# Appendix F
Hazardous Materials Assessment

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# MEMORANDUM

| | |
|---|---|
| **To:** | Dawna Marshall, Dudek |
| **From:** | Glenna McMahon, Divya Khandelwal, Dudek |
| **Subject:** | Hazardous Materials Assessment for Paseo Montril Project |
| **Date:** | September 28, 2020 |
| **Attachments:** | Attachment A, Site Map |
| | Attachment B, Historic Aerial Photographs |

This hazardous materials assessment was conducted for the Paseo Montril project which proposes a housing development in the Rancho Peñasquitos Community Planning Area in the City of San Diego (project site). The project site is located to the west of Interstate 15 (I-15), north of Rancho Peñasquitos Boulevard, south of State Route 56 (SR-56) (Attachment A. Site Map). The project site can be accessed via Paseo Montril, an existing public roadway extending east from the Rancho Peñasquitos Boulevard/Paseo Montril intersection. The project site is approximately 15 acres located on assessor's parcel number (APN) 3150205500.

The proposed project includes the following:

- Construction of a 55-unit multi-family residential development with supporting utility improvements. The 15-acre lot will be split into two separate lots. The residential development will be located on Lot 1 and an open space area will be located on Lot 2.
- Grading of approximately 3 acres of project site, which would include cut and fill of existing site.
- Construction of parking spaces, including garage spaces within the residential building, as well as open-air spaces.
- Construction of facilities including a recreation area, a dog park, internal pedestrian walkways, and landscaped areas.
- Construction of a 12-inch water line adjacent to the existing water line within Paseo Montril at the project site entrance. Other utilities at the project site would include the development of storm drain pipes, inlets, ditches and drive aisles.

Overall the project activities will include site preparation, grading, paving, trenching for utilities, building construction, and architectural coasting.

The purpose of this hazardous materials assessment is to determine if there are any potential environmental concerns on the project site related to hazardous materials and/or waste. This hazardous materials assessment consists of a review and summary of regulatory agency records, historical aerial photographs, and potential site hazards due to hazardous material pipelines and/or oil and gas wells.

# Physical Setting

The project site is located in the Rancho Penasquitos Community Planning Area, City of San Diego. The average elevation of the project site ranges approximately between 436 to 587 feet above mean sea level (Google Earth 2019). Surrounding land uses include residential and commercial. The project site is bounded by commercial development (including a gas station, a hotel, restaurants and car wash) to the west and southwest, residential development to the north and northwest, and Interstate I-15 to the east and south (Attachment A). The Peñasquitos Creek, which flows east-west, is located approximately 0.4 miles south of the project site. The depth to groundwater as reported in cleanup documents for sites just west of the project site ranges between approximately 4 to 31 feet below ground surface (bgs) and groundwater flow direction is towards the south and southwest (URS 2013, CRA 2013, BBC 1994).

Dudek consulted the online California Water Board Groundwater Information System for information about public supply wells in the project site area (GAMA 2020). The closest water supply wells was identified approximately 0.8 mile south of the project site.

Dudek conducted a search for oil and gas wells within 1 mile of the project site (CalGEM 2020). No oil and gas wells were identified within 1 mile of the project site.

# Online Regulatory Databases

Government Code Section 65962.5 requires the California Environmental Protection Agency (CalEPA) to compile a list of hazardous waste and substances sites (Cortese List). While the Cortese List is no longer maintained as a single list, the following databases provide information that meet the Cortese List requirements:

1. List of Hazardous Waste and Substances sites from Department of Toxic Substances Control Envirostor database (Health and Safety Codes 25220, 25242, 25356, and 116395);
2. List of open and active LUST Sites by County and Fiscal Year from the State Water Resources Control Board GeoTracker database (Health and Safety Code 25295);
3. List of solid waste disposal sites identified by the State Water Resources Control Board with waste constituents above hazardous waste levels outside the waste management unit (Water Code Section 13273[e] and 14 CCR Section 18051);
4. List of “active” Cease and Desist Orders and Cleanup and Abatement Orders from the State Water Resources Control Board (Water Code Sections 13301 and 13304); and
5. List of hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the Health and Safety Code, identified by the Department of Toxic Substances Control.

Dudek conducted a search of the above-described databases that provide information on Cortese List sites. The project site was not identified in the any of the Cortese List databases.

Dudek also reviewed other online databases that provide environmental information on release and cleanup cases in the State of California. While these databases are not included in the Cortese List, they may provide additional

information regarding potential environmental contamination on the project site. Table 1 provides a summary of ) the databases searched.

### Table 1. Online Database Listings

| Database | Details |
|---|---|
| California Environmental Protection Agency (CalEPA) https://siteportal.calepa.ca.gov/nsite/ | The CalEPA Regulated Site Portal is a website that combines data about environmentally regulated sites and facilities in California into a single, searchable database and interactive map. Data sources include California Environmental Reporting System (CERS), EnviroStor, GeoTracker, California Integrated Water Quality System (CIWQS), and Toxics Release Inventory (TRI). |
| Department of Toxic Substance Control (DTSC) EnviroStor https://www.envirostor.dtsc.ca.gov/ | The DTSC's data management system for tracking cleanup, permitting, enforcement, and investigation efforts at hazardous waste facilities and sites with known contamination or sites where there may be reasons for further investigation. |
| Regional Water Quality Control Board (RWQCB) GeoTracker http://geotracker.waterboards.ca.gov/ | The California RWQCB's data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater. GeoTracker contains records for sites that require cleanup, various unregulated projects, and permitted facilities. Sites include LUSTs, Department of Defense, Cleanup Program, Irrigated Lands, Oil and Gas Production, Permitted USTs, and Land Disposal Sites. |
| National Pipeline Mapping System https://www.npms.phmsa.dot.gov/ | The National Pipeline Mapping System Public Map Viewer is a web-based application designed to assist the general public with displaying and querying data related to gas transmission and hazardous liquid pipelines, liquefied natural gas plants, and breakout tanks under Department of Transportation Pipeline and Hazardous Material Safety Administration jurisdiction. |

## California Environmental Protection Agency

Eighteen cases were identified on the CalEPA website within 0.5-miles of the project site. None of the cases were on the project site. The listed cases are for permitted chemical storage, documented generation and disposal of hazardous wastes, and regulated air emissions. Dudek reviewed these case listings and determined that, while violations are documented for some of the sites, most of them were administrative (failure to submit hazardous material business plan, improper labeling of hazardous waste containers, obtain permit, provide employee training). A few of these violations were related to UST systems and were for a failed alarm system, failure to install UST leak detection equipment, failed testing and failure to comply with other operational and maintenance standards. These violations were corrected and the facilities later returned to compliance. There were no indications of unauthorized or uncontrolled releases of substances to the environment that could potentially impact the project site.

Leaking underground storage tank cases (LUST) were found in the CalEPA database and are discussed in GeoTracker section below.

## EnviroStor

No sites were identified within 0.5 miles of the project site in the Envirostor database.

## GeoTracker

Three LUST sites were identified within 0.5 miles of the project site in the Geotracker database. These sites are approximately 500-600 feet west and southwest of the project site. These sites involve a release of hazardous substances or petroleum products to the environment. Dudek reviewed the latest available investigation reports for these sites (URS 2013, CRA 2013, BBC 1994).Based on the information provided, the regulatory status (closed), groundwater gradient and flow direction, and distance from the project site, it is unlikely that the LUST cases at these sites have impacted the project site.

## National Pipeline Mapping System

One active natural gas transmission line is located approximately 0.3 miles to the west of the project site; it is oriented approximately northeast-southwest. The transmission line is operated by the San Diego Gas and Electrical Company. No accidents or incidents were identified within 1-mile of the project site.

# Aerial Photographs

Historical aerial photographs (Attachment B) were reviewed to determine if there was evidence of potential environmental impacts to the project site. Historical aerial photographs from 1953, 1964, 1966, 1967, 1972, 1980, 1989, 1994-2003, 2005, 2009, 2010, 2012, 2014 and 2016 were obtained from Historical aerials. Observations are presented in Table 2.

