Hazardous Materials Technical Study

John Street & Abbott Street Mixed Use Development Project Salinas, California

prepared for

City of Salinas
Community Development Department
65 West Alisal Street, 2nd Floor
Salinas, California 93901

prepared by

Rincon Consultants, Inc.

August 2022

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August 10, 2022
Project No: 21-11684

Robert Latino, Associate Planner
Community Development Department
City of Salinas
65 West Alisal Street, 2nd Floor
Salinas, California 93901
Via email: robertl@ci.salinas.ca.us

Subject: Hazardous Materials Technical Study
John Street & Abbott Street Mixed Use Development Project
Salinas, California

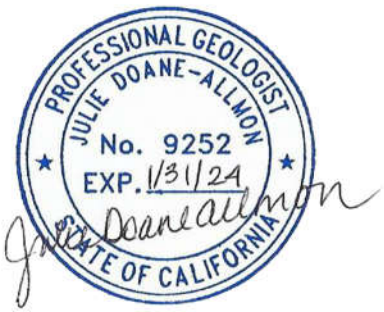
Dear Mr. Latino:

This report presents the findings of a Hazardous Materials Technical Study completed by Rincon Consultants, Inc. (Rincon) for the John Street & Abbott Street Mixed Use Development Project in Salinas, California. The Hazardous Materials Technical Study was performed in accordance with our proposal dated August 23, 2021.

Thank you for selecting Rincon for this project. If you have any questions, or if we can be of any future assistance, please contact us.

Sincerely,
Rincon Consultants, Inc.

Julie Lynne Welch
Director of Due Diligence



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Introduction

This report presents the findings of a Hazardous Materials Technical Study (HMTS) for the John Street & Abbott Street Mixed Use Development Project located in Salinas, California (project/project site; Figure 1). The HMTS was performed by Rincon Consultants, Inc. (Rincon).

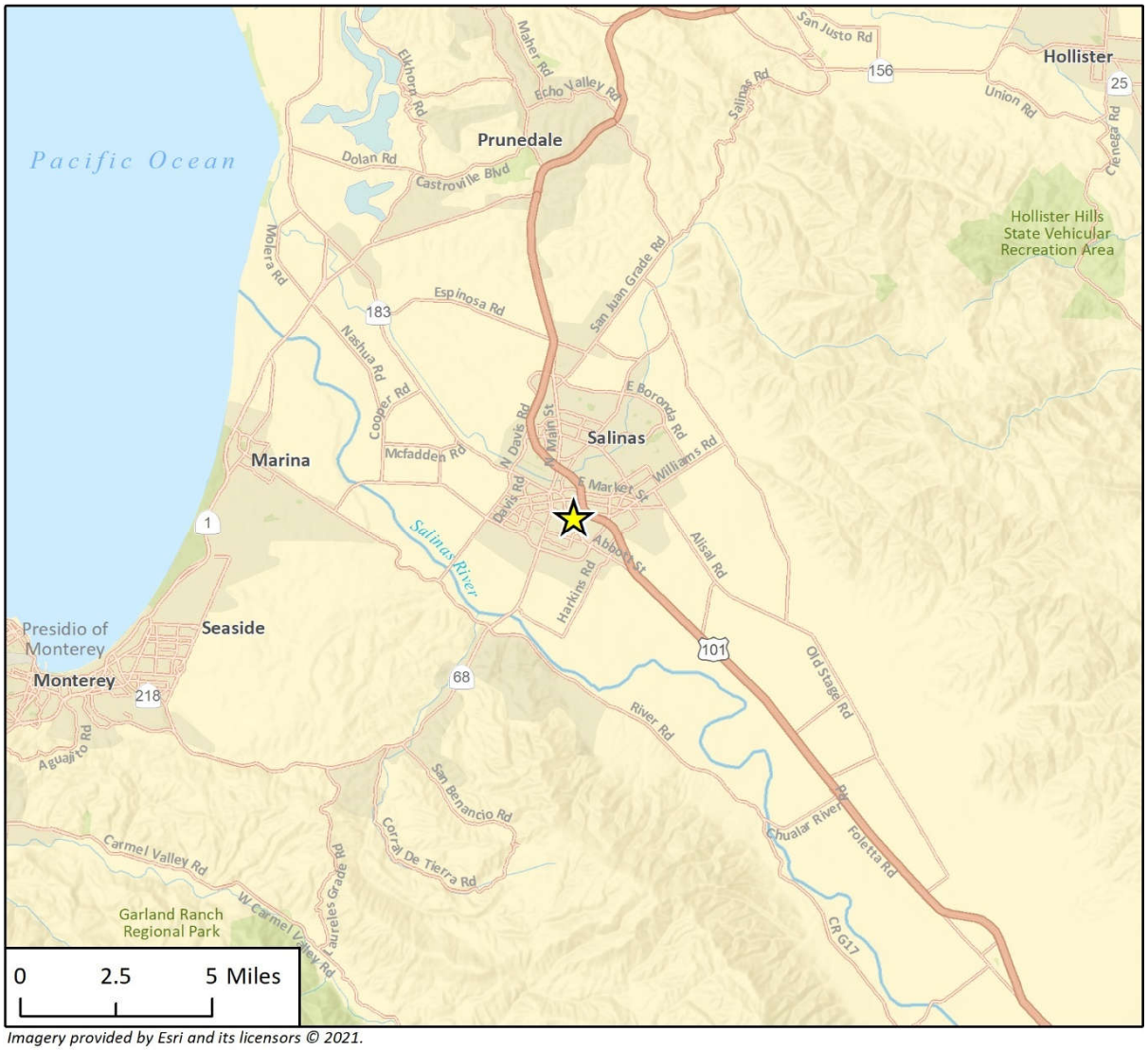
The purpose of this HMTS is to provide a preliminary evaluation of the potential for environmental effects from hazardous materials and hazardous wastes for the project as a result of past or current activities in the area. Our report documents areas of potential environmental concern within the project site, which have or may have been impacted by hazardous materials or wastes and identifies environmental concerns that have the potential to impact the operation or construction of the proposed project.

