and private planes in northwestern portion of the Brown Field operations area (Map ID 2)



Photo No. 3 Area 1 - Hangar in northern portion of the Brown Field operations area (Map ID 2)



Photo No. 4 Area 1 - ASTs containing jet fuel north of the administration and control tower building in the Brown Field operations area (Map ID 2)



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PHOTOS NO. 1 - 4

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Photo No. 5 Area 1- ASTs containing jet fuel south of the hangars in the Brown Field operations area (Map ID 2)



Photo No. 6 Area 1 - Former fuel farm west of the Brown Field operations area (Map ID 2)



Photo No. 7 Area 1 - Runways and control tower east of the Brown Field operations area (Map ID 2)



Photo No. 8 Area 1 - U.S. Border Patrol Maintenance Facility north of Pogo Row that currently occupies the western portion of the former U.S. Border Patrol Pistol Range (Map ID 3)



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PHOTOS NO. 5 - 8

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Photo No. 9 Area 1 – San Diego Space Surveillance Station north of Pogo Row that currently occupies the eastern portion of the former U.S. Border Patrol Pistol Range (Map ID 3)



Photo No. 10 Area 1 – Former Organic Recycling West property at 1202 La Media Road (Map ID 5)



Photo No. 11 Area 1 – Former Piper Ranch property west of Piper Ranch Road that has been redeveloped as a business park (Map ID 6)



Photo No. 12 Area 1 – Former Dennery Ranch property north of the intersection of Dennery Road and Red Fin Lane that has been redeveloped with single-family homes (Map ID 7)



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PHOTOS NO. 9 – 12

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Photo No. 13 Area 1 – Vacant property southeast of the Southbay Expressway Operations Center at 1129 La Media Road (Map ID 10). An abandoned underground storage tank was encountered and removed during grading of this property in 2007



Photo No. 14 Area 1 - Vacant land west of the former fuel farm at Brown Field previously occupied by auto sales lots and Rohr Engine Test Facility (Map ID 11)



Photo No. 15 Area 1 – Auto Recycling facility at 980 Otay Valley Road (Map ID 12)



Photo No. 16 OLA Imports and Exports at 935 Heritage Road (Map ID 14)



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Photo No. 17 Area 2 – Various debris observed at the northern entrance to the Dillons Trail Site (Map ID 15) at the southern termination of Caliente Avenue



Photo No. 18 Area 2 – Concrete debris observed in the central portion of the Dillons Trail Site (Map ID 15)



Photo No. 19 Area 2 – Abandoned structures and debris observed southwest of the main trail through the Dillons Trail Site (Map ID 15)



Photo No. 20 Area 2 – Abandoned structures and debris observed southeast of the main trail through the Dillons Trail Site (Map ID 15)



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PHOTOS NO. 17 – 20

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Photo No. 21 Area 3 – Barnhart and Dantzler Property (Map ID 16) located west of the northern termination of Cactus Road



Photo No. 22 Area 3 – Sesi Property (Map ID 17) located adjacent to the south of the Barnhart and Dantzler Property



Photo No. 23 Area 3 – Abandoned aboveground storage tank observed in the western portion of the Sesi Property (Map ID 17)



Photo No. 24 Area 3 – Packing and distribution area in the central portion of the Martinez Ranch Compound at 2160 Cactus Road (Map ID 18).



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PHOTOS NO. 21 – 24

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Photo No. 25 Area 3 – Fertilizer storage tanks observed in the packing and distribution area in the central portion of the Martinez Ranch Compound (Map ID 18)



Photo No. 26 Area 3 – Diesel aboveground storage tanks observed in the northern portion of the Martinez Ranch Compound (Map ID 18)



Photo No. 27 Area 3 – Fertilizer aboveground storage tanks observed in the northeastern portion of the Martinez Ranch Compound (Map ID 18)



Photo No. 28 Area 3 – Former Martinez Outdoor Storage at 2770 Martinez Ranch Road currently occupied by Innovative Cold Storage Enterprises (Map ID 20)