**Table 2. Historical Aerial Photograph Review**

| Date | Observations |
|---|---|
| 1953 | The project site appears as a vacant and undeveloped land, sparsely covered with natural vegetation. The adjacent and surrounding properties also appears vacant and undeveloped. The present day Interstate I-15 appears to the east of the project site as a paved light-duty road. |
| 1964 | The project site appears vacant and undeveloped. The area to the south of the project site and areas adjacent to the present day Interstate I-15 appears under developments. Adjacent and surrounding properties to the west and north appears vacant and undeveloped. |
| 1966 and 1967 | No apparent changes are observed on the project site compared to 1964 aerial photograph. The Interstate I-15 appears to be developed as two-way primary highway. A new ramp for the I-15 is now present to the south of the project site. |
| 1972 | An unimproved road or trail appears to traverse the project site; it is oriented northeast-southwest. A large residential development is present immediately to the north project site. The adjacent and surrounding properties to the west appear graded and two structures are observed adjacent to the southwest of the project site. Rancho Panesquitos Boulevard is developed as a paved road. |
| 1980 | A few additional unimproved roadways or trails are present in the western area of the project iste. No other changes are observed on the project site compared to 1972 aerial photograph. Surrounding properties appear developed and additional buildings have been developed to the west of Rancho Penasquitos Blvd. |

**Table 2. Historical Aerial Photograph Review**

| Date | Observations |
|---|---|
| 1989 | An area in the southwestern portion of the project site has been graded and is the termination of the newly developed Paseo Montril roadway. The remainder of the project site appears vacant and undeveloped and covered with natural vegetation. The area adjacent to the southwest of the project site is developed and includes a large parking lot and commercial buildings, including gas station, restaurant and a hotel. Additional residential buildings are developed to the west of Rancho Penasquitos Blvd. The areas east of I-15 appears graded and under development. |
| 1994 | No apparent changes are observed on the project site compared to the 1989 aerial photograph. Another gas station appears to be developed in the commercial area to the southwest of the project site. The area east of I-15 has been further developed with commercial and residential properties. |
| 1995-2005 | The project site and surrounding areas are similar as compared to 1994 aerial photograph. Development continues on the east side of I-15. |
| 2009-2016 | The project site is vacant and undeveloped. A retaining wall is present near the southeastern edge of the project site, parallel to I-15. The surrounding areas appears to be developed as it is presently. |

# Summary and Conclusions

The proposed project site, approximately 15 acres in area, is located in the Rancho Peñesquitos community Planning area, City of San Diego. The project site is of uneven topography, currently vacant, undeveloped and covered with natural vegetation. The project site is bounded by commercial development (consisting of a gas station, a hotel, restaurants and a car wash) to the west and southwest, residential development to the north and northwest, and Interstate I-15 to the east and southeast. The proposed project involves development of a 55-unit multi-family residential housing building and associated facilities as well as a large open space area.

The project site has been vacant and undeveloped since at least 1953. Interstate-15, adjacent to the project site to the east, was developed as a primary highway with ramps in the late 1960s. The adjacent and surrounding areas of the project site were developed with residential and commercial properties in the early 1970s.

The project site is not listed on the Cortese List databases. Review of other regulatory databases revealed release and cleanup cases within 0.5 miles of the project site. However, based on a review of the available information, it is unlikely that these cases have impacted the project site.

# Potential Impacts

Based on the information reviewed for this hazardous materials assessment, Dudek did not identify any potential impacts related to hazardous materials and/or waste on the project site.

# References

CalGEM (California Geologic Energy Management). 2020. California Geologic Energy Management Division, online Well Finder database. Accessed September 24, 2020. https://www.conservation.ca.gov/calgem/Pages/WellFinder.aspx.

GAMA. 2020. California Water Boards, Groundwater Information System. Accessed September 25, 2020. https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/.

GeoTracker. 2020. California Water Quality Control Board online database. Accessed September 25, 2020. https://geotracker.waterboards.ca.gov.

EnviroStor. 2020. California Department of Toxic Substances Control online database. Accessed September 25, 2020. https://www.envirostor.dtsc.ca.gov/public/.

Google Earth 2019. Google Earth Imagery Date August 17, 2019.

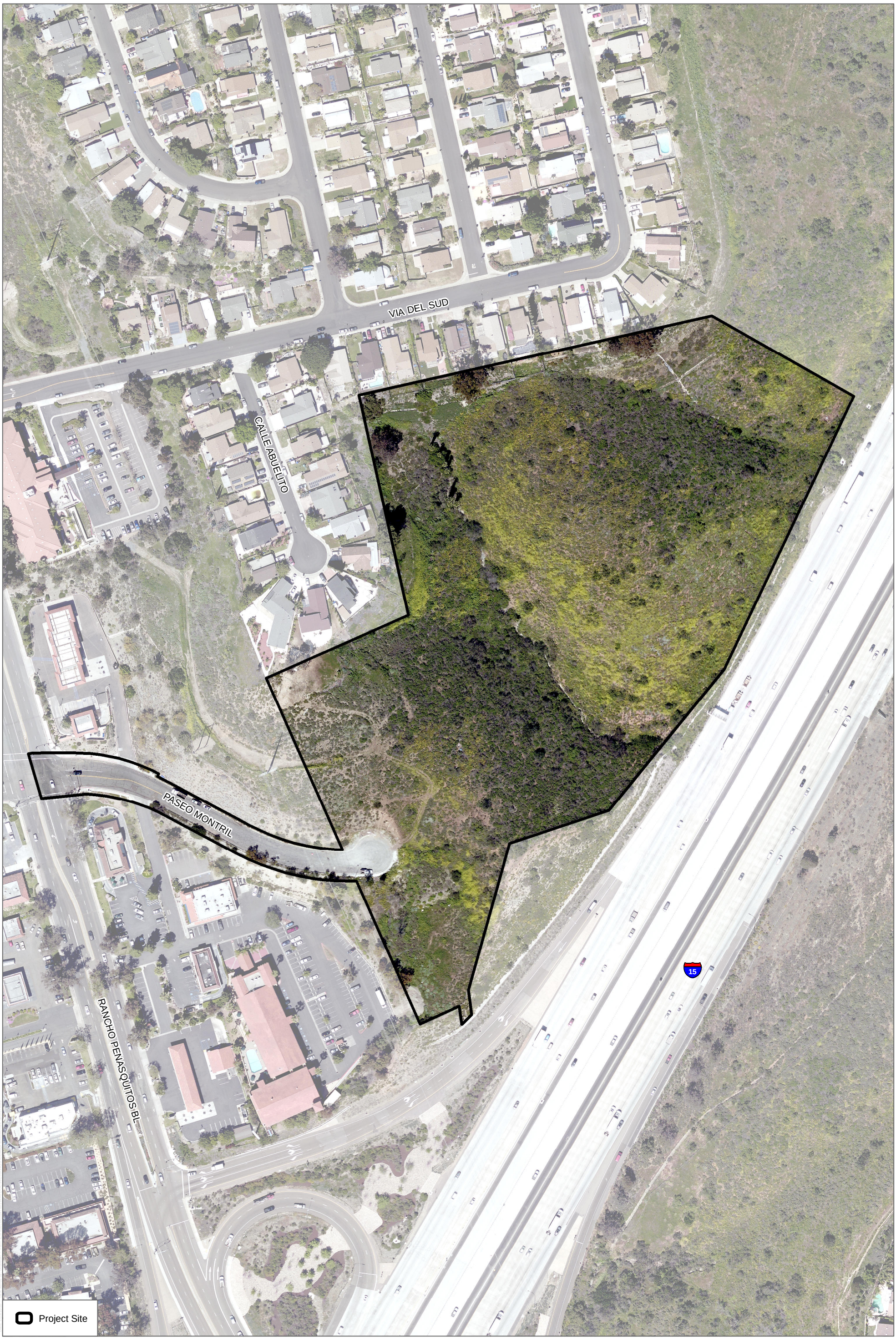
URS 2013. Groundwater Monitoring Report-Fourth Quarter 2012. 76 Station No. 6834 (Union Oil Facility No. 351591). 12860 Rancho Penasquitos Boulevard, San Diego, CA. January 24, 2013.