Methodology

The scope of services conducted during the HMTS is outlined below:

- Performed a reconnaissance of the project site to identify obvious indicators of the existence of hazardous materials.
- Observed adjacent or nearby properties from public thoroughfares to see if such properties are likely to use, store, generate, or dispose of hazardous materials.
- Reviewed environmental documents available online at the State Water Resources Control Board (SWRCB) GeoTracker website and the California Department of Toxic Substances Control (DTSC) EnviroStor website.
- Reviewed solid waste landfills near the project site using the California Department of Resources, Recycling, and Recovery (CalRecycle) Solid Waste Information System (SWIS) website.
- Reviewed oil and gas wells, and oil fields near the project site using the California Geologic Energy Management Division (CalGEM) website.
- Reviewed buried hazardous material pipelines near the project site using the Department of Transportation (USDOT), Pipeline and Hazardous Materials Safety Administration (PHMSA), National Pipeline Mapping System (NPMS) website.
- Reviewed per- and polyfluoroalkyl substances (PFAS) investigations near the project site using the SWRCB website.
- Reviewed reasonably ascertainable historical resources (e.g., aerial photographs, topographic maps) to assess the historical land use of the project site and adjacent properties.

Figure 1 Regional Location



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Project Location

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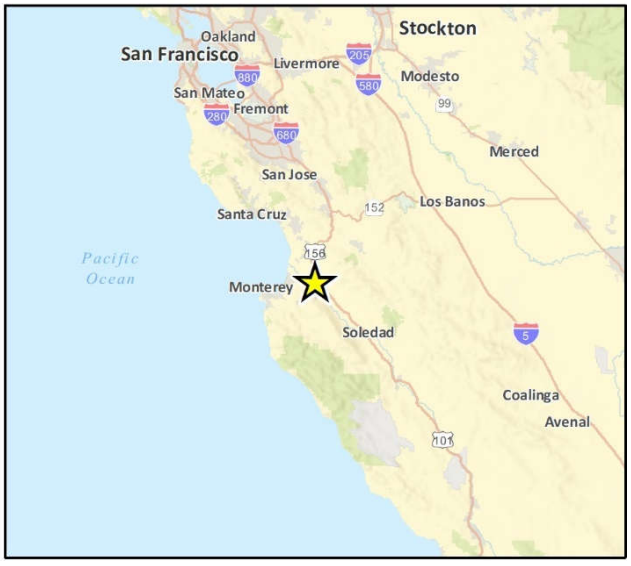

