

Appendix I:

Hazardous Materials Technical Study

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**REVISED
HAZARDOUS MATERIALS TECHNICAL STUDY
SOUTHEASTERN SAN DIEGO
COMMUNITY PLAN UPDATE
SAN DIEGO, CALIFORNIA**

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EXECUTIVE SUMMARY

The purpose of this Hazardous Materials Technical Study (HMTS) was to document the presence of properties, which may have been impacted by hazardous materials or wastes. This was accomplished by reviewing federal, state, and local databases (EDR Database Report), online regulatory databases (Geotracker and Envirostor websites), and other historical resources (aerial photographs, topographic maps, City Planning Commission, Doc No. 306491, filed January 31, 1938 [1938 Report]). Historical and regulatory research was performed in October and November 2012. This report addresses existing environmental conditions in the Southeastern San Diego Group Area (Southeastern San Diego) and the Encanto Neighborhoods Group Area (Encanto) (Figure 1), to assist the planning process with future land use changes that may be affected by hazardous materials or wastes.

A review of regulatory databases and online information has identified 65 documented release cases within Southeastern San Diego, of which, 15 are open (Table 5). Within Encanto, 31 documented release cases were found, of which, eight are open (Table 8). Properties with open cases represent a moderate to high risk of encountering impact during potential future redevelopment. Closed release cases represent a low to moderate risk of encountering impact during potential future redevelopment. Note, however, that cases which were closed in the 1990s may not meet current standards and may require additional investigation and/or remediation prior to redevelopment. Also, most of these cases were closed under the presumption of continued industrial or commercial usage. Closure conditions may not be appropriate if the future land uses changes (i.e., from industrial to residential use). Open and closed release cases in the project area are depicted on Figures 2 and 3.

Historical usage of potential environmental concern was documented in the historical records review including refuse dumps and agricultural lands. These properties represent a low to moderate risk of encountering impact during potential future redevelopment. According to the 1938 Report, 11 refuse dumps were identified within the project area. Burning was not reported; however, dumping of auto bodies, boxes, paper, cans, wire, garbage, and dead calves were noted. According to the 1953 topographic map, scattered orchards were depicted in eastern Encanto. The locations of the historical refuse dumps are depicted on Figures 2 and 3.

1. INTRODUCTION

Ninyo & Moore has performed a Hazardous Materials Technical Study (HMTS) for the Southeastern San Diego Community Plan Update in San Diego, California. The Southeastern San Diego Community Plan Update will result in two updates, one for the Southeastern San Diego Group Area (Southeastern San Diego) and one for the Encanto Neighborhoods Group Area (Encanto) (Figure 1). Southeastern San Diego comprises approximately 2,950 acres and is generally bounded to the north by Highway 94, to the east by Highway 805, to the south by the city of National City, and to the west by Interstate 5 (Figure 2). Encanto comprises approximately 3,811 acres and is generally bounded to the north by Highway 94, to the east by 69th and Woodman Streets, to the south by Plaza Boulevard, Cervantes Avenue, and Mangus Way, and to the west by Highway 805 (Figure 3). For the purposes of this report, Southeastern San Diego and Encanto are collectively referred to as the project area.

The purpose of this HMTS is to document the presence of properties, which may have been impacted by hazardous materials or wastes, and to document, with respect to the California Environmental Quality Act (CEQA), the significance of impacts from the project area with respect to hazardous materials and wastes, and to discuss measures that can be implemented to reduce or mitigate the potential impacts. The HMTS consists of a review and summary of publicly available federal, state, and local regulatory databases and historical resources (i.e., topographic maps and aerial photographs). Historical and regulatory research was performed in October and November 2012. This report addresses existing environmental conditions in the project area, to assist the planning process with future land use changes that may be affected by hazardous materials or wastes.

2. SCOPE OF WORK

Ninyo & Moore's scope of work for this HMTS included the activities listed below.

- Reviewed readily available maps (i.e., topographic, geologic, etc.) pertaining to the project area. Documented the existing environmental setting based on available information.
- Reviewed readily available historical documents, including aerial photographs, topographic maps, and City of San Diego Report on Refuse Dumps, to document the presence or likely presence of hazardous materials or wastes.

- Documented the locations of sensitive receptors such as schools, daycare centers, and hospitals within the project area and on abutting properties.
- Reviewed federal, state, and local regulatory agency databases for the project area. The purpose of this review was to document the locations of facilities with unauthorized releases of hazardous materials or wastes to soil and/or groundwater as well as the regulatory status, where available.
- Reviewed the State Water Resources Control Board (SWRCB) Geotracker website and the California Department of Toxic Substances Control (DTSC) Envirostor website, to supplement information in the database report and provide a brief description of open unauthorized release cases, regulatory status and/or contaminated properties in the project area.
- Evaluated the findings with respect to City of San Diego Significance Determination Thresholds, and Questions A, B, and D of Section 8, “Hazards and Hazardous Materials” within Appendix G, “Environmental Checklist Form” of the “Guidelines for Implementation of CEQA.”
- Prepared this HMTS report documenting findings and providing opinions and recommendations regarding possible environmental impacts to the project area from potential releases of hazardous materials or wastes and potential impacts from hazardous materials or wastes from implementation of the Community Plan. Provided programmatic and mitigation measures for identified impacts, where applicable.

The following, which is not intended to be all inclusive, represents out-of-scope items with respect to this HMTS, and, therefore, were not addressed: human health risk assessment, underground pipelines, radon, lead in drinking water, wetlands, regulatory compliance, cultural and historic risk, industrial hygiene, health and safety, ecological resources, endangered species, mold, indoor air quality (including vapor intrusion), underground pipelines, and high-voltage power lines. In addition, Ninyo & Moore will not address interpretations of zoning regulations, building code requirements, or property title issues.

3. PROJECT PURPOSE AND PROJECT AREA DESCRIPTION

The City of San Diego is preparing a comprehensive update of the Southeastern San Diego Community. The Southeastern Community Plan Update will result in two updates, one for Southeastern San Diego Group area and one for the Encanto Neighborhoods Group area. The purpose of this HMTS is to document the presence of properties, which may have been impacted by hazardous materials or wastes, and to document, with respect to CEQA, the significance of impacts from the project area with respect to hazardous materials and wastes, and to discuss measures that can be implemented to

reduce or mitigate the potential impacts. The purpose of the Community Plan Update is to reflect the long-term vision for these communities.

3.1. Southeastern San Diego Community

Southeastern San Diego encompasses approximately 2,950 acres and is generally bounded to the north by Highway 94, to the east by Highway 805, to the south by the city of National City, and to the west by Interstate 5 (Figure 2). The primary land uses include approximately 1,000 acres developed with single- and multi-family residential, 300 acres developed with commercial, and 130 acres developed with industrial use properties. The remaining areas generally consist of roads and freeways, parks, and schools, or are undeveloped (SANDAG, 2010b).

Southeastern San Diego includes two Master Planning Areas, the Commercial / Imperial Corridor Master Plan and National Avenue Master Plan. A more focused hazardous materials study for the Commercial / Imperial Corridor Master Plan was performed by Dudek in June 2011. The National Avenue Master Plan study is scheduled to be completed by A.D. Hinshaw Associates at a later date.

3.2. Encanto Neighborhood Community

Encanto encompasses approximately 3,811 acres and is generally bounded to the north by Highway 94, to the east by 69th and Woodman Streets, to the south by the city of National City and the Skyline-Paradise Hills community, and to the west by Highway 805 (Figure 3). The primary land uses include approximately 2,100 acres developed with residential, 150 acres developed with commercial, and 85 acres developed with industrial use properties. The remaining areas generally consist of roads and freeways, parks, and schools, or are undeveloped (SANDAG, 2010a).

Encanto contains two Master Planning Areas, the Euclid Gateway Master Plan, and Euclid and Market Village Master Plan. Results of the Euclid and Market Village Master Plan are summarized in the Existing Conditions report dated September 2011. A focused study of the Euclid Gateway Master Plan is scheduled to be completed by A.D. Hinshaw Associates at a later date.

4. ENVIRONMENTAL SETTING

The following sections include discussions of the general topographic, geologic, and hydrogeologic conditions within the project area.

4.1. Topography

Based on a review of the United States Geological Survey (USGS), Point Loma and National City, California, 7.5-minute quadrangle maps, the Southeastern San Diego elevations range from approximately 180 feet above mean sea level (MSL) at Mount Hope, near the northeastern portion of Southeastern San Diego, to approximately 40 feet MSL at the Seventh Street Channel, near the southwestern portion of the project area. Elevations within Encanto range from approximately 460 feet MSL at 69th Street and Klauber Avenue, near the northeastern portion of the project area to 100 feet MSL at Solola Avenue, near the southwestern portion of Encanto. The regional topography slopes to the southwest (USGS, 2012a & b).

4.2. Geology

According to the California Department of Conservation Geologic Map of the San Diego 30' x 60' Quadrangle, Southeastern San Diego and the western portion of Encanto are primarily underlain by old and very old paralic deposits and the San Diego Formation. The eastern portion of the Encanto is primarily underlain by the Mission Valley and Otay Formations. Young alluvium is present in the vicinity of streams (Kennedy and Tan, 2008).

4.3. Surface Waters

Based on our review of the United States Geological Survey, Point Loma and National City, California 7.5-minute quadrangle maps and the Thomas Guide, four creeks are present within the project area. Chollas Creek flows to the south-southwest along Interstate 15 and South Chollas Valley Creek flows southwesterly through the center of the project area. Encanto Creek flows southwesterly on the northeastern portion of the project area and drains into South Chollas Valley Creek. The Seventh Street Channel (also identified as Puleta Creek)

flows along the southern portion of the project area. Paradise Valley Creek is present adjacent to the south of the project area on the southeastern project area boundary.

4.4. Groundwater

According to the Regional Water Quality Control Board (RWQCB) Water Quality Control Plan for the San Diego Basin, the project area is situated within several hydrologic areas, including:

- Chollas Hydrologic Subarea (HSA) of the San Diego Mesa Hydrologic Area, within the Pueblo San Diego Hydrologic Unit (on the northern portion).
- El Toyon HSA within the National City Hydrologic Area and Pueblo San Diego Hydrologic Unit (on the south-central portion).
- Paradise HSA within the National City Hydrologic Area and Pueblo San Diego Hydrologic Unit (on the southeastern portion).

The National City Hydrologic Area has existing beneficial use for municipal supply. The San Diego Mesa Hydrologic Area is exempted from municipal supply (RWQCB, 2007). Based on research conducted for properties within the project area (obtained from Geotracker), groundwater is expected to be encountered at depths from 15 feet at the southwestern portion of the project area to greater than approximately 100 feet below ground surface (bgs) on the eastern portion. The direction of regional groundwater flow is west to southwest toward the San Diego Bay.

It should be noted that Ninyo & Moore did not confirm the groundwater depths in areas that previously had been measured, and the reported depths may be indicative only of local conditions, which may include perched zones. In general, groundwater depths, flow direction, and gradient may be influenced by seasonal fluctuations, groundwater withdrawal or injection, or other factors.

5. PROJECT AREA HISTORY

The following sections discuss the general historical development of the project area, as noted during a review of historical aerial photographs, topographic maps, and City of San Diego Report on Refuse Dumps.

5.1. Aerial Photographs

Review of aerial photographs is useful in evaluating general land usage, such as residential, commercial, agricultural, or industrial use. Aerial photographs for the years 1953, 1964, 1980, 1981, 1989, 2003, and 2005 were reviewed online at www.historicaerials.com. In general, dense commercial, industrial, and residential development has been present within Southeastern San Diego since at least 1953. Encanto generally consisted of a combination of residential development and undeveloped land in the 1953 aerial photograph. By 1964, Interstates 5 and 15, and Highway 94 were present, along with the majority of roads in the project area. By 1980, Highway 805 was present, and the project area was densely developed.

5.2. Historical Topographic Maps

Historical topographic maps dated 1904, 1930, 1942, 1944, 1953, 1967, 1975, and 1996 were reviewed to evaluate the presence of facilities of potential environmental concern. Map coverage was limited to certain portions of the project area for select years. Due to the scale of these maps, individual property features were generally not depicted; however, the overall development of the project area was apparent.

In 1904, the San Diego and Southeastern Railroad tracks were depicted in the same general location as the present day light rail system along Commercial Street on the western portion of the project area and Imperial Avenue on the eastern portion of the project area. Development was depicted in Southeastern San Diego, while Encanto was generally undeveloped. In the 1930 map, the Las Choyas [Chollas] Valley and South Las Choyas [Chollas] Valley Creeks traversed the project area and generally trend northeast to southwest. The community of Encanto was depicted on the 1930 map and consisted of several roads and scattered dwellings. By 1942, the present-day roadways in Southeastern San Diego were depicted. In the 1953 topographic map, Southeastern San Diego was depicted as built-up. Scattered orchards were depicted on the eastern portion of Encanto. By 1967, the orchards are no longer depicted. In the remaining topographic maps, increased development was depicted in the project area.

5.3. City of San Diego Report on Refuse Dumps

The Report on Refuse Dumps in the City of San Diego, prepared by the City Planning Commission, Doc No. 306491, filed January 31, 1938 (1938 Report) was reviewed to evaluate the presence of historical refuse dumps within the project area. According to the 1938 Report, there are two classes of refuse dumps. The most prevalent was caused by haphazard dumping of waste in canyon or depressions to make usable land or opportunistic dumping with little regard to appearances or surrounding property values. The second class of refuse dumps was operated by attendants whom sorted, salvaged, and burned select wastes. Properties with historical refuse dumps represent a low to moderate risk of encountering impact during potential future redevelopment. A summary of the 11 refuse dumps identified within the project area is provided in the table below and depicted on Figures 2 and 3.