CRA 2013. Groundwater Monitoring Report-Second Quarter 2013. Former Shell Service Station, 12929 Rancho Penasquitos Boulevard, San Diego, CA. June 14, 2013.

BBC 1994. Groundwater Monitoring and Sampling Event, November 16, 1994.

# Attachment A

Figure




SOURCE: SANGIS 2017

0 30 60 Meters

0 75 150 Feet

DUDEK

## Attachment A. Site Map

Paseo Montril

# Attachment B

## Historical Aerial Photographs


CERTIFIED
HISTORIC
AERIALS
1953
NETRonline


CERTIFIED
HISTORIC
AERIALS
1964
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CERTIFIED
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1966
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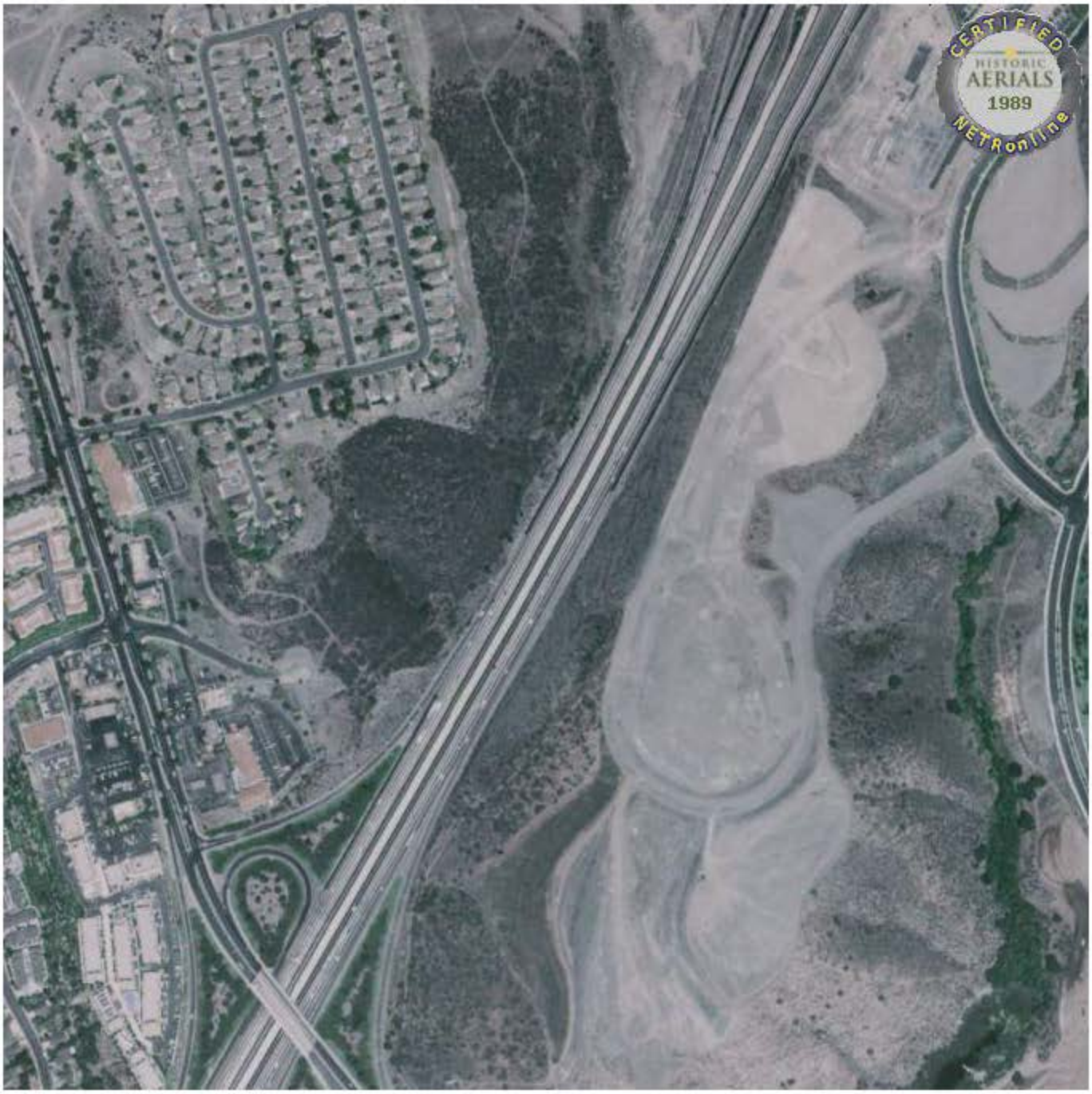
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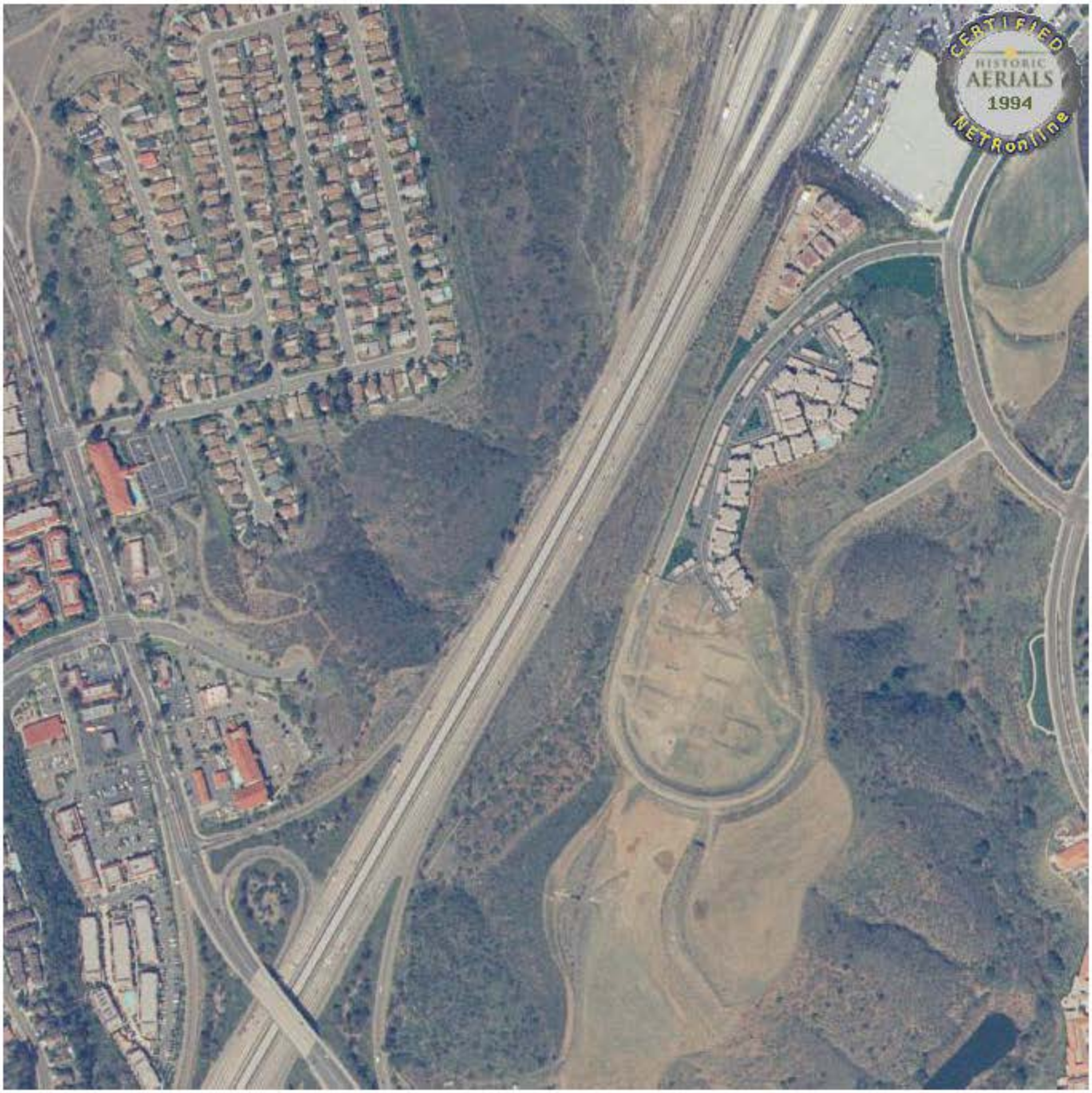
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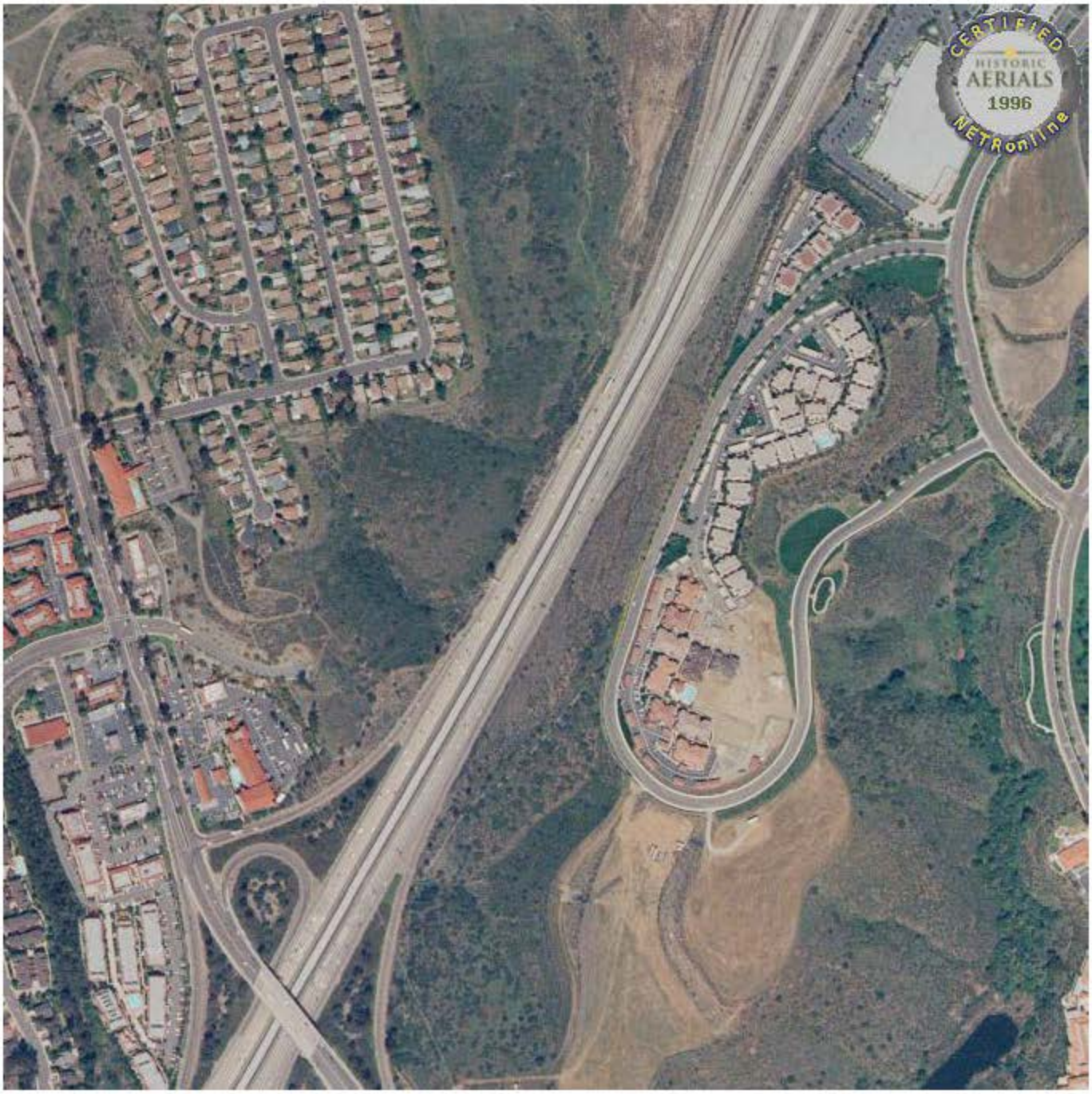