Project Description

The John Street and Abbott Street Mixed Use Development Project would involve a multi-phase, mixed-use planned unit development (PUD) within nine future parcels within a 19.7-acre site located on the southeast corner of John and Abbott Streets in Salinas, California. In the short term, Phase 1 of the PUD would include a new extended stay hotel with 111 guest rooms in four stories, with outdoor patios and an interior pool. In the long term, buildout of the PUD would include seven phases; these phases include: 242 residential dwelling units within mixed use buildings and multifamily dwellings, retail, office, a remodel of the existing Butler building, new parking, pedestrian plazas and walking paths, new streets and internal drive accesses, widening of a portion of Abbott Street, and a new signalized intersection at Abbott Street and Maple Street. At its completion, the project would provide a variety of multi-family housing options, supporting uses, and be a pedestrian-friendly community with multiple exterior plazas and walkable paths between buildings. Low impact development would be incorporated into the project, and landscaping would include a mix of native and native-style plants and trees, watered with drip irrigation.

Location

The project site is located on the southeast corner of the John Street and Abbott Street intersection in the City of Salinas, Monterey County, California. The approximately 19.7-acre project site consists of 13 existing parcels and a portion of parcel #002-481-022-000, which have the following Assessor's Parcel Numbers:

- 002-481-022-000
- 002-481-025-000
- 002-481-026-000
- 002-481-027-000
- 002-481-028-000
- 002-481-029-000
- 002-481-030-000
- 002-481-031-000
- 002-481-032-000
- 002-481-033-000
- 002-481-034-000
- 002-481-035-000
- 002-371-039-000
- 002-371-044-000

The project site is bound by John Street and California State Route 68 (SR 68) to the north, the Union Pacific Railroad tracks to the east, Spicer Street to the south, and Abbott Street to the west. Access to the project site is provided via John, Abbott, and Spicer Streets. Regional access to the project site is provided via SR 68 and the John Street exit from U.S. Highway 101 (US 101).

Figure 1 shows the location of the project site in the region, and Figure 2 shows the project site in its neighborhood context.

Setting and Surrounding Land Uses

The project site is developed and currently occupied with commercial and light industrial uses, including a produce wholesaler, packing supply store, California Department of Motor Vehicles testing site, parking lots, and vehicle storage. Historically, the project site was used for agricultural processing and cooling. As shown in Figure 2, land uses surrounding the project site include commercial industrial uses to the north and to the east, general industrial uses to the south, and mixed use and residential uses to the west.

Figure 2 Project Location and Adjacent Land Use

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Records Review

Document Review

A review of the DTSC EnviroStor database indicates that no cases or environmental documents are associated with the project site (DTSC 2022). However, the northern portion of the project site (308 and 336 John Street and 239 Abbott Street), including Lot 8 and Lot 9, is associated with an open Cleanup Program case with oversight by the Central Coast Regional Water Quality Control Board (RWQCB) (SWRCB 2022a). As part of the research effort, Rincon reviewed the six environmental documents available online for the case at the SWRCB GeoTracker website, which are discussed below. Areas of hazardous materials concern are depicted on Figure 3.