Table 1 – Historical Refuse Dumps

Location	Size (ft ²)	Date Opened	Contents
31 st St. and Martin Ave.	21,780	1922	Cans, paper, boxes, barrels, and tree trimmings
Valle St., 50 to 100 feet east of 31 st St.	21,780	1933	Cans, paper, boxes, concrete, and plaster
North side of Ocean View Blvd. at Chollas Creek Bridge	3,750	1925	Cans, paper, boxes, tree trimming, and garbage
Island Ave., 200 feet east of 33 rd St.	5,000	1938	Auto bodies, cans, papers, and trimmings
36 th St., 400 feet north of Market St.	5,000	1928	Boxes, paper, trimmings, cans, and auto parts
North side of Ocean View Blvd., 800 feet west of 45 th St.	1,250	1937	Auto bodies
Imperial Ave., near Chollas Creek Bridge	1,250	1933	Cans and bailing wire
Eastside of 61 st St. located north of Division St.	25,000	1929	Cans, auto bodies, boxes, crates, paper, garbage, and dead calves
Madera Ave., 200 feet north of Hilger St.	2,500	1935	Auto bodies
Hilger St., 100 feet northwest of Tarbox St.	5,000	1933	Auto bodies
Merlin Dr. and Market St.	2,500	1935	Auto bodies, cans, paper, boxes
Note: ft ² = square feet			

No burning was reported at the dumps listed above.

6. ENVIRONMENTAL DATABASE SEARCH AND REGULATORY INFORMATION

In order to assess the significance of properties within the project areas with documented hazardous waste impacts, a search and review of federal, state, and local environmental regulatory agency databases was conducted. A computerized, environmental information database search was performed by Environmental Data Resources, Inc. (EDR) for both community plan areas. The associated database reports are provided in Appendix A. The standard databases searched and summarized were consistent with those described in the ASTM International (ASTM) Standard for Phase I Environmental Site Assessments (ESAs) and the United States Environmental Protection Agency (EPA) All Appropriate Inquiry (AAI) regulation.

Orphan sites (i.e., listings with insufficient address information to be plotted by EDR) were reviewed to evaluate their potential impact to the study area. It is our opinion that there is a low likelihood that the orphan listings represent an environmental concern to the site at the current time, based on the nature of the listings and/or the interpreted locations of the properties associated with the listings. The following table lists the standard ASTM databases and the number of listings for Southeastern San Diego and Encanto Planning Areas.

Table 2 – ASTM Standard Environmental Databases

Database Name	Southeastern Listings	Encanto Listings
FEDERAL DATABASES		
NPL (National Priority List)	0	0
Proposed NPL	0	0
NPL LIENS (Federal Superfund Liens)	0	0
Delisted NPL	0	0
CERCLIS (Comprehensive Environmental Response Compensation and Liability Information System)	1	0
FEDERAL FACILITY (Federal Facility Site Information listing)	0	0
CERC-NFRAP (Former CERCLIS sites where no further remedial action is planned under CERCLA)	4	1
CORRACTS (facilities subject to Corrective action under Resource Conservation Recovery Act [RCRA])	1	1
RCRA-TSDF (hazardous waste treatment, storage, or disposal facilities)	0	1
RCRA-LQG (large quantity generator)	4	0
RCRA-SQG (small quantity generator)	56	20
RCRA-CESQG (conditionally exempt SQG)	0	0
US ENGINEERING CONTROL (EC)	0	0
US INSTITUTIONAL CONTROL (IC)	0	0
ERNS (Emergency Notification System)	48	11

Table 2 – ASTM Standard Environmental Databases

Database Name	Southeastern Listings	Encanto Listings
FEMA UST (A listing of all Federal Emergency Management Agency [FEMA] owned underground storage tanks [UST] listings)	0	0
STATE/TRIBAL DATABASES		
RESPONSE (State Response Sites, State- and Tribal- equivalent NPL)	0	0
ENVIROSTOR (The DTSC's Site Mitigation and Brownfields Reuse Program; CERCLIS-equivalent)	14	8
SWF/LF (Solid Waste Information System) Active, closed and inactive Landfills.	0	0
WDS (Waste Discharge System) Sites which have been issued waste discharge requirements.	5	2
LUST (Geotracker's Leaking Underground Fuel Tank Report)	80	42
SLIC (Spills, Leaks, Investigation and Cleanup database by the California Regional Water Quality Control Board)	30	12
UST (registered USTs)	12	6
AST (registered ASTs)	6	2
VCP Voluntary Cleanup Program Properties)	0	1
Indian LUST/ Indian UST/ Indian VCP	0	0

The environmental database review was conducted to evaluate whether properties within the project area have been identified as having experienced unauthorized releases of hazardous substances or other events with potentially adverse environmental effects. The database search identified numerous properties of potential environmental concern on various databases. A summary of each database is provided in Appendix A. Facilities and/or properties are identified in the database report by their business name, address and an EDR Map ID number-Focus Area, where available. Ninyo & Moore assigned an "a" or "b" to sites in close proximity to each other with the same Map ID. The following sections summarize the ASTM Standard environmental databases for each planning area.

6.1. Southeastern Community Environmental Database Summary

The following table describes the federal databases that identified properties of potential environmental concern, and includes a discussion of the regulatory status of the facilities and potential environmental impact to the project area.

Table 3 – Southeastern Federal Database Summary

Site / Address	Map ID- Area	Databases	Summary
CERCLIS (Comprehensive Environmental Response, Compensation, and Liability Information System) The CERCLIS database contains data on potentially hazardous waste sites that have been reported to the United States Environmental Protection Agency (EPA) by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA). CERCLIS contains sites, which are either proposed to or on the National Priorities List (NPL) and sites, which are in the screening and assessment phase for possible inclusion on the NPL.			
Mission Bay High School Mercury 220 N. 30th St.	128-2, 7	CERCLIS FINDS	The listing was for an emergency removal in October 2010. No assessment work was needed. This listing is considered erroneous as Mission Bay High School is not in the project area.
CERC-NFRAP (Former CERCLIS sites where no further remedial action is planned under CERCLA) The CERCLIS NFRAP database contains sites that have been removed and archived from the inventory of CERCLIS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a property has been completed and that the EPA has determined no further steps will be taken to list the property on the NPL. This decision does not necessarily mean that there is no hazard associated with a given site, it only means that, based upon available information, the site is not judged to be a potential NPL site.			
Safety-Kleen Corp 7-175-01 (Reconstruction Masters Inc. and Western Service & Equip- ment Co.) 499 Raven St.	87-4	CERC-NFRAP CORRACTS Envirostor FINDS HAZNET Hist UST HMMD RCRA-NonGen SWEEPS UST US Fin Assur	For Safety-Kleen, discovery was completed in July 1989, preliminary assessment in May 1990, and the site was archived in January 1996. Reconstruction Masters Inc. was a machine shop with metal working activities. Six USTs (gasoline, diesel, and waste oil) were registered to the facility. The Envirostor database lists the site as Corrective Action - Inactive.
California Creative Dynamics (SD City - P&R, Raven Street Maint. and Ramona Bottling Inc.) 411 Raven St.	99-4	CERC-NFRAP HAZNET HMMD HIST UST ICIS LIENS 2 PRP SQG SWEEPS UST	The site is a City of San Diego maintenance facility that generates hazardous waste. Formerly, the site was occupied by California Creative Dynamics. A CERCLIS Assessment was opened in January 1987 and no further action was issued in July 1987. A consent decree was completed in July 1992, and the site was archived in January 1996. Ramona Bottling Company was a RCRA-SQG that operated a 10,000-gallon fuel UST. There is no indication of a release at this property.
Donald Harder Co 2580 K St.	121-4	CERC-NFRAP Envirostor HAZNET	The site was identified via a phone book as an industrial machinery facility in 1983. Preliminary assessment found waste was not generated on the property and no further action was required. The site was archived in 1988.
Atlas Chem & MFG Co 2929 Commercial St.	178-7	CERC-NFRA FINDS Hist UST HMMD HWT RCRA-NonGen SLIC SWEEPS UST	Discovery was completed in 1985, preliminary assessment in 1987, and the site was archived in 1993. A 2,500-gallon chemical waste UST was registered to the facility. Violations were issued in 2007 for not notifying the Department of Toxic Substances Control (DTSC) prior to closing a treatment unit, and not operating to minimize a release.

Table 3 – Southeastern Federal Database Summary

Site / Address	Map ID-Area	Databases	Summary
RCRA Corrective Action (CORRACTS) Facilities List CORRACTS is a list of handlers with Resource Conservation and Recovery Act (RCRA) Corrective Action Activity. This report shows which nationally-defined corrective action core events have occurred for every handler that has had corrective action activity.			
Safety-Kleen Corp 7-175-01 499 Raven St.	87-4		See CERC-NFRAP discussion.
RCRA-LQG List The database includes selective information on sites that generate, transport, store, treat, and/or dispose of hazardous waste in quantities greater than 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month. Of the four LQGs listed, one facility (Vacant Property, 999 43 rd St., Map ID 321-9) is listed in a database indicative of an unauthorized release. This facility is discussed in Table 5.			
RCRA-SQG List The database includes selective information on sites that generate, transport, store, treat, and/or dispose of hazardous waste in quantities between 100 kg and 1,000 kg of hazardous waste per month. Of the 56 SQGs listed, 14 are listed in a database indicative of an unauthorized release. SQGs with documented unauthorized releases are summarized in Table 5.			
EPA Emergency Response Notification System (ERNS) Database The ERNS database records and stores information on reported releases of oil and hazardous substances. Of the 48 ERNS listings, 27 were found to be duplicates or located outside the project area. The remaining 21 listings were related to releases of sewage, muddy water, mineral oil, motor oil, antifreeze, diesel, nitric acid, bleach, pesticide, sulfuric chloride, natural gas, liquid oxygen, and fire debris. The releases impacted storm drains, land, or were emitted to atmosphere. The ERNS listings were minimal in nature and were cleaned as appropriate.			

The following table describes the state databases that identified properties of potential environmental concern, and includes a discussion of the regulatory status of the facilities and potential environmental impact to the project area.

Table 4 – Southeastern State Database Summary

DTSC ENVIROSTOR The DTSC Site Mitigation and Brownfields Reuse Program's Envirostor database identified sites that have known contamination for which there may be reasons to investigate further. A total of 14 facilities were listed in the Envirostor database, of which 6 are part of the DTSC's School Property Evaluation and Cleanup Division (Division), which assesses, investigates, and remediates proposed school sites. The Division ensures that selected properties are free of contamination or, if the properties were previously contaminated. The six proposed schools sites are not properties with documented unauthorized releases of hazardous materials/wastes and are not considered a concern at this time. The remaining eight sites are further discussed in Table 5.
WDS (Waste Discharge System) Database The RWQCB maintains a list of waste discharge systems. Five facilities are listed in the database. Of the five, three facilities are listed as active facilities with seasonal or continuous discharge under WDR requirements and no documented releases on the properties. The remaining two facilities Allways Recycling Division (Map ID 181-8) and Interstate Brands (237-7) are listed on databases with documented unauthorized releases and are further discussed in Table 5.
LUST (Leaking Underground Storage Tank Incident Reports) Database The LUST database contains an inventory of reported leaking UST incidents. The database is maintained by the SWRCB, pursuant to Section 25295 of the Health and Safety Code. A total of 80 listings were reported in the LUST database. Of the 80 listings, three were located outside the project area, and 33 were duplicate listings. The remaining 44 LUST facilities are summarized in Table 5.

Table 4 – Southeastern State Database Summary

SLIC (Spills, Leaks, Investigation and Cleanup) Database The SLIC database contains similar LUST information as well as information regarding other spills or releases, which may not involve USTs. The database is maintained by the SWRCB. A total of 30 facilities were listed in the SLIC database, of which one is for a facility outside the project area, and one listing is for an unspecified enforcement (2699 Commercial St.) with no documented release. Of the remaining listings, 14 are listed on multiple agency databases with documented releases. SLIC facilities are further discussed in Table 5.
UST (Underground Storage Tank Database) USTs are regulated under Subtitle I of RCRA. The listings are not necessarily indicative of properties where a release of hazardous substances has occurred. The database is maintained by the SWRCB. Twelve facilities were listed in the UST database, 10 of which, had documented unauthorized releases. Refer to the Table 5 for a summary of the reported releases from USTs.
AST (Aboveground Storage Tank Database) The database contains a list of registered ASTs maintained by the SWRCB. Six facilities were listed in the AST database. Four of the six facilities were also listed on databases with documented unauthorized releases, and are summarized in Table 5.

Multiple releases at the same property are denoted by sequential numbers (i.e., H21148-001, -002, -003, etc.). Facilities with documented releases are summarized in the following table along with the release status (i.e., closed or open). To supplement the environmental database report, Geotracker and Envirostor online databases were searched for additional information, as available. Open and closed release cases are depicted on Figure 2 by Map ID. If a facility has multiple open and closed cases, it is depicted as open on the figure. For facilities with more than one Map ID, the lowest Map ID number was depicted on the figure. Facilities in close proximity to each other may be assigned the same Map ID by EDR. Ninyo & Moore added an “a” or “b” to the MAP ID number to differentiate the facilities.

Properties with open cases represent a moderate to high risk of encountering impact during potential future redevelopment. Closed release cases represent a moderate to low risk of encountering impact during potential future redevelopment. Note that although the majority of the release cases have been reported as closed by the overseeing regulatory agency, standards for closure have varied over the years, and may not meet current standards. If redevelopment of a closed release case property is proposed, additional research into the unauthorized release case should be performed.