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PHOTOS NO. 25 – 28

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Photo No. 29 Area 4 – Northern portion of Britannia Boulevard Property at 2133 Britannia Boulevard, currently occupied by a business park (Map ID 21)



Photo No. 30 Area 4 – Southern portion of Britannia Boulevard Property at 2133 Britannia Boulevard, currently occupied by a business park (Map ID 21)



Photo No. 31 Area 5 – Arco Service Station at 2510 Otay Center Road (Map ID 22)



Photo No. 32 Area 6 – Air Liquide Industrial at 9955 Via De La Amistad (Map 23)



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TABLE 1 SUMMARY OF PROPERTIES/FACILITIES OF POTENTIAL ENVIRONMENTAL CONCERN OTAY COMMUNITY PLAN UPDATE							
Map ID No.	Property/Facility	Address/Location	Area	Pertinent Impact Criteria ⁽¹⁾	Impact Level ⁽²⁾	Rationale	Mitigation Measures
1	Otay Mesa Widening Project	Adjacent to north and south of Otay Mesa Road	1	3, 4, 7, and 8	3	A 1996 site assessment identified petroleum hydrocarbon and pesticide impacted soil adjacent to Otay Mesa Road in the area of the widening project. Although the soil generated during the widening project was determined not to contain detectable concentrations of these compounds, the potential exists for impacted soil to remain in-place.	No mitigation measures are anticipated to be required. However, if additional grading is conducted adjacent to Otay Mesa Road in the area of the former widening project, observations should be made for the presence of impacted soil. If encountered, the impacted soil should be segregated and characterized for potential reuse or disposal options.
2	Brown Field Operations Area	1424 Continental Street	1	4	1	An active LUST case is associated with this facility for petroleum hydrocarbon impacts to soil and groundwater. Releases associated with an additional 24 LUST or spill cases have reportedly resulted in an estimated 111,500 cubic yards of hydrocarbon-impacted soil remaining in-place at the facility.	High likelihood that additional mitigation measures will be required. Soil and/or groundwater sampling would be required to assess the extent of the existing contamination prior to redevelopment of this area. Remediation, consisting of excavation and disposal of contaminated soil or in-situ treatment of contaminated soil, may be required to mitigate potential health risks.
3	San Diego Space Surveillance Station (Former U.S. Border Patrol Pistol Range)	North of Pogo Row	1	4 and 8	1	Assessment in 2000 found that at least 3,500 cubic meters of soil at this former facility contained high concentrations of lead, and other metals. The western portion of this former facility was subsequently redeveloped with a U.S. Border Patrol maintenance station and the eastern portion is currently occupied by the San Diego Space Surveillance Station (SDSSS). A workplan was prepared in 2012 to conduct an investigation of soil and debris in the area of a former small arms range and skeet range located on the SDSSS facility. In addition, the workplan proposes the excavation and disposal of lead and polycyclic aromatic hydrocarbon impacted soil previously identified at both of these former ranges	High likelihood that additional mitigation measures will be required including assessment, excavation, and disposal of impacted soil and debris.
4	Former INS Shooting Range (Currently Vacant)	Northeast of eastern termination of Pogo Row	1	4 and 8	2	In 1987, fill material containing burn ash and sand blast grit was deposited at the INS Shooting Range to create safety berms. Upon discovery of the contaminated material, remediation activities were conducted, including excavation of contaminated soil. Residual lead-impacted soil remains onsite that capped with concrete. Facility was issued a no further action designation in 2002.	Low likelihood that additional mitigation measures will be required provided the concrete cap remains in-place. Should future redevelopment include removal or disturbance of the cap, an environmental consultant should be retained and the City LEA contacted.