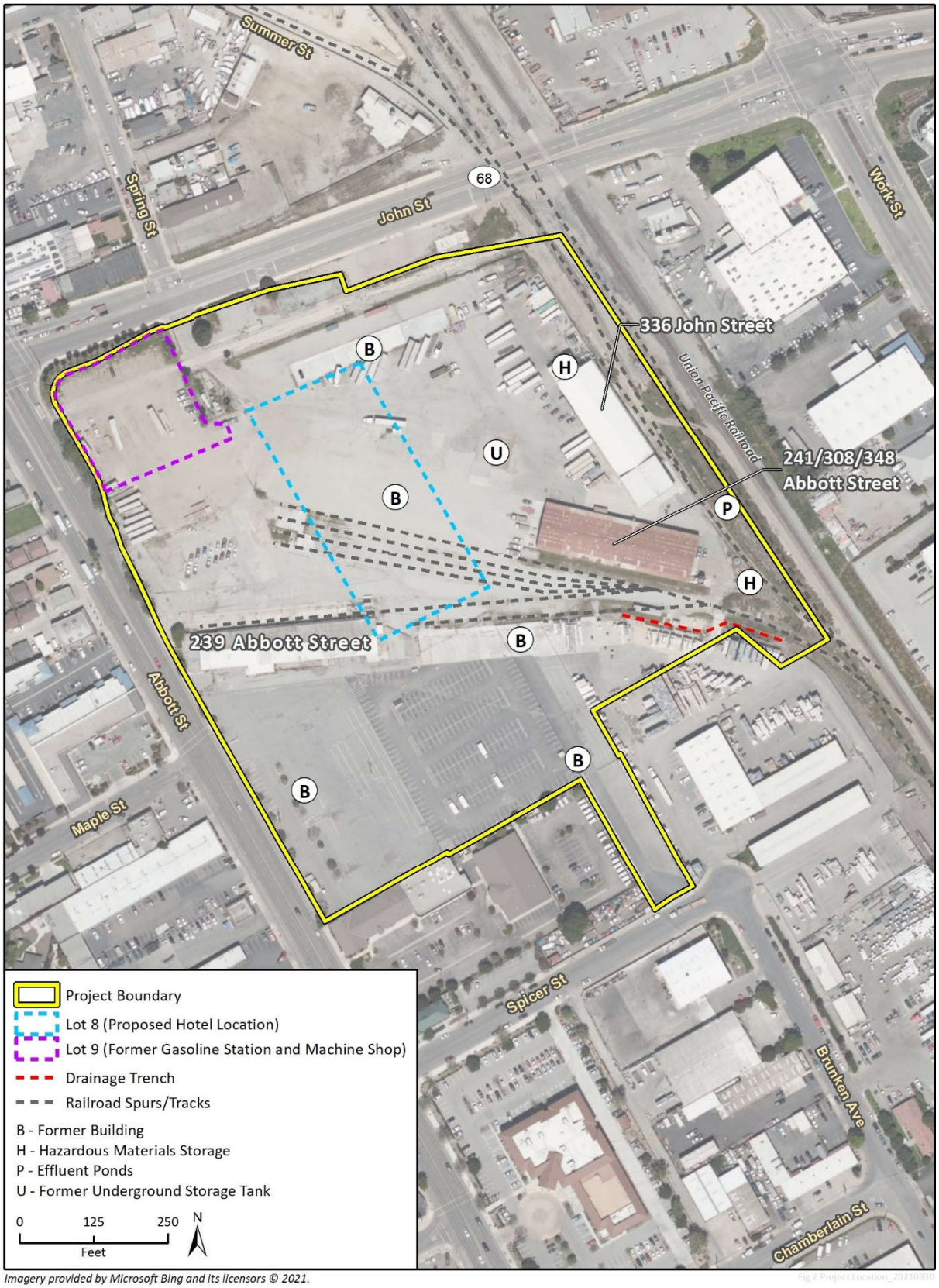
Phase I Environmental Site Assessment

The Phase I Environmental Site Assessment (ESA) prepared for an approximately 21-acre portion of the project site (308 and 336 John Street and 239 Abbott Street, the "property") indicates that the property was occupied by food processing facilities, a warehouse, and a parking lot (Geare Group Consulting 2019). The historical aerial photographs reviewed as part of the 2019 Phase I ESA depict what appears to be a gasoline service station in the northwestern corner of the property from at least 1937 to 1968; several warehouse-type structures from at least 1937 to present day (one structure was no longer depicted by 2005); and railroad spurs from at least 1937 to 1968. The historical fire insurance maps reviewed as part of the 2019 Phase I ESA depict a produce packing facility with several packing warehouses, machine shop, and an oil storage warehouse from 1944 to 1969; an oil pump house was depicted in 1944; an automotive sales building was depicted in the northwestern corner of the property in 1964; and railroad spurs were depicted from at least 1944 to 1969. Potential historical addresses associated with the northwestern corner of the property indicate that a gasoline service station may have been present in 1952.

Monterey County Environmental Health Department records reviewed as part of the 2019 Phase I ESA indicate that site history has included hazardous waste generation from produce packing operations and automotive repair operations, and a 300-gallon waste oil aboveground storage tank (AST), from at least 1991 to 2015. Previous Phase I/II ESA reports prepared for the property and reviewed in the 2019 Phase I ESA indicate that a former Signal Oil Company facility operated at the northwestern corner of the property from at least 1944 to 1969, several possible underground storage tank (UST) locations were identified throughout the property, and one UST was discovered to have been closed-in-place in the central portion of the property in 2011 due to its proximity to a transformer pad.