Table 5 – Southeastern Documented Release Summary

Site /Address	Map ID - Area	Database	Case No.	Status	Notes
ELSCO Inc. 3407 E St.	15(a)-3	Hist Cortese HAZNET HMMD LUST SAM SWEEPS	H21080-001	Closed	An unauthorized gasoline release was discovered during the removal of a 550-gallon UST in May 1994. Approximately 21 cubic yards of petroleum impacted soil was left in place. Groundwater contained petroleum hydrocarbon constituents at concentrations below their maximum contaminant levels (MCLs). The case was closed in May 2011.
Struc Steel (TB Penick & Sons Inc.) 864 34th St.	15(b)-3	Hist Cortese HAZNET HMMD LUST SAM SWEEPS	H21068-001	Closed	A gasoline release impacted soil only. The case was opened in September 1992 and closed in June 1994.
Naval Coating Inc. 3475 E St.	17-3	Hist Cortese HAZNET HMMD LUST SQG SWEEPS	H04592-001	Closed	A gasoline release impacted soil only. The case was opened in June 1990. Soil vapor extraction was performed and the case was closed in May 1994.
Western Pump Inc. (Jess B Worthington Inc.) 3235 F St.	23-3	HAZNET HMMD SAM SLIC	H03064-001	Closed	A voluntary assistance program (VAP) case was opened in April 1990 and closed in August 1990. Potential contaminants of concern (COCs) were not reported.
SDG&E (Centre City Dist Oper) 3365 F St. 701 33rd St.	25-3 30-3	Hist Cortese FINDS HAZNET HMMD LUST SAM SQG SWEEPS UST	H16012-001	Closed	An unauthorized gasoline release was opened after a tank closure in January 1987. Soil and groundwater were reportedly impacted. Remediation included borehole venting. The case was closed in August 1993.
Siembra Utilities / SDG&E 735 33rd St.	27-3	AST NPDES SAM SLIC	H39703-001	Closed	A hydraulic line leaked and impacted soil only. Approximately 145 cubic yards of soil were excavated and the case was closed in July 2008. It was estimated approximately 45 cubic yards of residual impacted soil remains.
Unitog Rental Service 675 32nd St.	37-3	Envirostor HAZNET HMMD SLIC SQG SWEEPS	H19651-001	Open	A VAP case was opened in May 2010 for regulatory assistance to mitigate potential risks associated with vapor intrusion from releases of tetrachloroethene (PCE) from a historical dry cleaner.
SDG&E Grant Hill Substation 646 30th St.	40-2	SAM SLIC	H39705-001	Closed	A VAP case was opened in April 2007. Potential COCs included petroleum hydrocarbons; heavy metals; and polychlorinated biphenyls (PCBs). Approximately 72 cubic yards of impacted soil were removed and disposed offsite. The case was closed in June 2010.

Table 5 – Southeastern Documented Release Summary

Site /Address	Map ID - Area	Database	Case No.	Status	Notes
Phelps/Chenier Trust 3120 Market St.	54-3	Hist Cortese HAZNET HMMD LUST SAM SWEEPS	H21070-001	Closed	An unauthorized release case was opened in August 1998 after the removal of three 10,000-gallon gasoline USTs. According to the UST closure report, petroleum hydrocarbon impacts to soil were minor and the case was closed in July 1999.
APRO #26 (Mobil / Senesco Oil) 3010 Market St.	56(a)-2	Hist Cortese EMI FINDS HAZNET Hist UST HMMD LUST	H15838-001	Open	A gasoline release impacted soil and groundwater at the property and off-site properties to the southwest. In June 2011, the RWQCB approved a corrective action plan.
Pacifica Kidney Center Market & 30th St.	56(b)-2	LUST SAM	H24708-001	Closed	A gasoline release impacted soil. The case was opened in August 1987 and closed in December 1988.
Loomis Armored Car Service Inc. 2719 Market St.	63-2	Hist Cortese Hist UST LUST	H04721-001	Closed	A gasoline release impacted soil. The case was opened in September 1990 and closed in September 1991. Impacted soil was excavated and disposed offsite.
Estate of Amalia S. Flores (Vargas Auto Body) 4196 Market St.	73-4	Hist Cortese FINDS HAZNET HMMD LUST SQG SWEEPS	H32472-001	Closed	A gasoline release impacted soil only. The case was opened in January 1995 and closed in September 2000. Residual petroleum hydrocarbon-impacted soil was left in place at depths from 27 to 58 feet. It was estimated 400 cubic yards of petroleum hydrocarbon impacted soil remains.
SDCTY-Property, Mt Hope Cemetery 3751 Market St.	79-3	Hist Cortese HAZNET Hist UST HMMD LUST SAM SWEEPS UST	H05084-001	Closed	A gasoline release impacted soil only. The case was opened in March 1988 and closed in March 1989. Impacted soil was excavated and disposed of offsite.
Montbleau & Associates (2 Palms Investment Company) 555 Raven St.	81-4	Hist Cortese FINDS HAZNET HMMD LUST SAM SQG	H36252-001	Closed	A former fueling facility operated on the property from the 1950s to mid-1970s. Petroleum hydrocarbon impacted soil was found; however, the area could not be assessed due to the presence of the site building. A groundwater monitoring well was installed and samples found low concentrations of benzene. The contamination was found to be protective of human health and the environment and the case was closed in September 1996.

Table 5 – Southeastern Documented Release Summary

Site /Address	Map ID - Area	Database	Case No.	Status	Notes
Angelica Health-Care Services (Angelica Textile Services) 3939 Market St.	82-4	Drycleaners HAZNET HIST UST HMMD NPDES SAM SLIC SWEEPS UST	H01166-001	Closed	A case was closed in January 1987 for an unreported release. The facility is listed as a commercial laundry. One diesel and one gasoline USTs are registered to the facility.
Western Service & Equipment Co. 499 Raven St.	87-4	CERC- NFRAP CORRACTS Envirostor FINDS HAZNET Hist UST HMMD RCRA- NonGen SWEEPS UST US Fin Assur	None	Closed	The summary for this facility is provided in Table 3.
2644 Island Ave Property 2644 Island Ave.	93-2	Envirostor SLIC	H39750-001	Closed	In April 2010, a VAP case was opened to assess surficial soil contamination prior to redevelopment. Potential COCs were lead, pesticides, and petroleum hydrocarbons. Approximately 553 tons of impacted soil was removed and disposed of offsite. The case was closed in April 2011.
Houston Clifford Trust 1845 Island Ave.	97-1	LUST SAM	H209757-001	Open	During the removal of three USTs, diesel and gasoline impacted soil was found, and an unauthorized release case was opened in October 2008. A work plan for assessment was approved; however, as of May 2011, the work plan has not been implemented.
San Diego USD - Sherman Elementary 450 24th St.	100-2	FINDS HAZNET HMMD LUST NPDES SAM	H209017-001	Open	In February 2008, a UST was removed and free product was observed. Site assessment activities are underway to delineate the lateral and vertical extent of the plume.
San Diego Fibers Corp (Taylor Bus Service) 4040 Lockridge St.	101-4	AST Hist Cortese HAZNET Hist UST HMMD LUST NPDES PROC SAM SWEEPS	H10514-001	Closed	During the removal of a 500-gallon waste oil UST in August 1992, impacted soil was found. Approximately 175 tons of impacted soil was excavated and disposed of offsite and the case was closed in June 1999.

Table 5 – Southeastern Documented Release Summary

Site /Address	Map ID - Area	Database	Case No.	Status	Notes
Cunocar Account- ing Service 425 25th St.	102-2	Hist Cortese HMMD LUST SAM	H05597- 001	Closed	In October 1991, gasoline impacted soil was found after the removal of a 550-gallon UST. The case was closed in May 2011.
Donald Harder Co 2580 K St.	121-2	CERC- NFRAP Envirostor HAZNET	None	None	The summary for this facility is provided in Table 3.
Bob's Auto Body 19 Hensley St.	145(a)-7	Hist Cortese HMMD LUST SAM SWEEPS	H32316- 001	Open	During the removal of a 1,000 gallon waste oil/gasoline tank in December 1993, impacted soil was found. Groundwater and soil vapor assessment is ongoing.
Apostolic Faith Temple 2754 Imperial Ave.	145(b)-7	HAZNET LUST SAM	H208130- 001	Closed	During redevelopment in June 2007, a 250-gallon heating oil UST was found. It was estimated 45 cubic yards of impacted soil was present. The case was closed in March 2008.
El Guero Tire Shop (and Repair) 2401 Imperial Ave.	148(a)-7	LUST SWEEPS	H27463- 001	Open	In July 1996, two 2,000-gallon gasoline USTs and one 550-gallon waste oil UST were removed. A notice of violation was issued in February 2009 for not conducting a preliminary site assessment.
ARCO 9560 (Thrifty Oil Station 96) 2502 Imperial Ave.	148(b)-7	Hist Cortese EMI HAZNET HMMD LUST SWEEPS	H21069- 001 through - 004	-003 Open -001, -002, and -004 Closed	Multiple rounds of assessment have been implemented at the site to delineate hydrocarbon impacted groundwater. Multi-phase extraction (MPE) was implemented to control the mitigation of liquid-phase hydrocarbons (LPH) and remediate hydrocarbon impacted soil in 2010.
Camacho Iron Works 3056 Imperial Ave.	150-7,8	Envirostor HMMD SAM SLIC	H26166- 001	Closed	A VAP case was opened in February 2000 to assess the impact of approximately 30-gallons of spilled paint. During the spilled paint assessment, burn ash was encountered. The area was capped with asphalt and the case was closed in July 2005.
California Plating 2802 Imperial Ave.	153-7	EMI FINDS HAZNET HMMD SAM SLIC SQG	H04459- 001	Closed	A soils only VAP case was opened in July 1990 and closed in September 1994. Potential COCs were not reported.
Downtown Tires (Atlas Used Tires) 2717 Imperial Ave.	154-7	Haulers HMMD LUST SAM	H12407- 001	Open	In 1998, three 4,000-gallon gasoline USTs were removed from the property. In March 2008, the RWQCB issued an Investigative Order to perform initial site characterization.

Table 5 – Southeastern Documented Release Summary

Site /Address	Map ID - Area	Database	Case No.	Status	Notes
Marathon Land & Cattle 2682 Imperial Ave.	155(a)-7	HMMD LUST SAM SWEEPS	H26511-001	Closed	In June 1988, impacted soil was found after the removal of gasoline USTs. Impacted soil was excavated and treated, and the case was closed in October 1993.
Imperial Avenue Apartments 2701 Imperial Ave.	155(b)-7	Hist Cortese HAZNET HMMD LUST SAM	H37003-001	Open	Four 500-gallon abandoned USTs were removed in June 1999. Soil samples found elevated concentrations of petroleum hydrocarbon. Assessment activities were conducted in 2001 and 2007.
Universal Radiator Shop 2005 Imperial Ave.	161-6	HMMD SAM SLIC	H13892-001 and -002	-001 Closed -002 Open	The first case started as a complaint and was consolidated into Case -002. The DEH is requiring additional assessment of petroleum hydrocarbons, waste oil range, in soil at the eastern portion of the property.
Vitagold Brands Corp AT0726 2121 Imperial Ave.	171-7	Hist Cortese HMMD LUST NPDES SAM SLIC SWEEPS	H14028-001 and -002	-001 Closed -002 Open	The initial case was opened in May 1987 and closed in December 1987. The release was reportedly soils only. A Notice of Responsible Party was issued in October 2012 for a new release associated with a former UST after soil sample analytical results found elevated levels of petroleum hydrocarbons.
Control Engineering MNTE Corp (CEM-Corp) 105 S. 31st St.	174-8	Hist Cortese Envirostor FINDS HMMD LUST RCRA-NonGen SLIC	H04068-001 and -002	Closed	A gasoline release impacted soil only. The case was opened in May 1996 and closed in June 1999. The second case was a VAP case that was closed in April 2004.
1st Choice 24 21st St.	175-6,7	Hist Cortese HMMD LUST SAM	H29231-001	Closed	An unauthorized release of gasoline was listed as minor, requiring no corrective action. The case was opened in July 1989 and closed in November 1990.
Surface Technologies Corp (Alto Waste) 3170 Commercial St.	176(a)-8	CHMIRS HAZNET HMMD SLIC	H28670-001 and -002	Closed	The site has two closed diesel unauthorized release cases that impacted soil. The first case was closed in July 1994 and the second case was closed September 1994.
West Coast Coating Corp (RW Little Co.) 3210 Commercial St.	176(b)-8	Hist Cortese EMI FINDS HAZNET HIST UST HMMD LUST SAM SQG SWEEPS	H06536-001	Closed	In September 1993, one 12,000-gallon diesel UST and one 1,000-gallon gasoline UST were removed. Approximately 83 cubic yards of petroleum hydrocarbon impacted soil was disposed of offsite and the case was closed in May 2003.

Table 5 – Southeastern Documented Release Summary

Site /Address	Map ID - Area	Database	Case No.	Status	Notes
ATC Rentals and Repairs (San Diego Foreign) 2995 Commercial St.	177-7	HAZNET HMMD SAM SLIC SQG	H22844-001	Open	A VAP case was opened to investigate waste oil in soil in November 1988. The case is listed as open-inactive, as of May 2011.
Aztecas Towing 2908 Commercial St.	178-7	HAZNET HMMD SAM SLIC	H19411-001	Open	A VAP case was opened to investigate an unreported COC in soil. The case is listed as open-inactive, as of May 2011.
Atlas Chemical & Manufacturing 2929 Commercial St.	178-7	CERC- NFRA FINDS Hist UST HMMD HWT RCRA- NonGen SLIC SWEEPS UST	None	Closed - NFA	The summary for this facility is provided in Table 3.
Smurfit Recycling Co (Pacific Coast Recycling, SA Recycling, Allways Recycling Division) 3055 Commercial St.	181-8	AST HAZNET HMMD LUST NPDES SAM SLIC SQG SWEEPS SWRCY WDS	H02913-001 and -002	Closed	The first case was opened in May 1986 due to a failed UST integrity test, and was closed in May 1987. The second case involved a diesel release that impacted soil and groundwater in September 1993. Impacted soil was disposed of offsite, and the case was closed in September 1994.
El Dorado Sand-blasting (El Dorado Coatings Inc) 2694 Commercial St.	182-7	AST Hist Cortese EMI FINDS HAZNET HMMD LUST SAM SLIC SQG	H14039-001 and -002	Closed	The first case was a soils only VAP case that was opened in October 1994 and closed in September 1995. Potential COCs were not reported. The second case involved a diesel release that reportedly impacted soil only in December 1995 and was closed in April 1996.
Gifford's Barrels 2606 Commercial St.	184-7	Envirostor	None	None	The facility was identified via routine surveillance in January 1983. Preliminary Assessment found soil staining and elevated heavy metal concentrations in soil. In April 1996, the DTSC required no further action.