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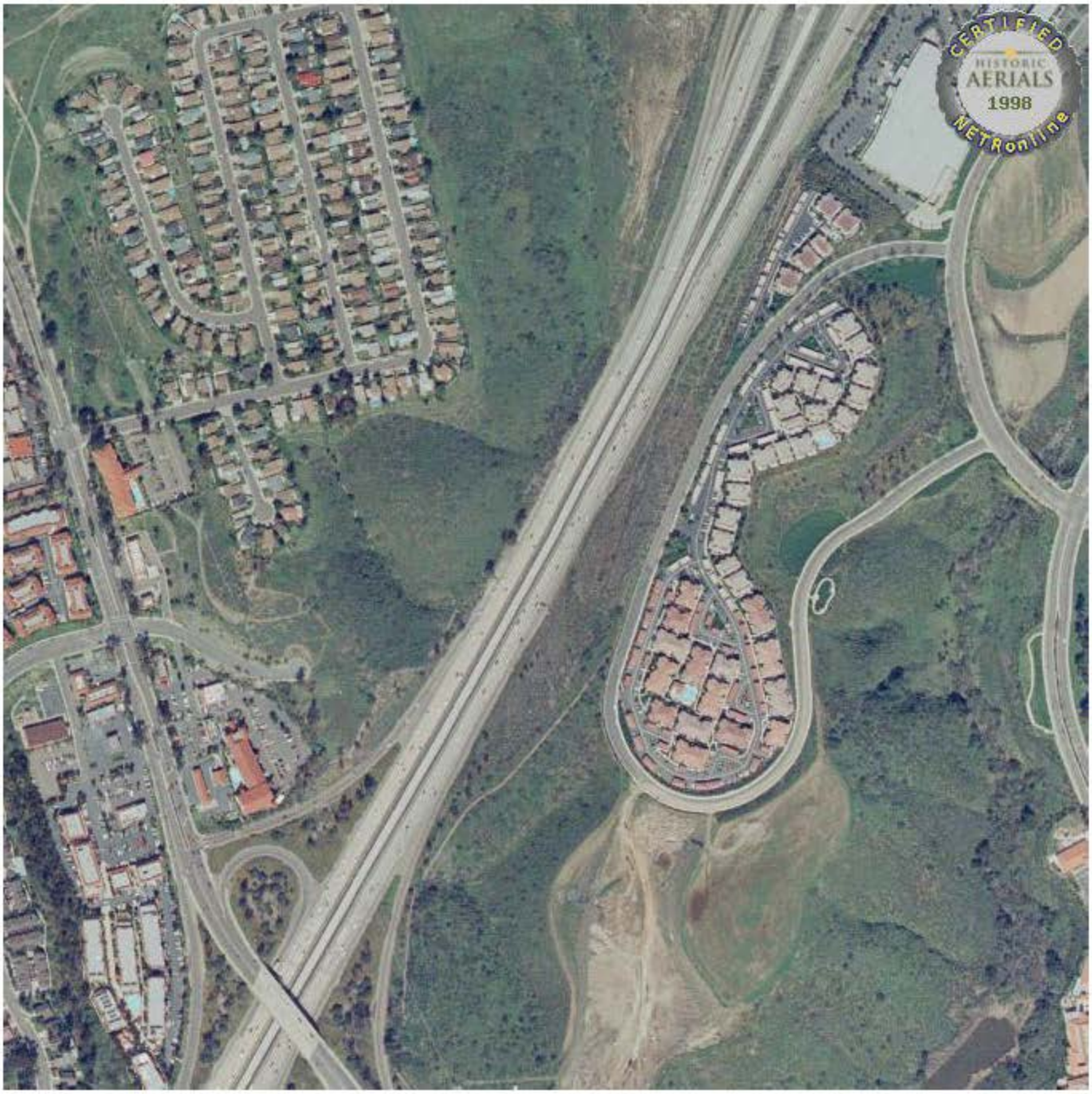
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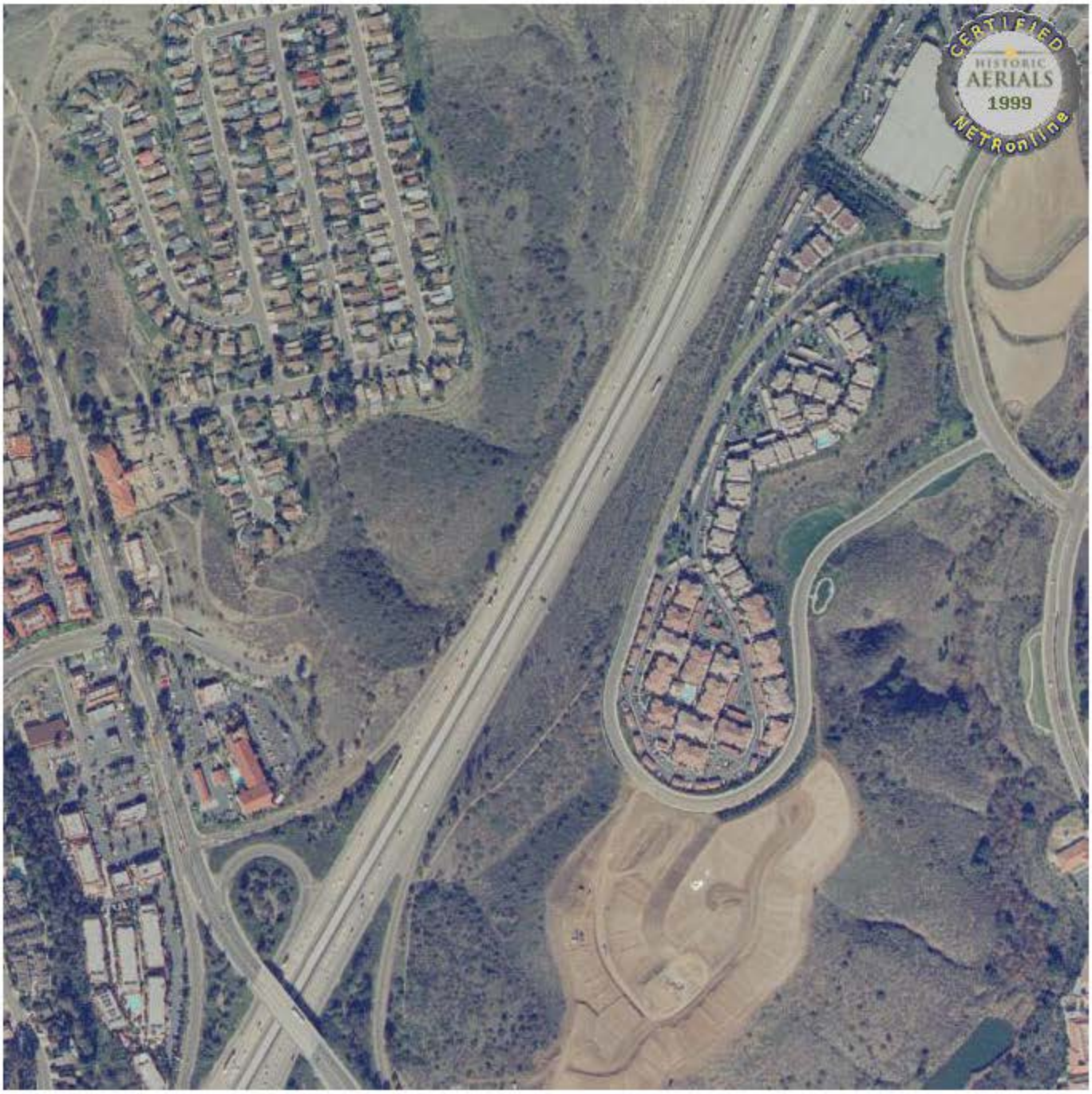
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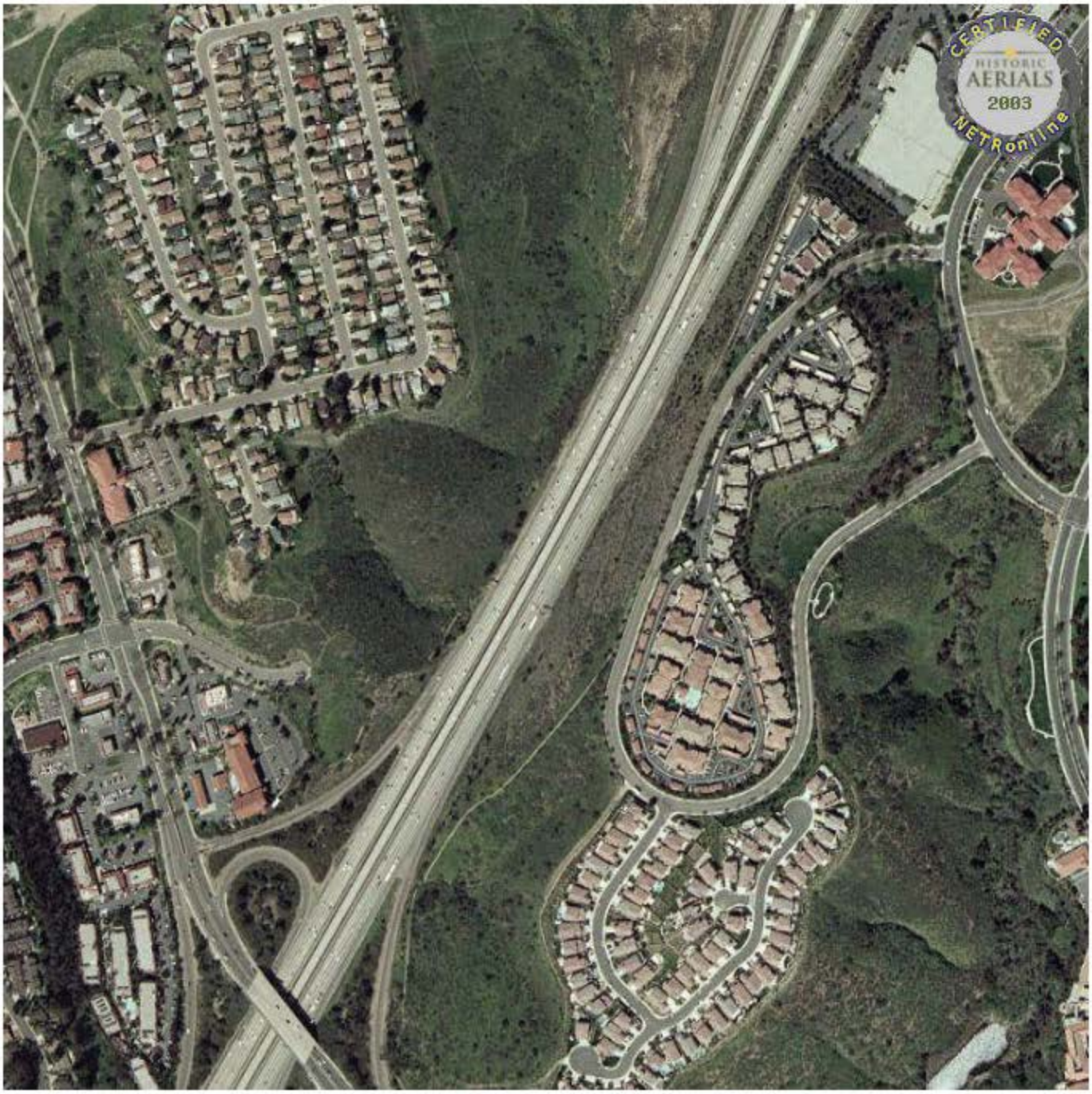