During the site reconnaissance performed as part of the 2019 Phase I ESA, 55-gallon drums of chemicals, including cooling tower treatment chemicals, equipment cleaning and processing chemicals, and abandoned unidentified wastes were observed; one 500-gallon ammonia AST and one 300-gallon waste oil AST were observed at the property. A drainage trench was observed to drain process rinse water from the building at 239 Abbott Street to two unlined wastewater effluent ponds along the eastern boundary of the property; the ponds were observed to be dry and the open portions of the trench were observed to contain discolored fluids at the time of the 2019 site reconnaissance.

Figure 3 Areas of Hazardous Materials Concern



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The 2019 Phase I ESA identified the following RECs for the property:

- Approximately thirty 55-gallon drums containing unidentified materials, abandoned in the 308/348 Abbott Street building
- Drainage trench with discolored fluids
- Effluent ponds (dry, but unlined)

The 2019 Phase I ESA also identified the closed-in-place 500-gallon diesel UST in the central portion of the property as a historical REC.

Other environmental issues identified in the 2019 Phase I ESA that the consultant concluded warrant further discussion included: a former gasoline service station, machine shop, and possible USTs in the northwestern corner of the property, and a hazardous materials storage shed in the southeastern corner of the property (containing a 300-gallon waste oil AST and ten 55-gallon drums with unidentified contents).

Phase II Environmental Site Assessments

Two Phase II ESAs were prepared for separate portions of the project site as follows:

Phase II ESA, 308 & 336 John Street and 239 Abbott Street – Lot 8

This report, prepared for a 3.12-acre portion of the project site ("Lot 8 property"), indicates that based on the 2019 Phase I ESA, this portion of the project site was previously developed with a former produce processing and storage building (Building 308) and a railroad spur(s) (Trinity Source Group, Inc. 2020a). The scope of the Phase II ESA included passive and active soil vapor surveys, soil sampling, and the collection of one groundwater grab sample.

The passive soil vapor survey results indicated the presence of volatile organic compounds (VOCs) and total petroleum hydrocarbons (TPH) in the gasoline and diesel ranges (TPH-g and TPH-d, respectively). Detected concentrations of benzene in soil vapor were noted to exceed the residential screening level referenced in the report.

The active soil vapor survey results indicated the presence of VOCs and TPH-g. Naphthalene was detected in one sample at a concentration exceeding the residential screening level referenced in the report.

The soil sampling results indicated that VOCs, semi-volatile organic compounds (SVOCs), and polychlorinated biphenyls (PCBs) were not detected above laboratory reporting limits. Metals were detected within background concentrations for local soil; arsenic was detected above its residential and commercial/industrial screening levels referenced in the report. Organochlorine pesticides (OCPs) were detected in one soil sample, TPH-g was detected in one soil sample, TPH-d was detected in all seven soil samples collected, and TPH in the motor oil range (TPH-o) was detected in five soil samples. The detected concentrations of OCPs and TPH were below the residential and commercial/industrial screening levels referenced in the report.

The groundwater grab sample was reported with concentrations of VOCs, TPH-g, and TPH-d. Several VOCs were detected at concentrations exceeding the residential and/or commercial/industrial screening levels referenced in the report.

The Phase II ESA report concluded that the source of VOCs in soil and soil vapor at the Lot 8 property appears to be associated with the volatilization of these compounds from groundwater. Based on the data, the consultant indicated that a release of gasoline appears to have occurred

offsite and a groundwater plume migrated beneath the site, resulting in the elevated concentrations of TPH-g and gasoline-associated VOCs in groundwater at the Lot 8 property.

Phase II ESA, 308 & 336 John Street and 239 Abbott Street – Lot 9

This report, prepared for a 1.09-acre portion of the project site ("Lot 9 property"), indicates that based on the 2019 Phase I ESA, this portion of the project site was previously developed with a former gasoline service station and machine shop (Trinity Source Group, Inc. 2020b). The scope of the Phase II ESA included passive and active soil vapor surveys, soil sampling, and the collection of one groundwater grab sample.

The passive soil vapor survey results indicate the presence of VOCs, TPH-g, and TPH-d. Detected concentrations of benzene and trichloroethene (TCE) in soil vapor were noted to exceed the residential screening level referenced in the report.

The active soil vapor survey results indicate the presence of VOCs and TPH-g. Detected concentrations of chloroform, tetrachloroethene (PCE), and TCE in soil vapor were noted to exceed the residential and/or commercial/industrial screening levels referenced in the report.