Table 5 – Southeastern Documented Release Summary

Site /Address	Map ID - Area	Database	Case No.	Status	Notes
SDUSD - Maintenance (San Diego City Schools) 1826 Irvine Ave.	187-7 199-7	Hist Cortese Envirostor HMMD LUST FINDS SAM SLIC SQG SWEEPS	H01530-001, -002, -003	Closed	The first case was opened due to a failed UST integrity test in August 1986 and was closed in April 1988. The second case was administratively closed and consolidated with case -003. The third case corresponds to the removal of a UST in 1989 and two USTs in August 1997. Free product was detected in one monitoring well within the tank pit. It was estimated that 1,667 cubic yards of contaminated soil are present at the site to a depth of approximately 50 feet below ground surface (bgs). The case was closed in July 2011.
Turjack/Abrest Welding and Fab 2675 Commercial St.	192-7	Hist Cortese HMMD LUST SAM SLIC	H11763-001 and -002	Closed	The initial VAP case was opened in October 1994 and involved soils only. The potential COCs were not reported. The second case was opened in May 1995 and involved gasoline impacts to soil and groundwater. Impacted soil was reportedly excavated and disposed of offsite. Both cases were closed in September 1995.
San Diego Foreign Auto Recycle 146 S. 30th St.	208-7	HMMD SAM SLIC	H01054-001	Closed	A UST was removed in May 1991 with no further action status. The case was merged with Case H22844-001 (ATC Rentals and Repairs [177-7]) and administratively closed.
MC Matthew Serv (Old Texaco Station) 2990 Webster Ave.	211-7	Hist Cortese HMMD LUST SAM SWEEPS	H12982-001	Open	Four gasoline and one waste oil USTs were removed from the site in March 1991. Impacted soil was detected and a case was opened. In August 2012, the County of San Diego Department of Environmental Health (DEH) issued a second notice letter to the property owners to perform site assessment.
Interstate Brands Corporation 1955 Julian Ave.	237-7	Hist Cortese EMI Hist UST LUST SAM SWEEPS WDS	H21210-001	Closed	Six diesel USTs were removed or closed in place in March and May 1987. Fifty-six cubic yards of soil was excavated and disposed of offsite. It was estimated 200 cubic yards of impacted soil remains onsite. The case was closed in June 2006.
Ronerto's (Roberto's) Tire & Auto Repair 3658 Ocean View Blvd.	255-8	Hist Cortese HMMD LUST UST SAM SWEEPS	H03608-001	Closed	A gasoline release impacted soil at the site. The case was opened in June 1992 and closed in June 2000.
SDCity-Fire Station #19 3434 Ocean View Blvd.	256-8	Hist Cortese HAZNET HMMD LUST UST SAM SLIC SWEEPS	H21050-001 and 002	Closed	The first case was opened in October and closed in November 1995 for a failed UST integrity test. The second case was opened in February 1999 when a repair was made to a diesel supply pipe. The release was reportedly minor and the case was closed in March 2004.

Table 5 – Southeastern Documented Release Summary

Site /Address	Map ID - Area	Database	Case No.	Status	Notes
Abandoned Fire Station #19 (Waste Mgmt Dept) 3601 Ocean View Blvd.	258-8	LUST SAM	H21051-001	Closed	The case was opened in December 1993 when a slurry-filled fuel UST was removed from the site. Soil samples did not contain petroleum hydrocarbons and the case was closed in May 2004.
JR Gas and Mini Mart 505 S. 30th St.	263-7	HAZNET Hist UST HMMD LUST SAM SWEEPS UST	H21212-001	Closed	Three gasoline USTs were removed in July 2001. Approximately 52 cubic yards of impacted soil was removed and disposed of offsite. It was estimated 150 cubic yards of residual impacted soil remain. The case was closed in October 2002.
SD Comm College Dist - Cultural (Educational Cultural Complex) 4343 Ocean View Blvd.	266-9	CHMIRS Hist Cortese HAZNET Hist UST LUST	H14066-001	Closed	A diesel release impacted soil at the property. The case was opened in August 1998 and was closed in March 1990. Impacted soil was excavated and disposed of off-site. In December 2011, a contractor hit an unknown approximately 150-gallon UST. Approximately 20-gallons of waste heating oil / water mixture were released to surficial soils.
SD Unified School District 3550 Logan Ave.	305-8	LUST SWEEPS	H32216-001	Closed	In January 1992, approximately 250-gallons of boiler fuel were released to soil at the site. The area was capped with an impermeable layer and the case was closed in May 1992.
Bulldog Concrete Pumping Waste 3365 Logan Ave.	309-8	ENF SLIC	H2090039	Closed	In August 2008, the RWQCB issued a Cleanup and Abatement Order (CAO) requiring the facility to cleanup concrete waste that was illegally discharged to Chollas Creek. The waste was removed in October 2010 and the case was closed in November 2010.
Former Spencer Auto Repair (43rd St Auto Repair and Vacant Property) 999 S 43rd St.	321-9	Hist Cortese HMMD LQG LUST SAM SLIC	H03578-001 and -002	Closed	In April 1994, three gasoline and one waste oil USTs were removed. Approximately 13 cubic yards of soil was excavated and disposed of. It was estimated 450 cubic yards of impacted soil remains at the site and the case was closed in November 1998. The second case, a VAP case, was related to land use change to residential. Soil vapors samples were found not to cause an excessive cancer risk and the case was closed in January 2005.
USA Gasoline Corp (USA Petroleum) 3502 National Ave	328(a)-8	Hist Cortese HAZNET HMMD LUST SAM SLIC SQG	H03879-001 through -003	Closed	In February 1987, petroleum hydrocarbon impacted soil and groundwater were found after the removal of three USTs. The second case was opened in February 1991 after a surficial spill. In 2000, three additional USTs were removed. Approximately 183,000 pounds of petroleum hydrocarbon vapors were removed by soil vapor extraction. Both cases were closed in September 2006. The third case was opened in January 1993 and closed in May 1994 due to a failed UST integrity test.

Table 5 – Southeastern Documented Release Summary

Site /Address	Map ID - Area	Database	Case No.	Status	Notes
American Forklift 3485 National Ave.	328(b)-8	Hist Cortese HAZNET HMMD LUST SAM SLIC	H16486-001 through -003	Closed	It was estimated 70 cubic yards of gasoline impacted soil was at the property from an UST release. The case was closed on October 17, 2000. In May 2005, a VAP case was opened to evaluate vapor risk for the redevelopment of the property as a gasoline service station. Excessive cancer risk from residual vapors was not found and the case was closed in July 2006. The third case was opened after an unknown UST was encountered during site redevelopment. Impacted soil was removed and the case was closed in February 2012.
Martinez Auto Repair (Adams Commercial Property) 3369 National Ave.	329-8	Hist Cortese HMMD LUST SAM	H34416-001	Closed	A gasoline release impacted soil and groundwater at the property. The case was opened in May 1994 and closed in January 1996.
General Auto Repair 3451 National Ave.	333-8	HMMD SAM SLIC	H16484-001	Closed	The case was opened in June 1990 to investigate waste oil / motor, hydraulic, and lubricating oils in soil. The case was closed in August 1991.
Cal Soft Water Service Inc. 3094 National Ave.	337-8	FINDS Hist UST HMMD SAM SLIC SQG	H00643-001	Closed	A case was opened in July 1989 due to a failed UST integrity test. The case was closed in August 1991.
Former Fornaca Bakery 2828 National Ave.	345-7	Hist Cortese FINDS HMMD LUST NPDES SAM SQG SWEEPS	H04887-001	Closed	In December 1991, one gasoline and one diesel UST were removed. Approximately 750 cubic yards of impacted soil were disposed of offsite. It was estimated 1,150 cubic yards of residual impacted soil remains. The case was closed in October 1999.
Autozone #5674 2865 National Ave.	346-7	HMMD SAM SLIC	H03347-001	Closed	A case was opened in March 1987 due to a failed UST integrity test. The case was closed in December 1987.
Division Shell Service (Tesoro Refining & Marketing; Shell Service Station) 3890 Division St.	401-12	Hist Cortese HAZNET HMMD LUST SAM SWEEPS	H13121-001 through -003	-001 and -002 Closed -003 Open	The first case was reportedly soils only that was opened in September 1985 and closed in August 1989. The second case was soils only and involved a release of waste oil and was closed in March 2000. The third case was opened in March 2007, after a due diligence subsurface investigation found petroleum hydrocarbon impacted soil and groundwater. Light non-aqueous phase liquid hydrocarbons (free product) has been measured in three site wells. The free product appears to extend to the south onto an Exxon Mobil station. Site assessment is ongoing.

As summarized in the table above, a total of 15 properties within Southeastern San Diego were listed as having open release cases.

6.2. Encanto Community Environmental Database Summary

The following table describes the federal databases that identified properties of potential environmental concern, and includes a discussion of the regulatory status of the facilities and potential environmental impact to the project area.

Table 6 – Encanto Federal Database Summary

Site / Address	Map ID- Area	Databases	Summary
CERC-NFRAP (Former CERCLIS sites where no further remedial action is planned under CERCLA) See Table 3 for a description of the database.			
Safety-Kleen Corp 7-175-01 6306 Federal Blvd.	5-6	CERC-NFRAP CORRACTS Envirostor HAZNET Hist UST HMIRS HWP RCRA-TSFD SAM SLIC SQG SWEEPS UST US Fin Assur	Safety-Kleen is the former operator of hazardous facility from 1975 through 1992. Waste mineral spirits were stored in a 12,000-gallon UST. Additional waste solvents such as lacquer thinner, dry-cleaning products, and antifreeze were managed in a drum storage area. The Facility's Closure Progress Report dated October 15, 1993 and groundwater monitoring data indicated releases of mineral spirits and VOCs to soil and groundwater. In November 1995, the DTSC and Safety-Kleen agreed that any impacts to subsurface would be addressed through a Corrective Action Consent Agreement (Consent Agreement) (H00328-001). The DTSC granted no further action for the site in June 2010.
RCRA Corrective Action (CORRACTS) Facilities List See Table 3 for a description of the database.			
Safety-Kleen Corp 7-175-01 6306 Federal Blvd.	5-6	See CERC-NFRAP discussion.	
RCRA-TSDF List The database includes selective information on sites which generate, transport, store, treat, and/or dispose of hazardous waste. Transporters individuals or entities that move hazardous waste from the generator offsite to a facility that can re-cycle, treat, store, or dispose of the waste. TSDF's treat, store, or dispose of the waste.			
Safety-Kleen Corp 7-175-01 6306 Federal Blvd.	5-6	See CERC-NFRAP discussion.	
RCRA-SQG List Of the 20 SQGs listed, 10 are listed in a database indicative of an unauthorized release. SQGs with documented unauthorized releases are summarized in Table 8.			
EPA Emergency Response Notification System (ERNS) Database The 11 ERNS listings were related to releases of sewage, mineral oil, transmission fluid, diesel, hydrochloric acid, pesticide, and drug lab waste The releases impacted storm drains, soil, or paved surfaces. The ERNS listings were minimal in nature and were cleaned as appropriate.			

The following table describes the state databases that identified properties of potential environmental concern, and includes a discussion of the regulatory status of the facilities and potential environmental impact.

Table 7 – Encanto State Database Summary

Site / Address	Map ID	Databases	Summary
DTSC ENVIROSTOR A total of eight facilities were listed in the Envirostor database, of which five are part of the Division which assesses, investigates, and remediates proposed school sites. The five proposed schools sites are not properties with documented unauthorized releases of hazardous materials/wastes and are not considered a concern at this time. The remaining three sites are listed on multiple agency databases with documented releases and are further discussed in Table 8.			
WDS (Waste Discharge System) Database The RWQCB maintains a list of waste discharge systems. Two facilities are listed in the database. First Student Inc. No. 1495 (Map ID 112-9), is listed on multi-agency databases and is further discussed in Table 8.			
Imperial Maintenance Facility 130 47th St.	164-9, 13	NPDES WDS	The facility is listed as an active facility, with the primary waste of storm water runoff and waste type of non-hazardous solid wastes or influent. There is no indication of a release at this property.
LUST (Leaking Underground Storage Tank Incident Reports) Database Forty-two facilities were listed in the LUST database, of which 14 were duplicate listing. Of the remaining 28 facilities, eight have open cases. The LUST facilities are further discussed in Table 8.			
SLIC (Spills, Leaks, Investigation and Cleanup) Database A total of 12 facilities were listed in the SLIC database, of which nine are listed on multiple agency databases with documented releases. Two of the three unique SLIC sites have open cases. SLIC facilities are further discussed in Table 9.			
UST (Underground Storage Tank Database) Six facilities were listed in the UST database. Refer to the Release Database section for a summary of reported releases from USTs.			
AST (Aboveground Storage Tank Database) Two facilities were listed in the AST database, one of which has an unauthorized release case. See Table 8 for a summary of sites with unauthorized release cases.			
VCP (Voluntary Cleanup Program) The database contains a list of low threat properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities.			
Langley Corporation (Fleet Aerospace) 310 Euclid Ave	130-9	Hist Cortese EMI Envirostor FINDS HAZNET Hist UST HMMD LUST SAM SLIC SQG SWEEPS UST VCP	Since 1953, the facility operations have consisted of machining, fabrication, and metallic products assembly. In their operations, a major component of substances reportedly used included acids, solvents, metals, lubricants, and cutting oils. The facility has three closed unauthorized release cases (H00312-001 through -003). The first case was a soils only VAP case that was opened in August 1986 and closed in April 1987. The second case was VCP case under the oversight of the DTSC. A Preliminary Endangerment Assessment Report was completed for the site in 1996 where it was found that very low levels of the chlorinated hydrocarbons were present in soil and groundwater. It was recommended that continuous monitoring take place on site. The DTSC issued no further action in April 1996. The third case was a soils only VAP case that was opened in June 1999 and closed in August 1999.