5	Former Organic Recycling West (Currently Vacant)	1202 La Media Road	1	4 and 8	3	This facility is a composting facility that only accepts “green” and “woody” materials. During a July 2006 LEA inspection, spills were noted in the vicinity of vehicles and batteries west of vehicular maintenance area. A DEH release case was not opened as a result of the spills, indicating the spills were considered minor.	No mitigation measures are anticipated to be required. Impacted soil, if encountered during future redevelopment, should be segregated and characterized for potential reuse or disposal options.
6	Piper Ranch (Currently a Business Park)	West of Piper Ranch Road	1	4	3	Waste oil and pesticide-contaminated soil excavated and removed in 1988. Gasoline release from a UST removed in 1988 resulted in contamination of two cubic yards of soil. DEH closed the UST case due to limited extent of contamination. Subsequent sampling of the property in 1988, 1989, and 1994 indicated various pesticides were detected but concentrations were below less than regulatory screening levels. The property is currently improved with several commercial/light-industrial developments	Low likelihood that additional mitigation measures will be required. However, if residual impacted soil is encountered during future redevelopment, it should be segregated and characterized for potential reuse or disposal options.
7	Former Dennery Ranch (Currently an Apartment Complex)	North of Intersection of Dennery Road and Red Fin Lane	1	4	2	Approximately 5,000 cubic yards of burn ash deposits, originating from the Shinohara II Burn Site, are present over an approximately 0.5-acre area in the northwestern portion of this property. In 2006, the City LEA approved a plan to construct a 2-foot-thick vegetative soil cap over the burn ash deposits. Property was redeveloped with single-family homes in 2007-2008.	Low likelihood that additional mitigation measures will be required provided the vegetative soil cap remains in-place. Should future redevelopment include removal or disturbance of the cap, an environmental consultant should be retained and the City LEA contacted.
8	Shinohara I Burn Site	N of Otay River	1	4 and 8	2	Approx. 850,000 cubic yards of burn ash material were placed at the Shinohara I and II Burn Sites in 1978. Majority of the burn ash material subsequently was excavated and removed from Shinohara I site in 1993 and 2001. Approx. 1,500 cubic yards of burn ash left in place. County LEA issued closure letter in 2001.	Moderate likelihood that additional mitigation measures will be required. During future excavation activities, an environmental consultant should be retained to observe the property for evidence of contaminated soil (e.g., discoloration, odors). If evidence of contamination is found, the soil should be segregated and characterized for potential reuse or disposal options.
9	Shinohara II Burn Site	Adjacent to the north of former Dennery Ranch	1	4 and 8	1	Approx. 850,000 cubic yards of burn ash material were placed at the Shinohara I and II Burn Sites in 1978. Up to a 40-foot-thick layer of burn ash is believed to exist at the property. Reportedly, additional assessment or mitigation activities have not been performed at the Shinohara II Burn Site to date.	High likelihood that additional mitigation measures will be required under the oversight of the County LEA. Mitigation measures would likely include soil excavation and disposal and /or construction of a cap over the burn ash material. A health risk assessment may also be required depending on future land use.
10	Southbay Operations Center	Northwest of northern termination of Air Wing Road.	1	4	3	Petroleum hydrocarbon release from a UST removed in 2007. DEH closed the UST case in 2011 due to limited extent of contamination. An estimated 200 cubic yards of impacted soil remain in-place in the area of the former UST.	Low likelihood that additional mitigation measures will be required. However, if residual impacted soil is encountered during future redevelopment, it should be segregated and characterized for potential reuse or disposal options.
11	Former Rohr Engine Test Facility (Currently Vacant)	1500 Heritage Road	1	4	3	Two cases associated with this former facility for releases of aviation fuel in 1987 and 1992 that impacted soil. Both cases have been closed by DEH; however, residual impacted soils may remain at this property.	Low likelihood that additional mitigation measures will be required. However, if residual impacted soil is encountered during future redevelopment, it should be segregated and characterized for potential reuse or disposal options.