The soil sampling results indicate that TPH-g, VOCs, and PCBs were not detected above the laboratory reporting limits. Metals were detected within background concentrations for local soil; arsenic and lead were detected above their residential screening levels referenced in the report. OCPs were detected in two samples, SVOCs were detected in two samples, TPH-d was detected in all seven soil samples collected, and TPH-o was detected in five soil samples. One detected concentration of TPH-d was noted to exceed the residential screening level referenced in the report.

The groundwater grab sample did not contain TPH or VOCs above their laboratory reporting limits.

The Phase II ESA report concluded that PCE and TCE concentrations were the most widely distributed VOCs detected in soil vapor at the Lot 9 property. The Lot 9 property does not have a history of PCE or TCE use, although the consultant noted that both compounds may be used in machine shops as a degreaser. The report also indicated that PCE is more commonly used in dry cleaning and an upgradient fuel site recently received closure, but had associated PCE and TCE contamination in soil vapor; therefore, the consultant concluded in the report that the distribution of PCE and TCE throughout the local neighborhood may be associated with migration through the local City sewer network.

Other Environmental Documents

Three other case documents available on GeoTracker for a portion of the project site were reviewed and are summarized below:

Site Cleanup Program: Former Uni-Kool Facility – Lot 8; 308 and 336 John Street and 239 Abbott Street – Response to Phase II ESA Report

This letter, issued by the Central Coast RWQCB in response to the submittal and review of the June 2020 Phase II ESA prepared for the Lot 8 property, indicates that the RWQCB had no objections to the recommendation of the consultant in their Phase II ESA to install three groundwater monitoring wells at the larger former Uni-Kool facility (a portion of the project site) to assess the extent of petroleum hydrocarbon-impacted groundwater observed at the Lot 8 property and to determine the source of this contamination (Central Coast RWQCB 2020).

Groundwater Monitoring Well Installation and Groundwater Condition Report, Former Uni-Kool Facility, 308 & 336 John Street and 239 Abbott Street

This report indicates that based on the findings of a 2020 Phase II ESA performed for the Lot 8 property, Trinity Source Group Inc. installed three groundwater monitoring wells at the project site and collected soil and groundwater grab samples from the borings (Trinity Source Group Inc. 2021a). Groundwater was encountered in the wells between 64 and 72 feet below ground surface (bgs) with a reported groundwater flow direction toward the south.

The results of the soil sampling indicate that TPH-g, TPH-d, TPH-o, and VOCs were detected in six of the nine soil samples collected. TPH-g was detected in one soil sample, MW-2-64.5, at a concentration exceeding the residential, commercial/industrial, and construction worker screening levels referenced in the report. Ethylbenzene and naphthalene were detected in MW-2-64.5 at concentrations exceeding the residential and commercial/industrial screening levels referenced in the report.

Two groundwater grab samples were collected from the soil borings, and three groundwater samples were collected following development of the groundwater monitoring wells. The results of the groundwater samples indicate concentrations of TPH-g, TPH-d, and several VOCs were detected. TPH-g was detected at concentrations exceeding the screening level referenced in the report. Naphthalene, benzene, ethylbenzene, methyl tert-butyl ether (MTBE), tert-butyl alcohol (TBA), toluene, 1,2,4-trichlorobenzene, and xylenes were detected at concentrations exceeding the residential and/or commercial/industrial screening levels referenced in the report.

The report concluded that based on the results of the soil and groundwater sampling performed at the Lot 8 property, a significant surface or shallow release of petroleum does not appear to have occurred at the locations investigated, a partial source of contamination is at or near the northern portion of the property, and the extent of the petroleum hydrocarbon plume is not yet defined. Additionally, the report concluded that the shallow soil data collected as of the date of the report does not indicate that the groundwater plume is associated with the former machine shop and gasoline service station formerly located in the northwestern corner of the property; however, because up to four USTs may have existed at the property and there is an abandoned-in-place UST at the property, there may be two independent sources of petroleum hydrocarbon contamination (both TPH-g and TPH-d) at the property. A release of diesel may have occurred from the abandoned-in-place diesel UST at the property and the source of the TPH-g and MTBE release, if not located onsite during a future investigation, is likely located northeast of the property based on the groundwater flow direction.

The report recommended the following: removal of the abandoned-in-place UST and additional investigation in the vicinity of this UST, installation of two groundwater monitoring wells at upgradient locations relative to MW-2 (located near the abandoned-in-place UST), and installation of a third groundwater monitoring well in the southern portion of the property to monitor the extent of onsite contamination and gauge the concentration of petroleum hydrocarbons/MTBE that may be migrating across the property.