Open and closed release cases are depicted on Figure 3 by Map ID. If a facility has multiple open and closed cases, it is depicted as open on the figure. For facilities with more than one Map ID, the lowest Map ID number was depicted on the figure. Facilities in close proximity to each other may be assigned the same Map ID by EDR. Ninyo & Moore added an “a” or “b” to the MAP ID number to differentiate the facilities.

The closure date has been provided, where applicable. Properties with open cases represent a moderate to high risk of encountering impact during potential future redevelopment. Closed release cases represent a moderate to low risk of encountering impact during potential future redevelopment. Note that although most of the release cases have been reported as closed by the overseeing regulatory agency, standards for closure have varied over the years, and may not meet current standards. If redevelopment of a closed release case property is proposed, additional research into the release investigation and/or remediation should be obtained and evaluated.

Table 8 – Encanto Documented Release Summary

Site /Address	Map ID - Area	Database	Case No.	Status	Notes
EW Truck & Equipment (EW Equipment Company) 6310 and 6336 Federal Blvd.	4-6 5-6	AST Hist Cortese FINDS HAZNET HMMD LUST SAM SQG SWEEPS UST	H12599-001 and -002	Closed	The site has two unauthorized release cases that were closed in March 1987 and February 1988. The releases reportedly impacted soil and groundwater. Potential COCs were not reported. The facility operates a 1,665-gallon AST. The content of the AST was not report.
John Crane Rental Inc. 6230 Federal Blvd.	7-6	Hist Cortese HMMD LUST SWEEPS	H21214-001	Closed	The facility had a diesel release that reportedly impacted soil and groundwater in November 1988. The case was closed in December 1988.
New West Petroleum LC #1034 (Texaco and Exxon) 1025 Euclid Ave.	38-9	Hist Cortese EMI FINDS HAZNET Hist UST LUST SAM SWEEPS	H19465-001 through -004	Closed	The facility has four closed unauthorized release cases related to gasoline. The first and second cases were closed in September 1989 and July 1991. Media affected was not reported. The third and fourth cases were listed as minor, requiring no remedial action, and were closed in June 1992 and July 1993.

Table 8 – Encanto Documented Release Summary

Site /Address	Map ID - Area	Database	Case No.	Status	Notes
Holy Cross Cemetery 4470 Hilltop Dr.	50-8,9	Hist Cortese FINDS HAZNET Hist UST HMMD LUST SAM SLIC SQG SWEEPS UST	H06026-001	Closed	An unauthorized release of motor vehicle fuel was discovered during the removal of an UST in February 1986. Groundwater and soil were reportedly impacted. The case was closed in July 1986.
Peters Auto Service 799 S. Euclid Ave.	58-9 218-13	Hist Cortese HAZNET HMMD LUST SAM	H03579-001	Open	Three gasoline and one waste oil USTs were removed from the site in December 1994. Assessment activities were performed and found petroleum impacted soil to 60 feet bgs. A work plan to assess groundwater at the site was approved in December 2011; however, the assessment report is past due.
Kopecky Corp (Proposed Walgreen's) 606 N. Euclid Ave.	76-9	Hist Cortese FINDS HMMD LUST NPDES SAM SLIC SQG SWEEPS	H10503-001 and -002	-001 Closed -002 Open	Diesel and oil impacted soil was encountered in September 1989. No impacts to groundwater were found and the case was closed in July 2001. It was estimated 1,100 cubic yards of impacted soil remained at the site. In May 2012, a VAP case was opened for DEH oversight during redevelopment.
Sundance Market (Former EZ Serve Site #100794) 4689 Market St.	77(a)-9	Hist Cortese Hist UST HMMD LUST	H05054-001 and -002	Closed	The facility has two closed unauthorized release cases related to gasoline and diesel impacts to soil. The first case was closed in June 2000 and the second case was closed in March 2006.
Econo (Loma Vista Center) 4690 Market St.	77(b)-9	Hist Cortese Hist UST HMMD LUST SAM SWEEPS	H03334-001	Closed	The facility has a closed unauthorized release case related to gasoline impacts to soil. The case was opened in April 1993 and closed in December 1995.
Sam's Automotive 4702 Market St.	79-9	Hist Cortese HAZNET HMMD LUST SAM SWEEPS	H02197-001	Closed	A gasoline release impacted soil to a depth of approximately 60 feet bgs. It was estimated 3,000 cubic yards of impacted soil remains onsite and the case was closed in May 2007.
Northwest Village Commercial Phase 2 504 Euclid Ave.	96-9	SLIC	H39800-001	Open	A VAP case was opened in August 2012 for DEH assistance with the redevelopment of the site.

Table 8 – Encanto Documented Release Summary

Site /Address	Map ID - Area	Database	Case No.	Status	Notes
Burke 4937 Market St.	97(a)-9	Hist Cortese HMMD LUST SAM	H21205-001	Closed	A gasoline and diesel release impacted soil at the site. It was estimated 3,000 cubic yards of petroleum hydrocarbon impacted soil remained at the site. The case was closed in May 1997.
Long/Wolfe Trust 4970 Market St.	97(b)-9	Hist Cortese HAZNET HMMD LUST SAM SLIC SWEEPS	H03377-001 and -002	-001 Closed -002 Open	A gasoline and diesel release impacted soil at the site. It was estimated 75 cubic yards of soil remained at the site. The first case was closed in February 1998. The second case is a VAP for a redevelopment.
Trolley Residential 4981 Market St.	100-9	NPDES SLIC	H39777-001	Open	A VAP case was opened in October 2011 for DEH assistance with the redevelopment.
Branch Warehouse 5515 Market St.	103-10	Hist Cortese LUST NPDES SWEEPS	H03698-001	Closed	A gasoline release impacted soil at the site. The incident was listed as minor, requiring no remedial action and the case was closed in July 1988.
Dynair Electronics 5275 Market St.	104-10	Hist Cortese FINDS HAZNET Hist UST HMMD LUST NPDES SAM SQG SWEEPS	H01463-001	Closed	A gasoline release impacted soil and groundwater at the site. Free product was found and dual-phase extraction was implemented as a corrective action. It was estimated 3,800 cubic yards of soil remained and the case was closed in December 2004.
First Student Inc. No. 1495 (Ryder Transportation Svcs, ARA Transportation) 4902 Market St.	112-9	Hist Cortese FINDS HAZNET Hist UST HMMD LUST NPDES SAM SLIC SQG SWEEPS WDS	H19566-001 through 003	Closed	The site has three unauthorized release cases related to diesel and gasoline impacts to soil. The first case was opened due to a failed UST integrity test. For the second and third cases, impacted soil was removed and disposed of offsite. Approximately 500 cubic yards of petroleum impacted soil remains. The facility treats and/or disposes of liquid or semi-solid wastes from industrial operations.
The Bug House 5855 Market St.	116-10	Hist Cortese HAZNET HMMD LUST SAM SWEEPS	H12391-001	Closed	A gasoline release impacted soil and groundwater at the site in July 1991. Natural attenuation was selected as the corrective action, and the case was closed in April 2009.

Table 8 – Encanto Documented Release Summary

Site /Address	Map ID - Area	Database	Case No.	Status	Notes
BP West Coast Products LLC 095 (ARCO Fac #9580, Thrifty Oil Co. #24, California's Finest Oil Inc.) 6311 Imperial Ave.	119-11	CHMIRS Hist Cortese EMI HAZNET LUST SAM SQG SWEEPS UST	H21215-001 and -002	-001 Closed -002 Open	The first case was a soils only gasoline release that was opened in January 1987 and closed in February 1996. Vapor extraction was implemented as the remedial technique. The second case was opened in October 2012 and is ongoing.
Service Station 6125 Imperial Ave.	124-11	CHMIRS Hist Cortese HMMD LUST SAM SWEEPS	H05361-001	Closed	A gasoline release impacted soil at the site. Approximately 450 cubic yards of soil was excavated and disposed of offsite. It was estimated 35 cubic yards of petroleum hydrocarbon impacted soil remained.
Langley Corporation (Fleet Aerospace) 310 Euclid Ave	130-9	Hist Cortese EMI Envirostor FINDS HAZNET Hist UST HMMD LUST SAM SLIC SQG SWEEPS UST VCP	H00312-001 through -003	Closed	See VCP listing in Table 7 for additional information.
Security National LTD AT0149 205 N. Ozark St.	163-9	Hist Cortese HMMD LUST SAM SLIC SWEEPS	H21078-001	Closed	A kerosene release impacted soil only. The case was opened and closed in February 1986.
Saad Yelda Attisha (New West Petroleum LLC #1035, Imperial Exxon) 5109 Imperial Ave.	166-9, 13	Hist Cortese EMI HAZNET Hist UST HMMD LUST SWEEPS UST	H03156-001	Closed	The case was listed as minor requiring no remedial action. The case was opened in August 1998 and closed in August 2000.
Tony's Body Shop (Tony's Auto Body & Paint Shop) 107 47th St.	168-9, 13	HAZNET HMMD LUST SAM	H14322-001	Open	A gasoline release impacted soil and groundwater at the site. The lateral extent of the groundwater plume is currently being assessed. A work plan was approved by the DEH in September 2011.

Table 8 – Encanto Documented Release Summary

Site /Address	Map ID - Area	Database	Case No.	Status	Notes
SDCity-Fire Station #12 4964 Imperial Ave.	172-9,13	Hist Cortese HMMD LUST SAM	H21200-001	Closed	A diesel release impacted soil only at the site. The release reportedly did not impact groundwater and the case was closed in June 2009.
Lincoln High School (#01-02) 150 S. 49th St.	177-13	Hist Cortese HAZNET Hist UST HMMD LUST NPDES SAM SQG SWEEPS	H14079-001	Closed	A boiler fuel release reportedly impacted soil at the site. Impacted soil was excavated and disposed of offsite. The release was found in February 1988 and closed in October 1992.
Regent Oil (Sanesco #3, APRO #24 LLC) 235 S. 47th St.	183-13	Hist Cortese EMI HAZNET HMMD LUST SAM SWEEPS	H12260-001	Closed	A gasoline and waste oil release impacted soil and groundwater (gasoline only). It was estimated 20 cubic yards of waste oil and 1,500 cubic yards of gasoline impacted soil remain at the site. The case was closed in June 2004.
O'Farrell School of Creative (SDUSD-O'Farrell SCPA) 6130 Skyline Dr.	191-15	Hist Cortese Envirostor HAZNET HMMD LUST SAM SCH SQG SWEEPS	H24742-001	Closed	A heating/fuel oil release impacted soil at the site. The case was closed in March 1989.
Gaylord Green Estate 840 S. 47th St.	217-13	Hist Cortese HAZNET HMMD LUST SAM SWEEPS	H28462-001	Closed	A gasoline release impacted soil only. The release was found in January 1995 and the case was closed in July 1996.
Raoul San Martin 6047 Creighton Wy.	219-14	Hist Cortese HAZNET HMMD LUST SAM	H3835-001	Open	In February 1999, the DEH issued a notice that a 2,000-gallon gasoline UST was illegally removed. A case was opened based on elevated petroleum hydrocarbons present in soil samples. The DEH issued a notice to appear to the property owner for not implementing a conditionally approved work plan.
Euclid Family Health Center 950 S. Euclid Ave.	230-13	NPDES SLIC	H39757-001	Closed	A VAP case was opened in October 2010 for DEH oversight with the redevelopment of the site. The case was closed in December 2010.
Euclid Exxon 1025 N. Euclid Ave.	232-13	HMMD LUST SAM SLIC	H19465-001 through-004	Closed	The first two cases were opened due to failed UST integrity tests in 1989 and 1991. The third and fourth cases were related to gasoline releases that impacted soil only.

As summarized in the table above, a total of eight properties within the project area were listed as having open release cases.

7. ONLINE ENVIRONMENTAL DATABASES

Online regulatory databases were reviewed by Ninyo & Moore in November 2012 to supplement the environmental database search conducted by EDR. Note that these databases are constantly being updated and it is possible that additional relevant information has been posted since our review.

7.1. SWRCB Geotracker Database

The SWRCB Geotracker database contains information on properties that impact or have the potential to impact groundwater, including those that require groundwater cleanup as well as permitted facilities such as operating USTs and land disposal sites. The Geotracker database was used to supplement the information in the environmental database reports (Section 6.) and provide additional information on release cases. Applicable information was provided in Tables 3 through 8.

7.2. DTSC Envirostor Database

The Envirostor database is an online search and Geographic Information System tool for documenting properties with known or potential contamination, and properties where DTSC's environmental oversight or review has been requested or required. The Envirostor database was used to supplement the information in the environmental database reports (Section 6.) and provide additional information on release cases. Applicable information was provided in Tables 3 through 8.

7.3. CALRECYCLE Solid Waste Information System

The SWIS database contains information on solid waste, operations, and disposal facilities throughout the State of California. The types of facilities found in this database include landfills, transfer stations, material recovery facilities, composting sites, transformation facilities, waste tire sites, and closed disposal sites. No SWIS facilities were graphically depicted on the SWIS database as being located within the project area.

8. COMMONLY ENCOUNTERED CONDITIONS

The following sections describe additional environmental conditions that are commonly encountered and may be present in the project area.

8.1. Aerially-Deposited Lead

Aerially-deposited lead (ADL) is typically associated with exposed soil near freeway rights-of-way as a result of emissions from vehicular exhaust prior to the elimination of lead from fuels in the mid-1980s. Based on the presence of roads within and adjacent to the project area it is possible that ADL is present within the project area.