TABLE 1 SUMMARY OF PROPERTIES/FACILITIES OF POTENTIAL ENVIRONMENTAL CONCERN OTAY COMMUNITY PLAN UPDATE							
Map ID No.	Property/Facility	Address/Location	Area	Pertinent Impact Criteria ⁽¹⁾	Impact Level ⁽²⁾	Rationale	Mitigation Measures
12	Auto Recycling	980 Otay Valley Road	1	4	3	Release of diesel from an unreported source affected soil at this facility. Associated DEH case was closed in 2007; however, residual impacted soils may remain at this property.	Low likelihood that additional mitigation measures will be required. However, if residual impacted soil is encountered during future redevelopment, it should be segregated and characterized for potential reuse or disposal options.
13	Kaiser Foundation	4650 Palm Avenue	1	4	4	Gasoline from an overturned tanker reportedly entered a storm drain below the sidewalk adjacent to this facility. Sediment in the storm drain and soil and groundwater in the vicinity of the storm drain outfall at the Otay River were determined to be impacted. Following soil remediation activities and cleanup of groundwater to well below public health standards, DEH closed the case in 2011.	The release appears to have been limited to areas outside the boundaries of this facility. As such, no mitigation measures are anticipated to be required for this facility.
14	OLA Imports and Exports	935 Heritage Road	1	4	3	Staining observed during assessment activities in 1995 and numerous DEH violations from 1996 to 2007 at this facility indicate that petroleum-impacted soil likely remains at shallow depths (up to of depths of 5 feet) in various locations at the facility. The DEH noted that they have no objection to the continued use of the facility as an auto recycler provided that they are notified prior to surface grading or proposed changes in land use.	DEH records reviewed indicate that the case associated with this facility will not be closed until assessment of the extent of petroleum impacts has been performed. Likely mitigation measures would include segregation and characterization of impacted soils for potential reuse or disposal options.
15	Dillons Trail Site	Southwest of southern termination of Caliente Avenue	2	3 and 8	2	The Dillons Trail Site consists of several parcels where illegal disposal activities were initially discovered by the City LEA in 1987. The discarded material primarily consisted of demolition debris with minor amounts of solid waste. According to the City LEA, the majority of the waste from the illegal disposal activities at the property has been removed, and the City LEA no longer conducts inspections at this location. During the site reconnaissance, we observed evidence of illegal disposal of trash and debris throughout the interpreted location of the property.	High likelihood that additional mitigation measures, including trash/debris removal and disposal, will be required prior to redevelopment of this area. Chemical containers encountered during the trash/debris removal activities should be properly characterized and disposed of. If evidence of contaminated soil (e.g., discoloration, odors) is encountered during future redevelopment activities, it should be segregated and characterized for potential reuse or disposal options.
16	Barnhart and Dantzler Property	West of northern termination of Cactus Road	3	4 and 8	2	Part of the Tripp Salvage Landfill. Automobile dismantling waste was placed on the Barnhart and Dantzler Property from approximately 1968 to 1977. This material was covered with fill from other landfills in the area. It is estimated that the waste extends to a depth of approximately 65 feet. Groundwater samples collected from this property in 1998 reportedly contained VOCs, SVOCs, and metals. Total area containing waste is approximately 1.1 acres, and an asphalt cap was constructed over the areal extent of the waste in 2001. The County LEA issued “no further action” letter in 2003 for this property.	Low likelihood that additional mitigation measures will be required provided the asphalt cap remains in-place. Should future redevelopment include removal or disturbance of the cap, an environmental consultant should be retained and the County LEA contacted.
17	Sesi Property	Adjacent to the south of Barnhart and Dantzler Property	3	4 and 8	1	Part of Tripp Salvage Landfill. Automobile dismantling waste was placed on the Sesi Property from approximately 1968 to 1977, and burn ash-contaminated soil was placed in on the property in 1987. This material was covered with fill from other landfills in the area. It is estimated that the waste extends to a depth of approximately 65 feet. Groundwater samples collected from this property in 1998 reportedly contained VOCs, SVOCs, and metals. A Revegetation Plan prepared 2006 proposed excavation of a portion of the waste and placement of a soil cap over the remaining waste. According to the County LEA, soil cap design and associated grading plans have been submitted to City of San Diego for review but the cap has not yet been constructed.	High likelihood that mitigation measures, as generally described in the 2006 Revegetation Plan, will be required prior to redevelopment of this area (see Section 3.2.3 for details).
18	Martinez Ranch Compound	2160 Cactus Road	3	4 and 8	1	Soil sampling conducted in 2004 indicated approximately 17,300 to 26,100 cubic yards of soil in the northeastern portion of Martinez Ranch were impacted with elevated concentrations of the pesticides DDE, DDT, and/or toxaphene. According to the DEH, the pesticide-impacted has not been mitigated.	High likelihood that mitigation of the pesticide-impacted will be required prior to redevelopment of this area.
19	Martinez Ranch Canyon Fill	Southwest of Martinez Ranch Compound	3	4 and 8	1	Analysis of soil samples collected in 2004 from the canyon fill showed elevated concentrations of petroleum hydrocarbons and lead. According to the DEH, the hydrocarbon and lead-impacted has not been mitigated.	High likelihood that mitigation of the hydrocarbon and lead-impacted will be required prior to redevelopment of this area.
20	Former Martinez Outdoor Storage (Currently Innovative Cold Storage Enterprises)	2770 Martinez Ranch Road	3	4 and 8	3	Analysis of soil samples collected in 2009 showed detections of petroleum hydrocarbons related to a former AST and several pesticides related to historical agricultural use, but at concentrations below health screening levels for commercial/industrial land use.	Low likelihood that mitigation measures will be required provided the property continues to be zoned for commercial /industrial land use. If future plans for this property include residential development, further assessment of pesticides and petroleum hydrocarbons in soil would likely be required.
21	Britannia Boulevard Property (Currently occupied by a Business Park)	2133 Britannia Boulevard	4	4 and 8	3	Soil samples analyzed in 2003 showed elevated concentrations of pesticides in shallow soil at this property. To mitigate the potential health risks, a concrete cap was constructed over the entire property. In addition, a deed restriction was recorded for the property on March 26, 2004, that stated the property was not suitable for uses that include “full-time human habitation”.	Low likelihood that mitigation measures will be required provided the concrete cap continues to be maintained and the deed restriction remains in-place for the property. If land uses excluded in the deed restriction are planned for the property, the DTSC should be contacted.