Underground Storage Tank Removal Report, The Uni-Kool Partners, 308 John Street

This report, prepared for a portion of the project site (former Uni-Kool facility at 308 John Street – the "property"), indicates that "during environmental due diligence" performed for the property, "the UST remaining on the property should be removed" (Trinity Source Group Inc. 2021b). The UST had been closed-in-place in 2011 because it was located under a concrete transformer pad. The

transformer was decommissioned in 2011; therefore, Trinity Source Group, Inc. removed the UST in June 2021 under permit by and in accordance with guidance and procedures of the Monterey County Health Department Environmental Health Bureau. Confirmation soil samples collected from the UST pit were determined to be non-hazardous under Monterey County Action Levels; therefore, the native soil excavated during UST removal was repurposed as backfill.

Historical Records

According to a review of online aerial photographs and topographic maps, it appears that the project site was developed with industrial buildings from at least 1948 to present day (Nationwide Environmental Title Research LLC 2022). Eight railroad spurs were formerly located on the project site from at least 1910 to 1998, and two sets of railroad tracks have been located adjacent to the east of the project site from at least 1910 to present day. Impacts to the project site associated with the former onsite railroad spurs may exist onsite and could be encountered during construction (e.g., soil disturbance, grading, excavation, earthwork). Shallow soils located along railroad tracks are commonly impacted with hazardous materials such as petroleum hydrocarbons, metals, poly-aromatic hydrocarbons, and SVOCs. Therefore, construction of the project near the former railroad tracks and spurs could create a public health and environmental hazard at the project.

Landfills

According to a review of the CalRecycle online SWIS database, there are no landfills within 2,000 feet of the project site. Therefore, landfills would have no impact on the operation or construction of the project.

CalGEM Records

According to a review of CalGEM online oil and gas well and field records, the project site is not located within an oil/gas field and there are no oil or gas wells located within 0.5 mile of the project site (CalGEM 2021). Therefore, the oil and gas wells and fields would have no impact on the operation or construction of the project.

NPMS Records

According to a review of the PHMSA online NPMS database, there are no natural gas transmission or hazardous liquid pipelines within or adjacent to the project site, or within 1,000 feet of the project site (USDOT 2022). Therefore, hazardous material pipelines would have no impact on the operation or construction of the project.

California Statewide PFAS Investigation

Beginning in 2019, the SWRCB issued letters to property owners of sites that may be potential sources of PFAS. These sites currently include select landfills, airports, chrome plating facilities, publicly owned treatment works facilities, Department of Defense sites, and bulk fuel storage terminals and refineries. The letters included a SWRCB Water Code Section 13267 Order (Investigative Order); an Investigative Order is a directive from the SWRCB to conduct on-site testing of groundwater and/or leachate. This does not mean that PFAS has been produced, used, or

discharged at these sites. According to the SWRCB, "PFAS are a large group of human-made substances that do not occur naturally in the environment and are resistant to heat, water, and oil" (SWRCB 2022b).

According to a review of the California Statewide PFAS Investigation online Public Map Viewer, there are no current airport, chrome plating, Department of Defense, landfill, or publicly owned treatment works PFAS orders at any facilities listed as located within six miles of the project site (SWRCB 2022b). According to a review of the SWRCB's March 12, 2021 Bulk Fuel Terminal/Refinery Investigative Order, the project site is not listed on the Bulk Fuel Storage Terminals and Refineries List (Attachment 1 of the Order). Furthermore, none of the Bulk Fuel Storage Terminals or Refineries on the list are located within one mile of the project site (SWRCB 2021).

According to a review of the California Statewide Drinking Water System Quarterly Testing Results online Public Map Viewer, perfluorooctanoic acid and perfluorooctanesulfonic acid (PFOA and PFOS) were analyzed for in 23 drinking water wells located within three miles of the project site and tested quarterly as part of a PFAS investigative order (SWRCB 2022c). PFOA and PFOS were not detected in these drinking water wells. Therefore, PFAS would have no impact on the operation or construction of the project.

Site Reconnaissance

Rincon performed a reconnaissance of the entirety of the project site (as shown on Figure 2) on December 9, 2021. The purpose of the reconnaissance was to observe existing project site conditions that may indicate the presence of hazardous materials onsite.