8.2. Railroad Components

Creosote-treated railroad ties may be present within the project area. Creosote is a wood preservative containing polycyclic aromatic hydrocarbons (PAHs). Equipment and materials often historically used in association with railroads, such as lead and acid-containing batteries, ballast materials containing steel slag with potential regulated heavy metal concentrations, railroad lubricators utilizing petroleum products, and arsenic-based pesticides, may have been used within the project area. In addition, herbicides were often historically sprayed on railroad rights of way (ROW) to prevent the growth of vegetation between railroad tracks. Soil may have been impacted by these materials.

8.3. Treated Wood

Wooden railroad ties and other wooden infrastructure (e.g., guardrails, telephone poles, fencing) may be treated with chemical preservatives to prevent rotting due to mold, mildew, and insects, which may leach from the wood into surrounding soil. Wood preservatives may include creosote, chromated copper arsenate, alkaline copper quaternary, copper azole, bis-(n-cyclohexyldiazoniumdioxo)-copper (copper-HDO), acid copper chromate, and chlorinated phenols. Sampling and analysis of wood would be needed to confirm whether it has been treated.

8.4. Asbestos-Containing Materials

Asbestos-containing building materials may be associated with structures (i.e., residential, commercial, industrial buildings) or infrastructure (i.e., pipeline insulation, cementitious water lines, bridges) within the project area

8.5. Polychlorinated Biphenyl Containing Transformers

Transformers associated with public utilities noted within the project area along public ROW are owned and operated by San Diego Gas and Electric (SDG&E). SDG&E states that it is responsible for ensuring that its transformers comply with EPA regulations. SDG&E states that it has not specified PCB transformers for its electrical distribution system; however, some older (pre-1980) mineral transformers could have been inadvertently contaminated with PCBs by the manufacturer. Based on SDG&E's statistical sampling and testing program, SDG&E states that it is unlikely that its transformers are PCB-contaminated. The only way to know with certainty is by actually obtaining and testing a sample of the fluid from the specific transformer, which may result in a service disruption and fee from SDG&E.

8.6. Lead-Based Paint

Painted surfaces within the project area may contain lead-based paint. The Consumer Product Safety Commission has banned the use of paint containing lead above certain thresholds for residential uses. However, lead-based paint may be used in industrial settings or may be present on older structures (i.e., pre-1980) within the project area.

8.7. Miscellaneous Hazardous Materials

Materials falling under the Universal Waste Rule (UWR) requirements may be present in buildings within the project area including, but not limited to: potentially mercury-containing fluorescent light tubes and/or vapor lights, and potentially PCB-containing light ballasts.

9. SENSITIVE RECEPTORS

The locations of potential sensitive receptors, such as schools and hospitals, were documented during review of background information (i.e., Thomas Guide maps, topographic maps, online resources such as Google Earth). Schools, daycare, and education-related facilities noted in the project area are depicted on Figures 4 and 5, and listed in the tables below.

Table 9 – Southeastern San Diego - Sensitive Receptors

Map ID	Sensitive Receptors	Address
A	Balboa Elementary School	1844 S. 40th Street
B	Logan Elementary School	875 Ocean View Boulevard
C	King Chavez Academy of Excellence	2850 Logan Avenue
D	King/Chavez Primary Academy	415 31st Street
E	Our Lady's School	650 24th Street
F	Baker Pre School	4041 T Street
G	The Arc of San Diego	3030 Market Street
H	Little Lamb Land	4168 Market Street
I	Emerson/Bandini Elementary School	3510 Newton Avenue
J	St. Jude Academy	1228 S. 38th Street
K	Logan Child Development Center	2875 Logan Avenue
L	Educational Cultural Complex	4343 Ocean View Boulevard
M	Rodriguez Elementary School	825 S. 31st Street
N	Crenshaw Booker T Christian School	3134 Franklin Avenue
O	Gretel's Cottage Pre-School	3894 Ocean View Boulevard
P	Kimbrough Elementary School	321 Hoitt Street
Q	Sherman Elementary School	301 22nd Street

Table 10 – Encanto Community Sensitive Receptors

Map ID	Sensitive Receptors	Address
A	O'Farrell Community School	6130 Skyline Drive
B	Millennial Tech Middle School	1110 Carolina Lane
C	Lincoln High School	4777 Imperial Avenue
D	Gompers Preparatory Academy	1005 47th Street
E	Nye Elementary School	981 Valencia Parkway
F	Knox Elementary School	1098 S. 49th Street
G	Encanto Elementary School	822 65th Street
H	Walter J. Porter Elementary School	4800 T Street
I	Valencia Park Elementary	880 Skyline Drive
J	Holly Drive Leadership Academy	4999 Holly Drive
K	St. Rita's Catholic School	5165 Imperial Avenue
L	Nubia Leadership Academy	6134 Benson Avenue
M	Horton Elementary School	Guymon Street
N	Johnson Elementary School	1355 Kelton Road

Table 10 – Encanto Community Sensitive Receptors

Map ID	Sensitive Receptors	Address
O	Mt. Erie Christian Academy	504 S. 47th Street
P	Chollas-Mead Elementary School	4525 Market Street
Q	Peppergrove Children Center	1544 Klauber Avenue
R	Porter North Elementary School	445 S. 47th Street
S	Kennedy Elementary School	445 47th St
T	H-Town Christian Academy	6785 Imperial Avenue
U	Euclid Avenue Head Start	210 S. Euclid Avenue

10. POTENTIAL IMPACTS

The following sections include a general discussion of potential impacts from hazardous materials issues, including exposure of sensitive receptors to hazardous materials, increased construction costs, and community health and safety concerns. Potential impacts of existing conditions are then evaluated with respect to selected CEQA significance criteria established by the City of San Diego.

10.1. Overview of Potential Impacts

Land use changes that are likely to be proposed as part of the Community Plan update - such as residential, retail, office, and open space - are not likely to result in increased generation of hazardous emissions or handling of hazardous or acutely hazardous materials, substances, or wastes. However, soil and/or groundwater that have been impacted by releases of hazardous materials/petroleum products, such as from surficial spills, subsurface releases from USTs, or other sources, may be considered a waste. If the concentrations of constituents of concern in the affected media are found to exceed state and/or federal screening criteria, the waste may be considered hazardous. As discussed in Section 8, other hazardous materials that may be disturbed during redevelopment activities include lead-based paint, potentially asbestos-containing materials, and miscellaneous materials falling under the UWR. However, these potentially hazardous materials/wastes are already located within the project area. Implementation of the Community Plan would not result in additional handling of hazardous materials or generation of hazardous wastes beyond short-term construction phase activities, such as exposing soil during redevelopment activities or abatement of asbestos-containing materials during demolition.

Properties/facilities of potential environmental concern documented in the project area may have a higher likelihood of being associated with impacted soil and/or groundwater. Redevelopment of potentially contaminated properties (i.e., from industrial to residential) may increase the exposure of sensitive receptors in residential populations to constituents of concern. It is unlikely that potential impacts from hazardous materials would be significant, with the incorporation of mitigation measures discussed in Section 12. The following summary of significance determination thresholds from the City of San Diego is provided.

10.2. City of San Diego Significance Determination Thresholds

Potential impacts from hazardous materials/waste issues were evaluated with respect to City of San Diego CEQA Significance Determination Thresholds established by the Development Services Department (City of San Diego, 2011). The following summary of thresholds and significance is provided.

1. “Projects which propose the handling, storage, and treatment of hazardous materials (i.e., a Hazardous Waste Facility) falling under Municipal Code Section 141.1001 Hazardous Waste Research Facilities and Section 141.1002:” As the project does not specifically propose increased handling, storage, and/or treatment of hazardous materials, it would not be considered a Hazardous Waste Facility project.
2. “Project sites on or near known contamination sources:” The guideline lists the following sources of information to be reviewed to determine the significance threshold:
 - a. “San Diego County Environmental Assessment Listing:” The County of San Diego DEH is the Certified Unified Program Agency (CUPA) responsible for tracking and maintaining hazardous materials/hazardous waste files in the County of San Diego. The DEH maintains listings of properties associated with unauthorized releases of hazardous materials/petroleum products and wastes. These listings, including LUST and SLIC cases, were reviewed in the EDR environmental database report (Section 6). Multiple facilities were reported to be located on properties within the project area.
 - b. “State Department of Toxic Substances Control [DTSC] “Cortese List” of hazardous waste sites compiled pursuant to Section 65962.5 of the California Government Code:” The DTSC’s Cortese List was reviewed (DTSC, 2012a). No facilities were found within the project area.

- c. “Other possible sources - Sanborn maps, Fire Department records, topographic/ existing conditions surveys:” Topographic maps, aerial photographs, environmental databases, among other sources, were reviewed for this assessment. Multiple properties of potential environmental concern were noted in the project area during review of the environmental database report, including the unauthorized release facilities presented in Tables 5 and 8.
 - d. “Site-specific emission data from the San Diego Air Pollution Control District:” As the Community Plan update is unlikely to specifically propose the construction of new industrial facilities, which would emit hazardous air pollutants, this criterion will likely be considered non-applicable to the project. However, please refer to the air quality technical study report prepared by others for the project for potential transportation-related air emissions.
3. Project sites that meet one or more of the following criteria may result in a significant impact.
- a. “Located within 1,000 feet of a known contamination site:” Based on review of the environmental database search report, known contamination sites, such as those associated with unauthorized releases of hazardous materials and wastes (e.g., LUST cases), are located in the project area.
 - b. “Located within 2,000 feet of a known ‘border zone property’ (also known as a ‘Superfund’ site) or a hazardous waste property subject to corrective action pursuant to the Health and Safety Code:” The DTSC has stated that it has not designated any hazardous waste property or border zone property pursuant to Government Code Section 65962.5(a). It also states that there are two hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the Health and Safety Code, which are not located in San Diego County (DTSC, 2012a).
 - c. “Sites with DEH Site File Closed:” Based on review of the environmental database search report, properties associated with unauthorized release/LUST/SLIC cases are located in the project area. Some of the properties are associated with unauthorized release cases that remain open with regulatory agencies, generally indicating that impacts to soil and/or groundwater has not been delineated/assessed, and/or that remedial activities are ongoing.

A case-closed status generally indicates a lower likelihood that a release continues to be a significant source of impacts to soil and/or groundwater; however, earlier cases, such as those in the 1980s and early 1990s, were often justified for closure using rationale and/or methodology that may not be considered to be the current standard of care, and closure is generally based on regulatory action levels, which can change over time. Therefore, while there is a lower likelihood compared to potential impacts from open cases, it is possible that unauthorized releases, which have been granted closure, are associated with contamination within the project area.

- d. “Located in Centre City San Diego, Barrio Logan, or other areas known or suspected to contain contamination sites:” The project is not located in Centre City or in Barrio Logan. However, based on review of historical and regulatory sources indicating facilities of potential environmental concern, known and/or suspected contamination sites are located in the project area.
- e. “Located on or near an active or former landfill:” No landfills were identified on the CIWMB Solid Waste Information System (SWIS) online database. Eleven historical refuse dumps were listed in the 1938 City of San Diego City Planning Commission Report on Refuse Dumps within the project area.
- f. “Properties historically developed with industrial or commercial uses, which involved dewatering (the removal of groundwater during extraction) in conjunction with major excavation in an area with high groundwater (such as downtown):” Some properties within the project area may have been associated with dewatering activities, the identification of which, was beyond the scope of work for this HMTS.
- g. “Projects located in the Runway Protection Zone [RPZ], the Airport Environs Overlay Zone [AEOZ] or the Airport Approach Overlay Zone [AAOZ] or where the Federal Aviation Administration [FAA] has reached a determination of ‘hazard’ through FAA Form 7460-1, ‘Notice of Proposed Construction or Alteration’ as required by FAA regulations in the Code of Federal Regulations Title 14 Section 77.13:” Based on review of online resources provided by the City of San Diego City Clerk’s office, the project area is not located in an FAA or airport zone (City of San Diego, 2011).
- h. “Located on a site presently or previously used for agricultural purposes:” Previous agricultural land usage can result in concentrations of constituents of concern (i.e., pesticides, herbicides) in soil and/or groundwater. Agricultural land usage in eastern Encanto was noted during review of historical sources.

10.3. California Environmental Quality Act Initial Study Checklist

The City of San Diego’s Significance Determination Threshold guidance contains a subset of significance determination questions, some of which are related to the CEQA Appendix G Initial Study checklist. The following questions were evaluated, based on findings from the existing conditions analysis and the assumption that no new industrial uses that would emit hazardous air pollutants.

Would the project “result in hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within a quarter-mile of an existing or proposed school?”

Several existing schools and/or day care/educational centers are located within the project area (Figures 4 and 5). While it is possible that hazardous materials/wastes may be disturbed during project activities, implementation of the Community Plan would be expected to result in the overall decreased exposure of sensitive receptors to hazardous materials. It is unlikely that the project would result in a significant impact with the incorporation of the mitigation framework discussed in Section 12.

Would the project “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, create a significant hazard to the public or environment?”

According to the DTSC, Government Code Section 65962.5 requires that DTSC compile a list of facilities/properties in the categories discussed below (DTSC, 2012).

- *Hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the Health and Safety Code* - The DTSC has designated two facilities in the state of California that fall under this category. These two facilities are located outside of San Diego County.
- *Land designated as “hazardous waste property” or “border zone property”* - The DTSC has indicated that no facilities or properties are listed under this provision because DTSC has not designated any hazardous waste property or border zone properties pursuant to the provisions cited in the Health and Safety Code.
- *Properties with hazardous waste disposals on public land* - The DTSC has indicated that it does not maintain separate records of reports that relate to public lands/properties.
- *Hazardous substance release sites selected for (and subject to) a response action* - The DTSC has specified that the sites that meet this criteria are listed on the “Cortese List.” Review of the Cortese List did not identify properties within the project area.
- *Sites included in the Abandoned Site Assessment Program* - The Abandoned Site Assessment Program was intended to include properties in “rural unsurveyed counties.” The program concluded in the early 1990s, and properties in the program were transferred to the Cal-Sites database, which has been incorporated into the DTSC’s current Envirostor database. However, the Envirostor database does not indicate whether a specific site was at one time included in the Abandoned Site Assessment Program and does not have a separate category for abandoned sites. Several properties/facilities within the project area were depicted on the DTSC Envirostor database, which generally correspond to those properties/facilities

listed in the environmental database report (Section 6). Based on the fact that these properties/facilities are not located in “rural unsurveyed counties,” they would not be considered to have been in the Abandoned Site Assessment Program.