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Map ID No.	Property/Facility	Address/Location	Area	Pertinent Impact Criteria ⁽¹⁾	Impact Level ⁽²⁾	Rationale	Mitigation Measures
22	Arco Service Station	2510 Otay Center Road	5	4	3	In 2003, a release of gasoline occurred in the area of the eastern dispenser island at this facility that affected soil only. The DEH closed the case in 2005 following excavation and disposal of approximately 138 cubic yards of impacted soil. An estimated 38 cubic yards of impacted soil remain in-place in the area of the eastern dispenser island.	Low likelihood that additional mitigation measures will be required. However, if residual impacted soil is encountered during future redevelopment, it should be segregated and characterized for potential reuse or disposal options.
23	Air Liquide Industrial	9955 Via De La Amistad	6	4	3	In 2004, a release of diesel was discovered in the area of a former dispenser island at this facility that affected soil only. The DEH closed the case in 2006 following excavation and disposal of approximately 15 cubic yards of impacted soil. An estimated 6 cubic yards of impacted soil remain in-place in the area of the former dispenser island.	Low likelihood that additional mitigation measures will be required. However, if residual impacted soil is encountered during future redevelopment, it should be segregated and characterized for potential reuse or disposal options.

Notes: (1) – Includes evaluation of criteria 3, 4, 7, and 8 as discussed in Section 5 of the Updated HMTS.
(2) – Includes the following impact categories: (1) potentially significant impact, (2) less than significant impact with mitigation incorporation, (3) less than significant impact, or (4) no impact as discussed in Section 5 of the Updated HMTS.

HMTS – Hazardous Materials Technical Survey
UST – Underground Storage Tank
AST – Aboveground Storage Tank

DEH – County of San Diego - Department of Environmental Health
DTSC – Department of Toxic Substances Control
LUST – Leaking UST

VOCs – Volatile Organic Compounds
SVOCs – Semi-volatile Organic Compounds

City LEA – City of San Diego Solid Waste Local Enforcement Agency
County LEA – County of San Diego Solid Waste Local Enforcement Agency