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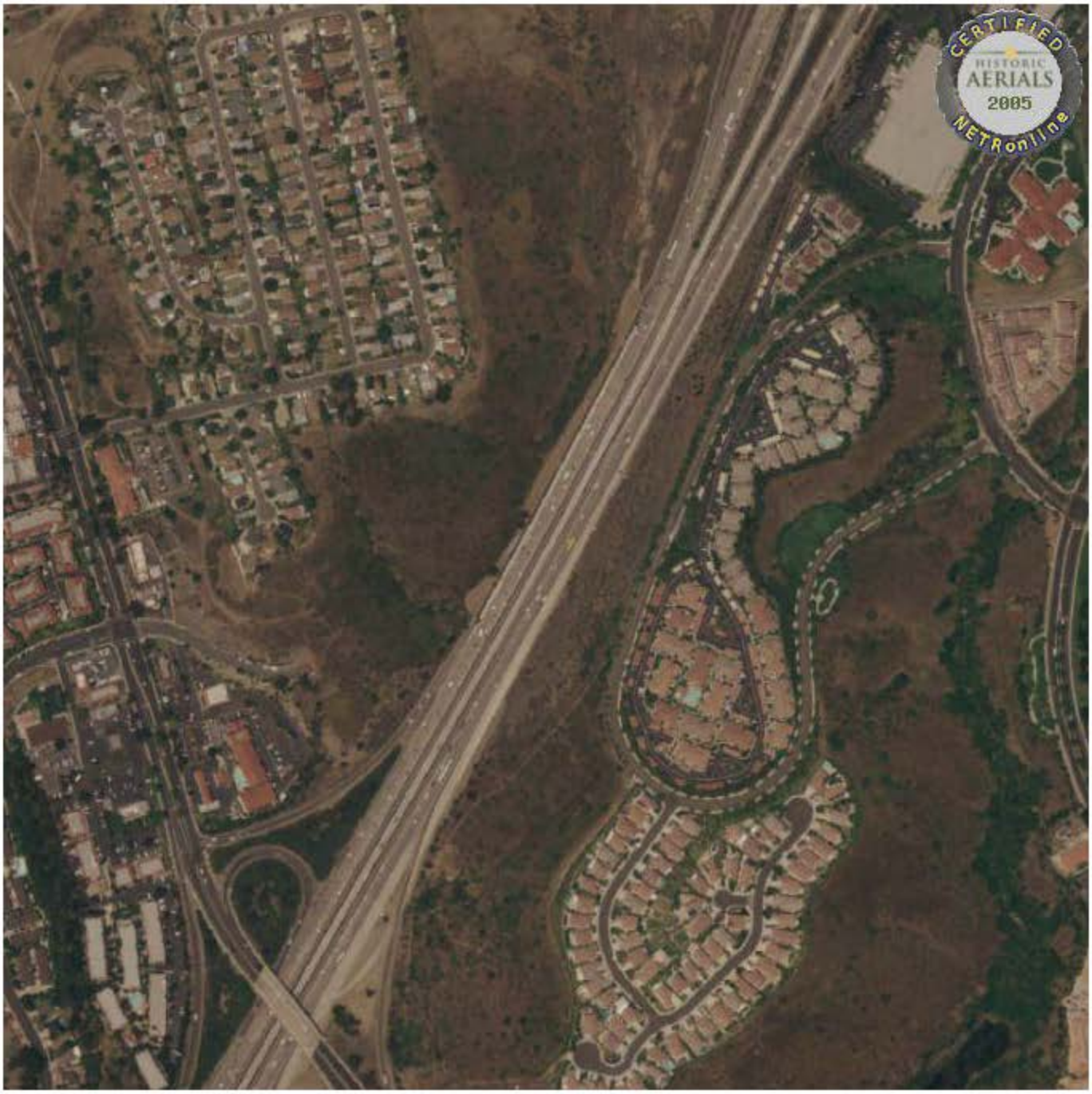
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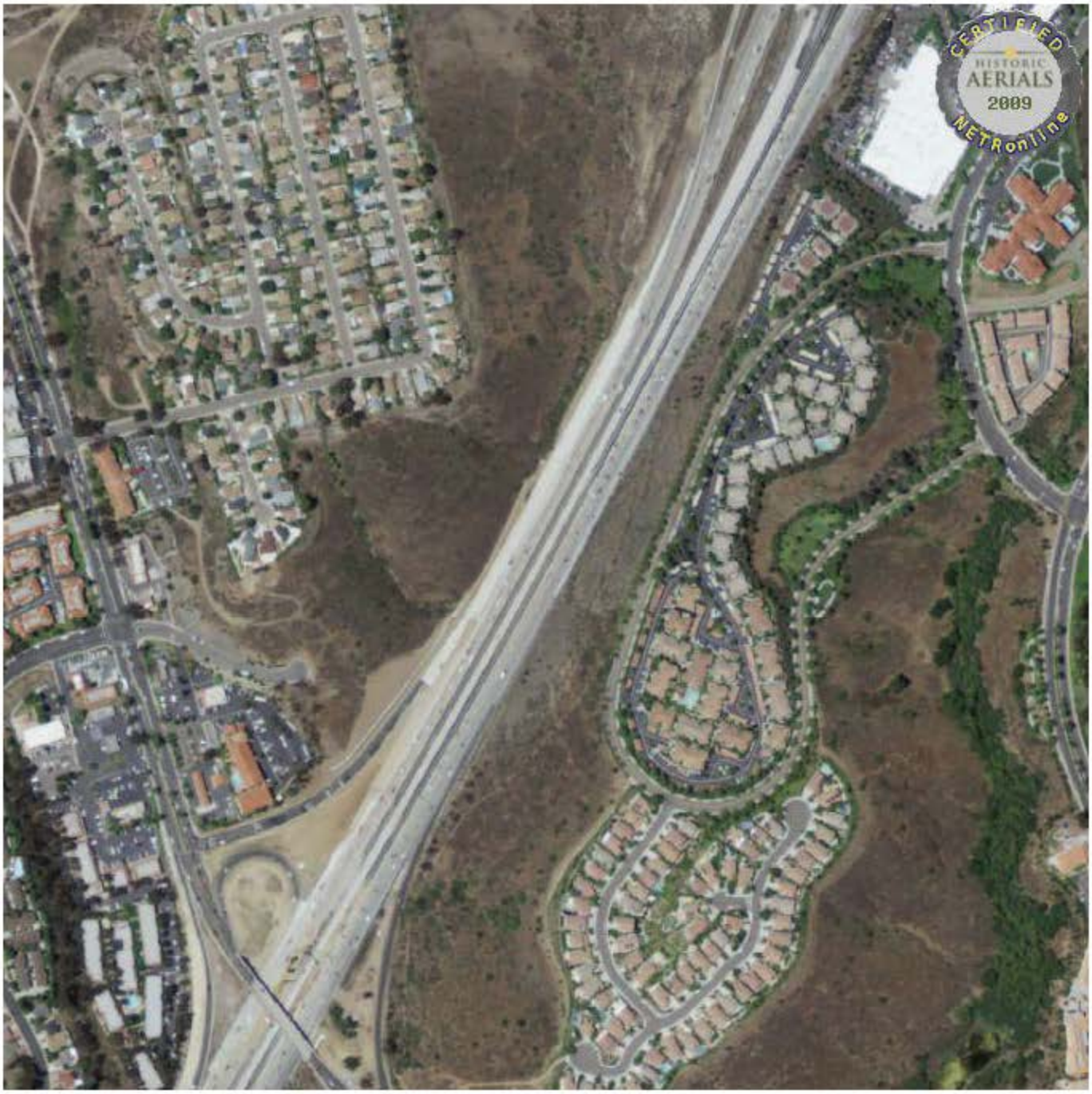
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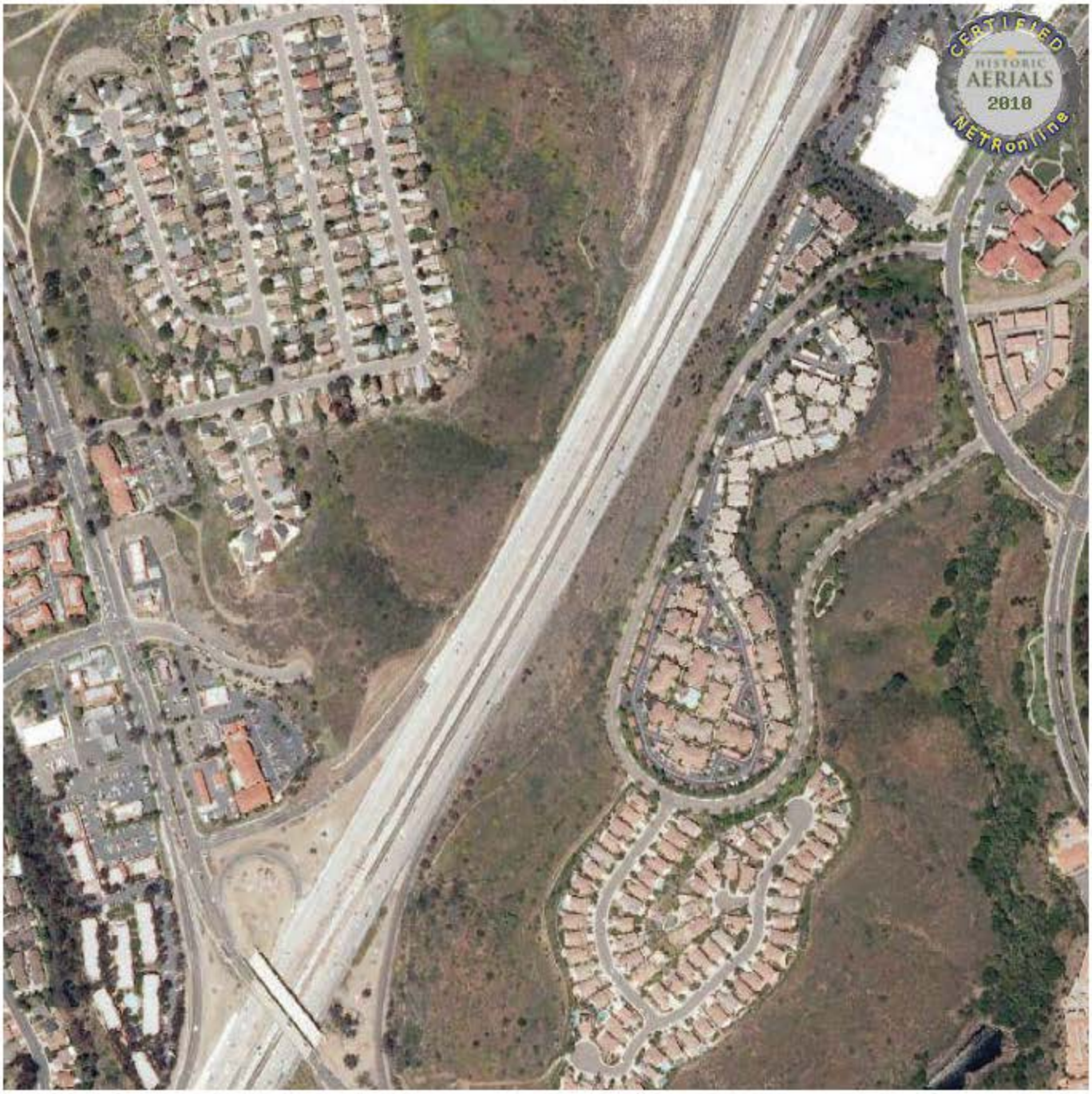