Based on the information provided above, no properties within the project area are included in a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Would the project “expose people to toxic substances, such as pesticides and herbicides, some of which have long-lasting ability, applied to the soil during previous agricultural uses?”

As discussed previously in Section 11.2, question 3(h), former agricultural uses were found in eastern Encanto. Properties within this area would be expected to have a higher likelihood of containing agriculturally-related contaminants, if any, than other properties within the project area. Implementation of the Community Plan would not be expected to result in additional exposure beyond short-term construction phase activities, such as exposing soil during redevelopment activities. Based on the length of time since agricultural uses (1950s) and the subsequent development of the area, it is not likely that residual agricultural contaminants, if any, would result in a significant impact to project redevelopment with incorporation of the mitigation framework discussed in Section 12.

11. MITIGATION FRAMEWORK

The following mitigation framework measures relating to hazardous materials/wastes are provided. These mitigations will help in the land use planning process of the Community Plan update to identify where further remediation may be needed and what type of land uses may be appropriate and feasible at various locations. These mitigations also represent policy measures that can be incorporated into the Community Plan to mitigate potential impacts of hazardous materials.

- Property-specific due diligence processes should be conducted by qualified environmental professionals, in accordance with applicable guidelines and regulations, on specific properties within the project area prior to property transactions and/or redevelopment. Phase I ESAs should be conducted by qualified environmental professionals in accordance with the standard of care at that time (currently the ASTM Standard Practice E1527-05) and applicable regulations (currently the EPA 40 Code of Federal Regulations §312 titled “Standards and Practices for All Appropriate Inquiries”).

- For properties within the project area with suspected or documented soil and/or groundwater contamination or other potential environmental concerns, further evaluation, such as Phase II ESAs and/or remediation activities, should be conducted prior to or during redevelopment activities by appropriately experienced, certified, and/or registered professionals in accordance with a work plan that is approved by the regulatory agency having oversight of the activities. Results of previous assessment activities for a property (e.g., previous Phase II ESAs, UST removal sampling data), if any, should be evaluated by experienced, certified, and/or registered professionals prior to redevelopment activities.
- The “case closure” regulatory status should be reevaluated prior to redevelopment activities by a qualified environmental professional in conjunction with the regulatory agency having oversight of the activities for unauthorized release properties when a site use change is part of the planned redevelopment (e.g., from industrial to residential use).
- For properties with documented or suspected impacts to soil and/or groundwater, appropriate worker and community health and safety measures should be implemented by the contractor, under the oversight of a qualified environmental professional, during soil/groundwater disturbance activities (e.g., dust control, air monitoring, stockpile management).
- It is possible that contaminated soil and/or groundwater, not identified during this technical study, may be present within the project area (e.g., lead in shallow soil, burn pits). For this reason, the following precautions should be observed during excavation activities associated with the improvements conducted during redevelopment:
 - Pre-project activities (e.g., planning or early design) should include site-specific environmental evaluation to address hazardous materials concerns related to worker and community health and safety, waste generation and disposal, and regulatory requirements.
 - Caution should be taken during excavation activities near the facilities associated with unauthorized releases, because of the potential for encountering documented and undocumented releases of contaminants and hazardous materials or wastes that may have occurred within or adjacent to these sites. Excavation and/or soil monitoring should be conducted by professionals trained in the identification and management of hazardous materials or wastes, such as contaminated soil or groundwater.
 - Appropriate references to the potential to encounter contaminated soil or groundwater should be included in construction specifications.
 - A Site Health and Safety Plan should be prepared and implemented prior to initiation of construction activities within the boundaries of the project area to reduce potential health and safety hazards to workers and the public.
- Soil generated during construction activities for redevelopment (e.g., subsurface excavation, grading) at contaminated properties may require chemical characterization (e.g., analytical testing) by a qualified environmental professional prior to reuse, export, or disposal.

- Further assessment is recommended to be performed by a qualified environmental professional if discolored soil or other potential environmental issues are encountered in the project area during construction/redevelopment activities. If contamination is discovered, regulatory agencies may require additional environmental investigation and/or mitigation to be conducted by the property owner, particularly if there is the potential to affect public health, safety, and/or the environment.
- Future redevelopment of impacted or potentially impacted properties involving soil excavation, grading, or other subsurface disturbance should include implementation of a soil and groundwater management plan to address the possibility of encountering localized areas of potential environmental concern. The plan should be prepared by a qualified environmental consultant and should be implemented during soil/groundwater disturbance activities under the oversight of an environmental professional on behalf of the property owner/developer. The plan should address monitoring of excavated soil, community and worker health and safety, and soil and groundwater handling, stockpiling, characterization, on-site reuse, export, and disposal protocols. Appropriate references to the potential to encounter contaminated soils and/or groundwater should be included in construction specifications and bid documents so that the contractor can consider various factors (e.g., groundwater pumping rates, soil disposal) in their work.
- Groundwater at certain locations within the project area has been documented as being impacted. Based on evidence of shallow groundwater depths at some locations (e.g., as shallow as 15 feet below adjacent ground surface at the southwestern portion of the project area), if dewatering activities are planned for construction or other proposed improvements, they may be subject to increased disposal costs or other environmental surcharges (e.g., permitting) as a result of the presence of contaminated groundwater. A discharge permit will likely be required for dewatering, and water may need to be characterized by a qualified environmental consultant and/or treated prior to discharge. The RWQCB and/or agency providing oversight of wastewater discharge should be contacted by a qualified environmental consultant in conjunction with the contractor and/or property owner for guidance on the requirements for discharge of dewatering effluent, prior to initiation of construction activities. The groundwater management plan mentioned in the previous bullet should be implemented by a contractor during construction activities if groundwater is expected to be encountered.
- Prior to renovation or demolition of structures, surveys should be conducted for the presence of hazardous building materials such as asbestos-containing materials, lead-containing surfaces, and other materials falling under UWR requirements. The surveys should be conducted by California Department of Public Health Certified Lead Inspector/Assessors and California Division of Occupational Safety and Health Certified Asbestos Consultants in accordance with applicable local, state, and federal guidelines and regulations. Prior to renovation or demolition of buildings, appropriate abatement measures should be implemented by a licensed abatement contractor using trained and certified workers and supervisors.

- For sites where structures are to be demolished, especially structures built in the 1970s or earlier, analyze surface and shallow soils for lead and termiticides prior to demolition or soil disturbance (e.g., grading).
- Illegal dumping of potentially hazardous wastes may have occurred on project areas currently consisting of vacant land. Potentially hazardous wastes should be appropriately disposed prior to initiating redevelopment activities.

12. LIMITATIONS

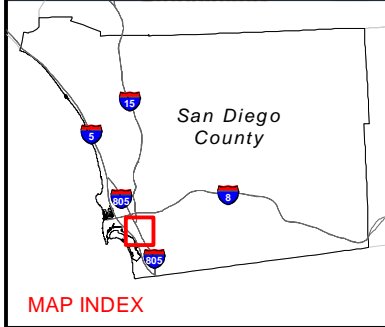
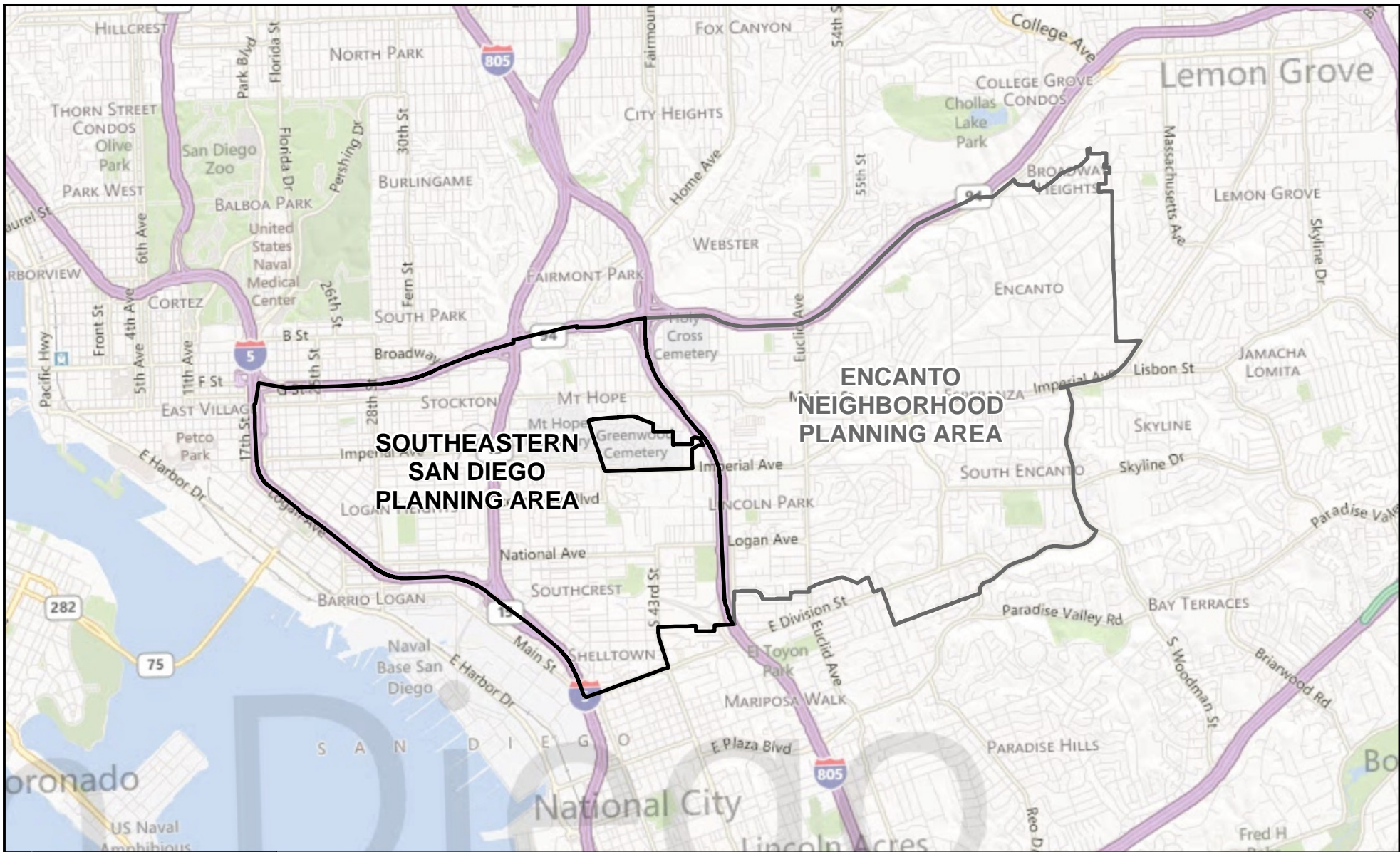
The environmental services described in this report have been conducted in general accordance with current regulatory guidelines and the standard-of-care exercised by environmental consultants performing similar work in the project area. No warranty, expressed or implied, is made regarding the professional opinions presented in this report. Please note that this study did not include an evaluation of geotechnical conditions or potential geologic hazards.

This document is intended to be used only in its entirety. No portion of the document, by itself, is designed to completely represent any aspect of the project described herein. Ninyo & Moore should be contacted if the reader requires any additional information or has questions regarding the content, interpretations presented, or completeness of this document.

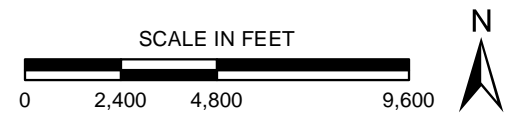
Our conclusions, recommendations, and opinions are based on an analysis of the observed project area conditions and the referenced literature. It should be understood that the conditions within the project area could change with time as a result of natural processes or the activities of man at a particular property. In addition, changes to the applicable laws, regulations, codes, and standards of practice may occur due to government action or the broadening of knowledge. The findings of this report may, therefore, be invalidated over time, in part or in whole, by changes over which Ninyo & Moore has no control.