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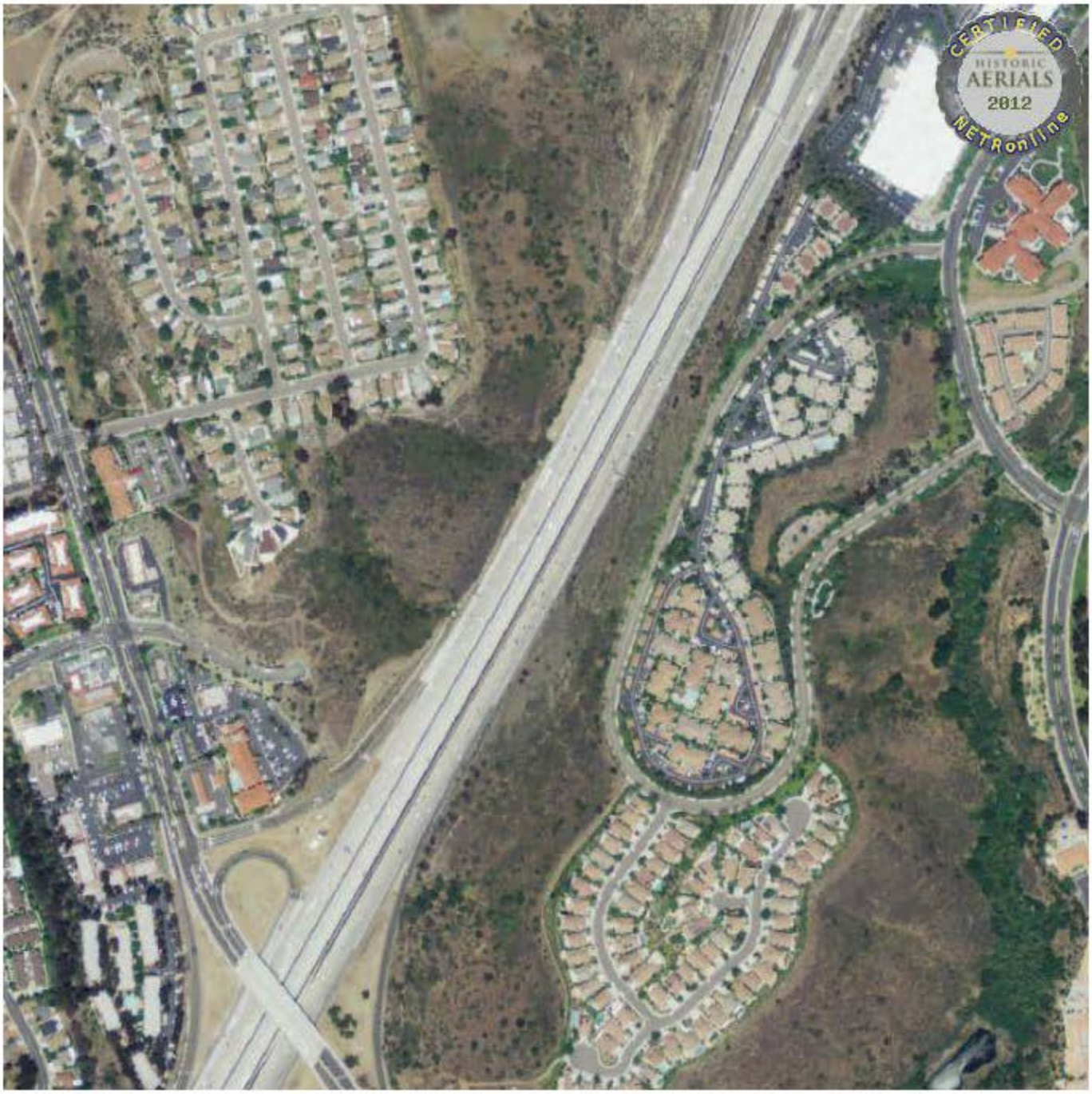
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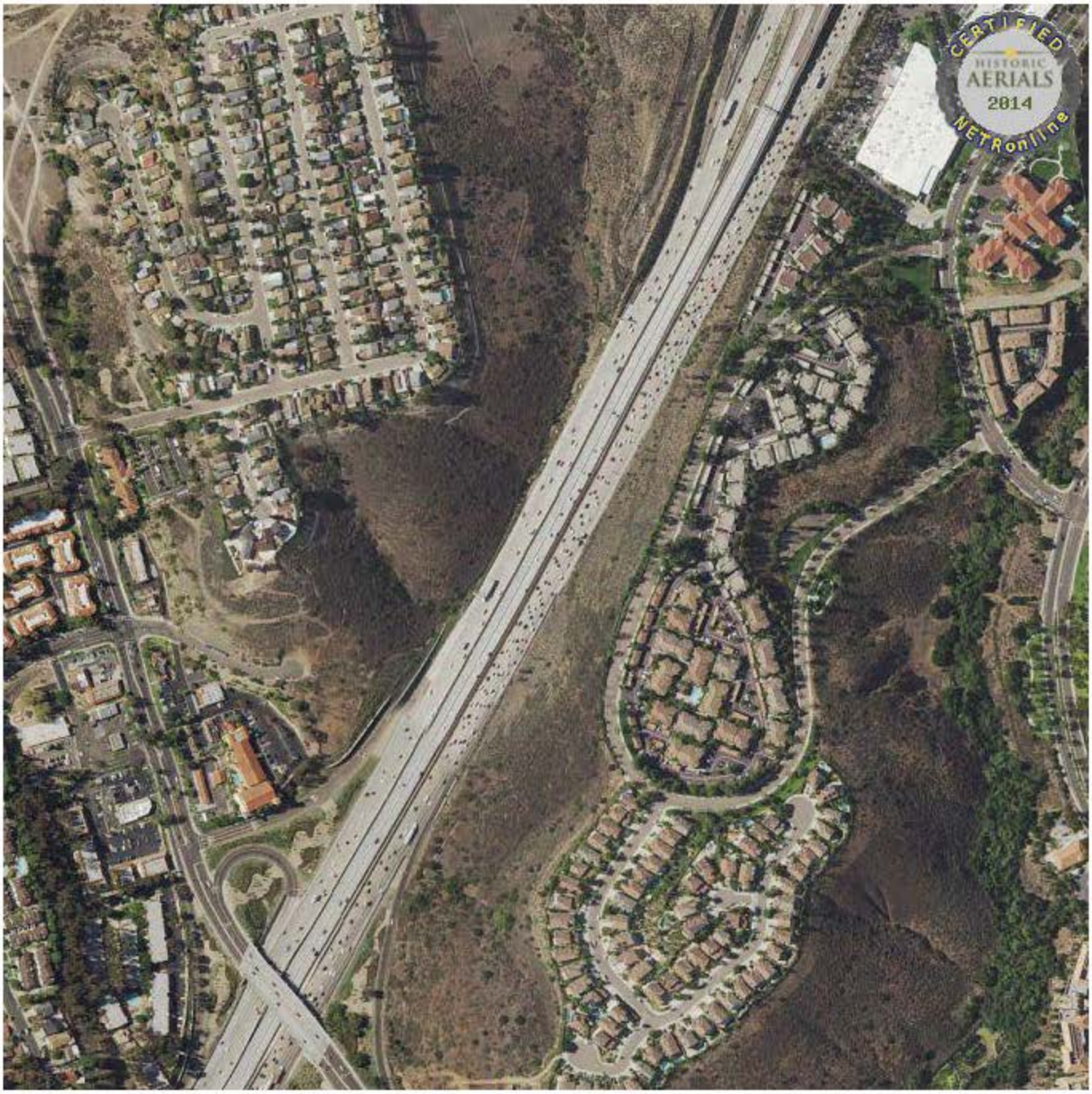
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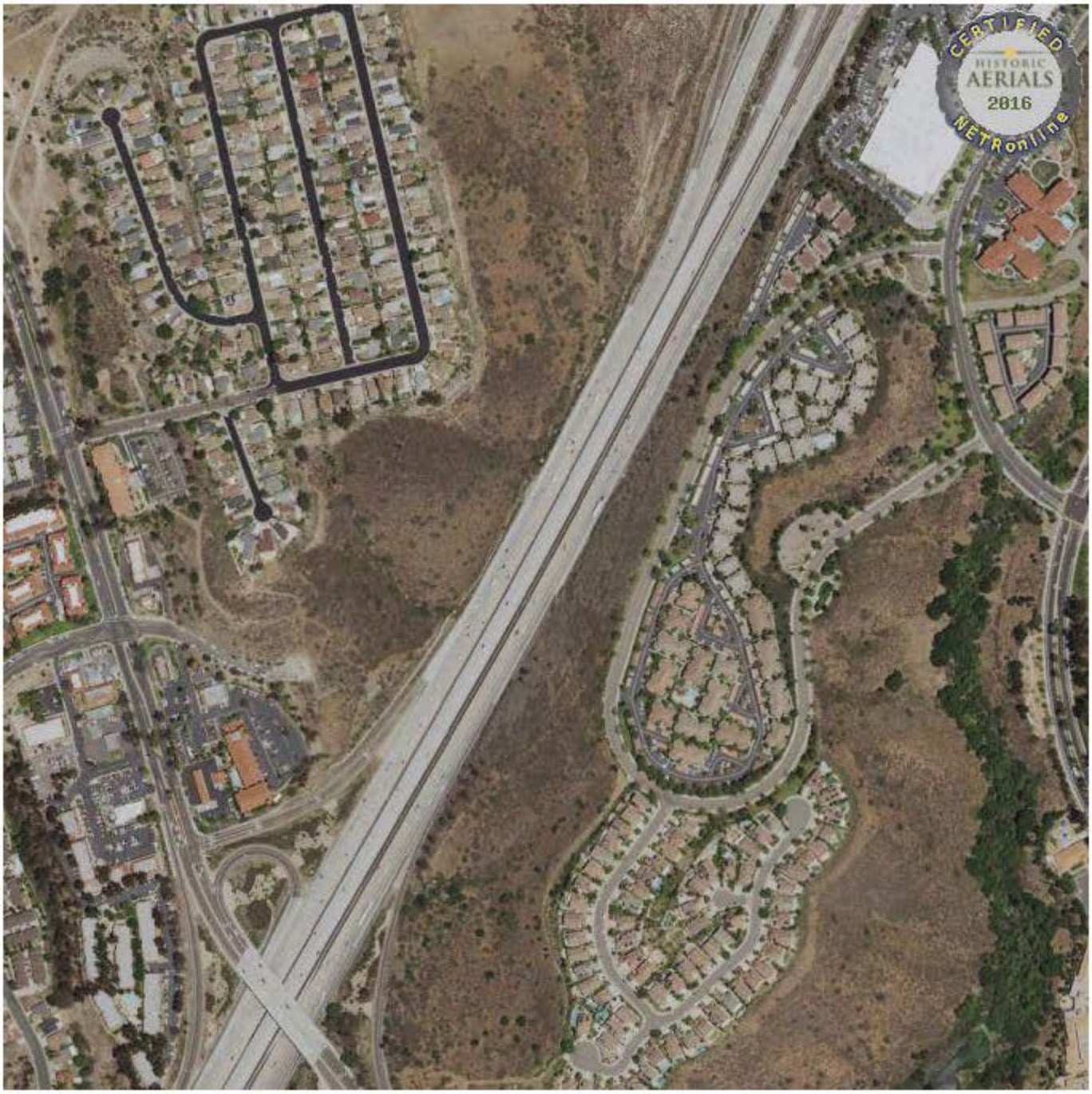
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