13. REFERENCES

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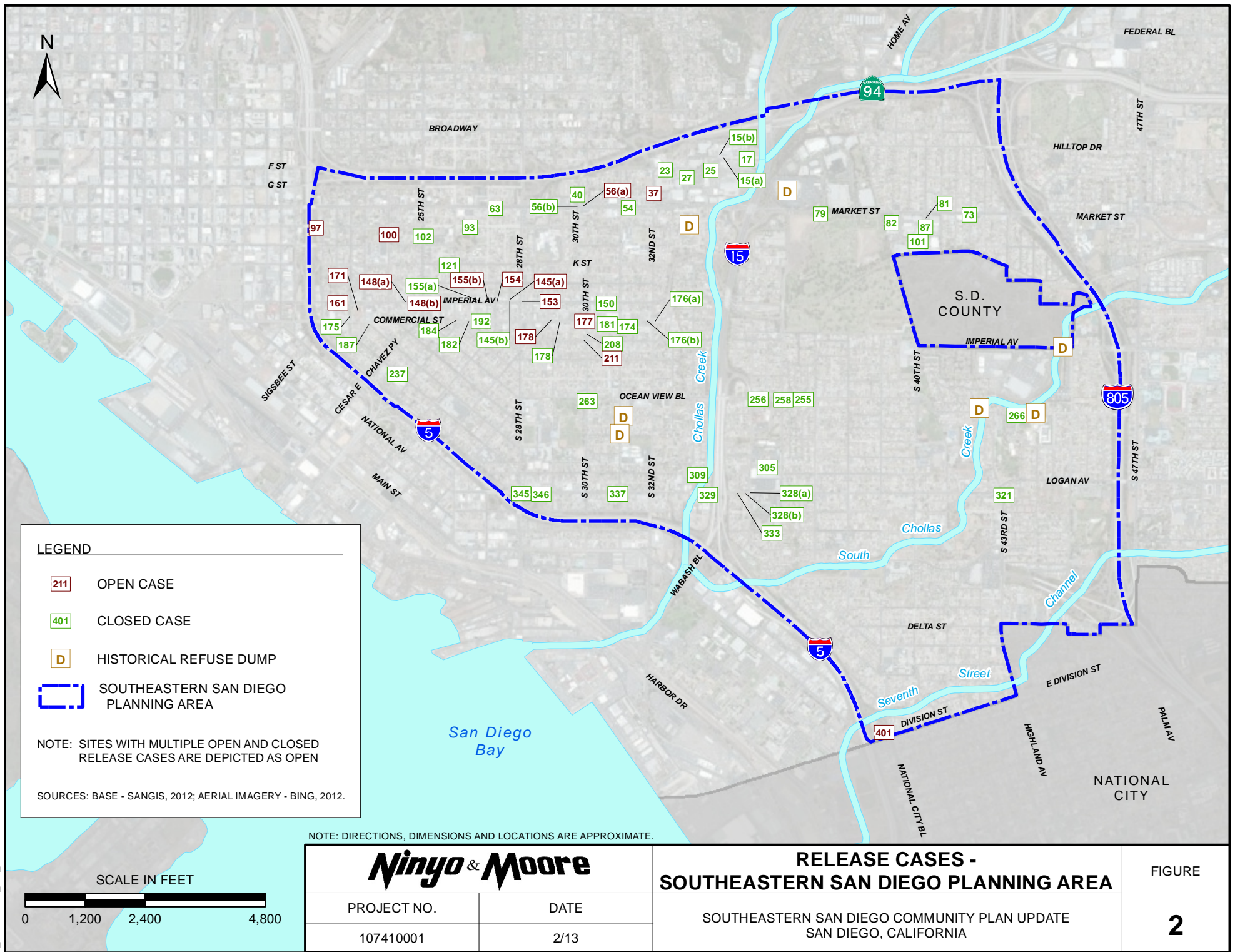
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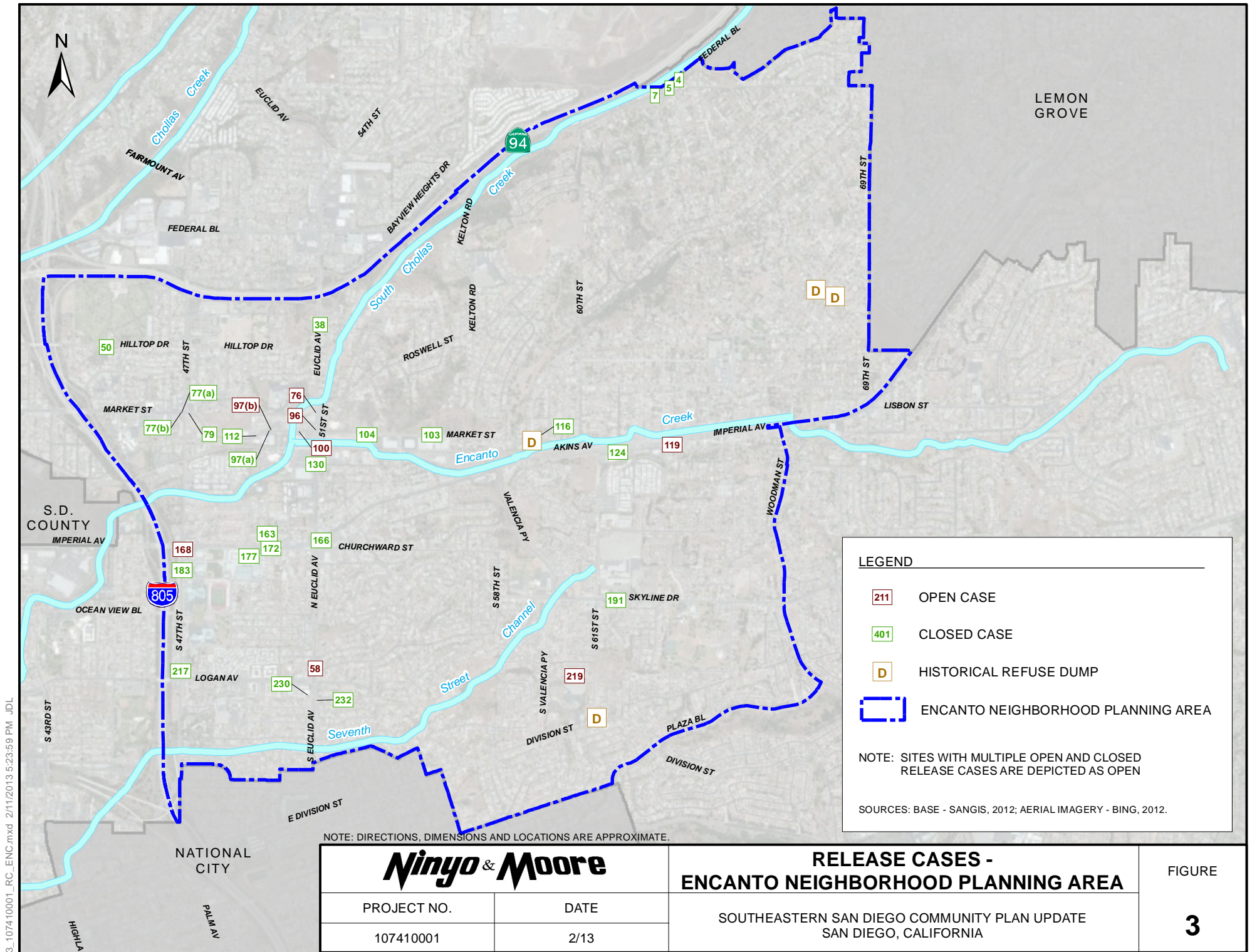


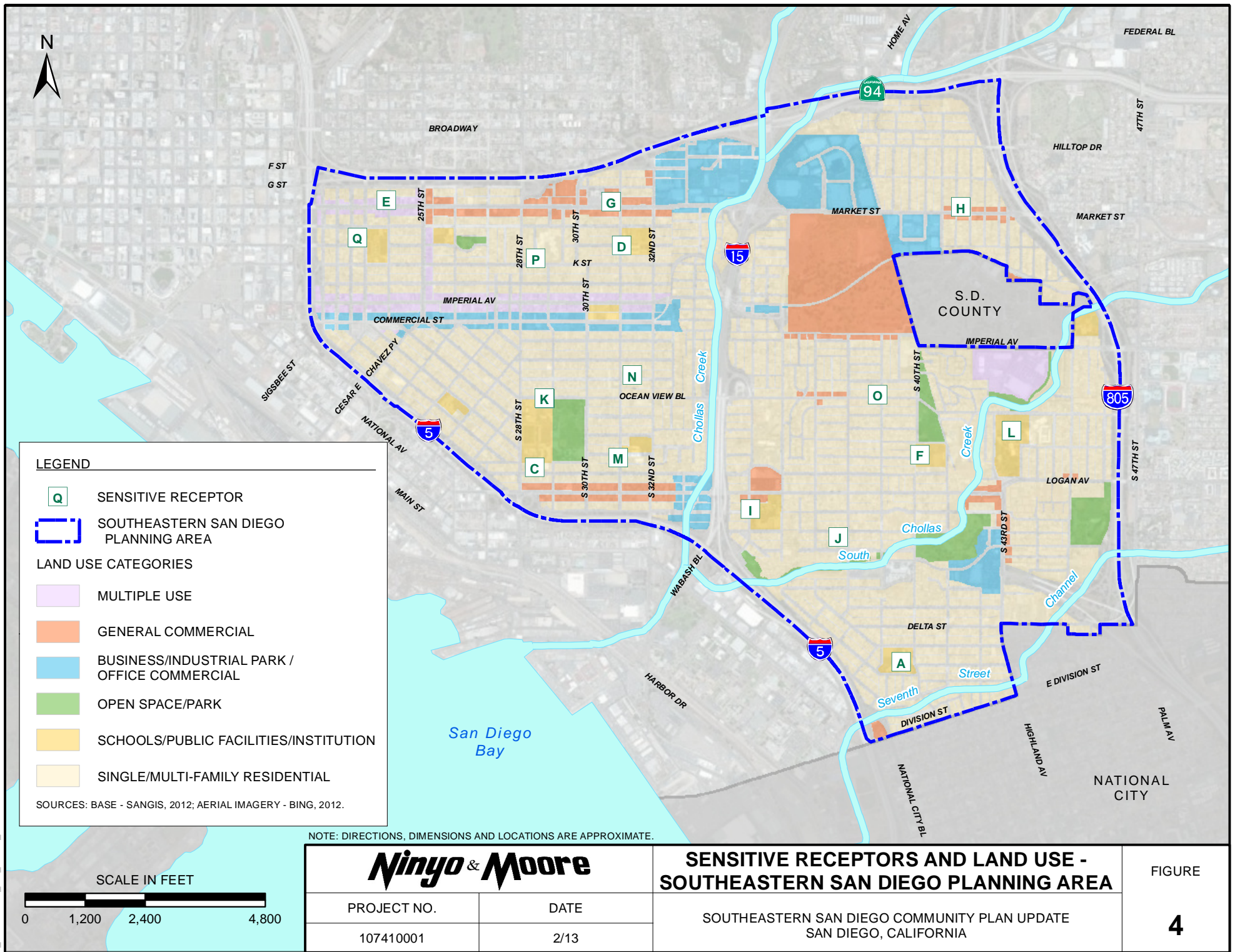
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		SOUTHEASTERN SAN DIEGO COMMUNITY PLAN UPDATE SAN DIEGO, CALIFORNIA	

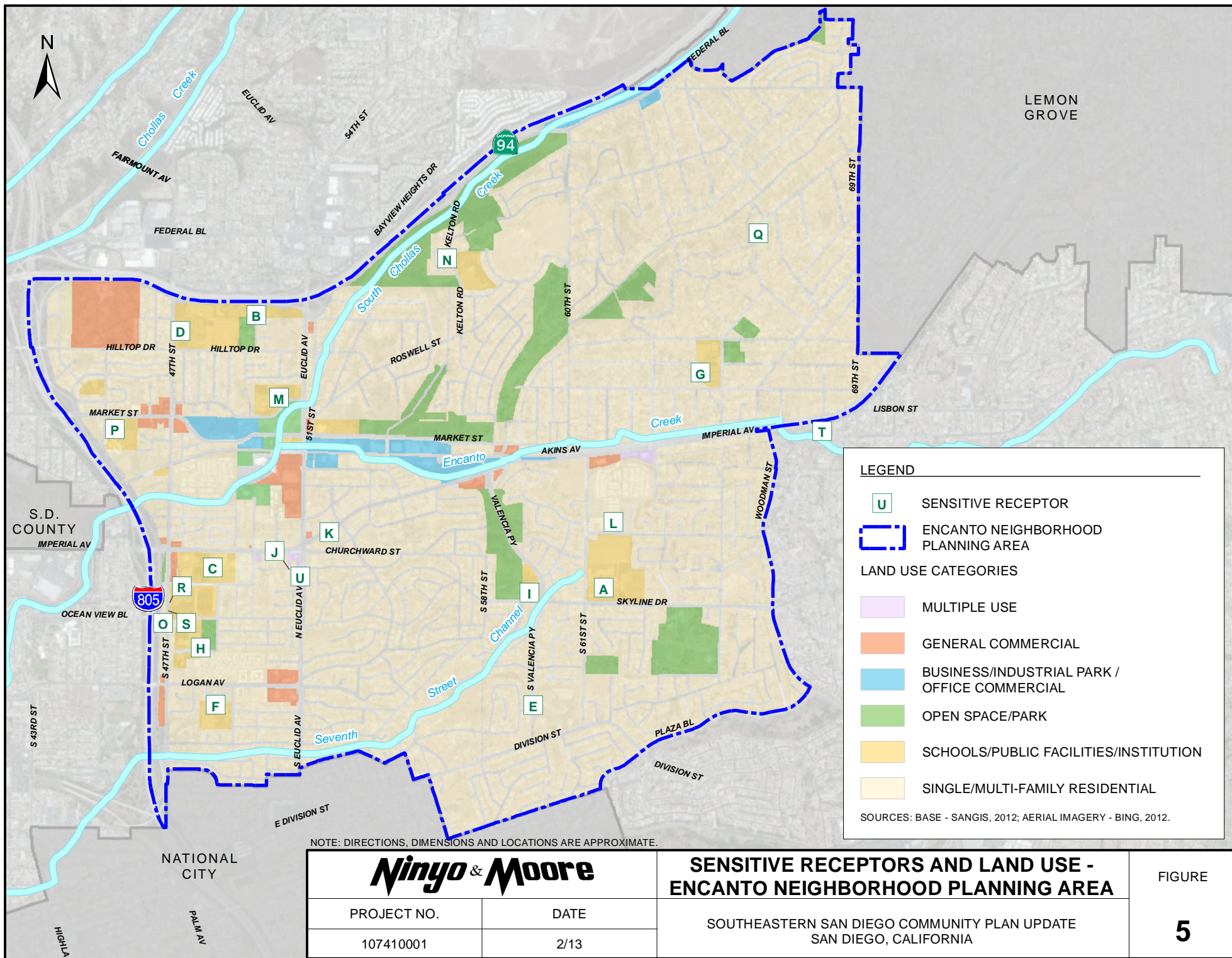
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