Current Use of the Project Site

The project site was observed to be a vacant commercial/industrial facility with three buildings and parking/storage areas. A sign on the northern portion of the project site indicated "GreenGate Fresh – Shipping."

Areas of concern identified during the site reconnaissance are included on Figure 3. Photographs of the project site are included in Appendix A.

239 Abbott Street Building

This vacant commercial/industrial building was observed to contain a trench drain, an air compressor, and a few pieces of equipment on wooden pallets. Dark-stained concrete flooring was observed throughout the building, including one area with additional staining and a kitty litter-type absorbent spread across it (Appendix A, Photograph 1). The concrete appeared to be in good condition (i.e., no cracks). Five plastic 55-gallon drums were observed along the northern exterior of the building, some of which were labeled "TowerShield" (cooling water treatment).

336 John Street Building

This vacant commercial/industrial building was observed to contain a forklift, a loading dock/ramp, and a trench drain. No stained flooring was observed inside the building.

An exterior hazardous materials storage area on the northern side of the 336 John Street building (as identified in the 2019 Phase I ESA) was observed to contain four 5-gallon buckets and what appeared to be a pesticide sprayer on a wooden pallet, pools of water from a recent rain event (some with an oily sheen), dark-stained asphalt with some areas of a kitty litter-type absorbent, an approximately 500-gallon AST with a faded "Ammonia" label, and six empty plastic 55-gallon drums labeled "TowerShield" (Appendix A, Photograph 2).

A fenced area of the hazardous materials storage area was observed to contain two approximately 500-gallon ASTs (one labeled "Ammonia"), three plastic 55-gallon drums (one labeled "TowerShield"), equipment, various pipes connected to equipment labeled "Ammonia," and one pipe labeled "Refrigerant Discharge" (Appendix A, Photograph 3).

348 Abbott Street Building

This vacant commercial/industrial building was observed to contain electrical panels and three possible transformers, an area of inactive equipment, two 31-pound containers of mineral spirits (with no evidence of release), one trench drain, and two empty plastic water ASTs (approximately 30 and 100 gallons) on pallets. No stained flooring was observed inside the building.

A hazardous materials storage area in the southeastern corner of the project (as identified in the 2019 Phase I ESA) was observed to contain one approximately 200-gallon AST, multiple plastic and metal 55-gallon drums, some labeled "cooling water treatment," and one labeled "Vacuum Pump Waste Oil Only," and two 5-gallon buckets with unidentified contents (Appendix A, Photograph 4).

Other Areas

The area of the former 500-gallon diesel UST in the central-eastern portion of the project site was observed to contain vegetation and soil with three concrete pads, a pile of concrete rubble, one pipe protruding from the ground, a tarp covering materials, and a groundwater monitoring well (Appendix A, Photograph 5).

Two unlined wastewater effluent ponds located along the eastern boundary of the project site (as identified in the 2019 Phase I ESA) were observed to be dry.

The open portions of a concrete trench located in the southeastern portion of the project site (as identified in the 2019 Phase I ESA) were observed to contain discolored fluids, trash, and what appeared to be pooled water from a recent rain event (Appendix A, Photograph 6).

Impact Summary

Based on the research conducted as part of this HMTS, impacts were identified at the project site as described below.

Construction Impacts

Based on the results of the Phase II ESAs conducted at portions of the project site, there are known metals, TPH (gasoline, diesel, and motor oil), VOCs, SVOCs, and OCPs in onsite soil and/or soil vapor. These impacts will likely be encountered during grading and construction-related work onsite.

Benzene, naphthalene, PCE, and TCE were detected in soil vapor at the project site at concentrations exceeding the residential and/or commercial/industrial ESLs. TPH-d was detected in soil at the project site at a concentration exceeding the residential ESL. Additionally, a concrete trench is present in the southeastern portion of the project site and railroad spurs were formerly located on the project site from at least 1910 to 1998. Stained concrete flooring was also observed within and/or next to onsite buildings. Therefore, there is a potential for construction workers to be exposed to contaminants via dust, soil, and/or soil vapor on the project. Additionally, if offsite disposal of soils would occur during project construction, the soil may require special handling or disposal as a waste. Construction activities are not expected to encounter groundwater, which is anticipated to be approximately 60 to 70 feet bgs.

Hazardous materials identified at the project site during Rincon's December 2021 reconnaissance include drums, ASTs, and other containers. Offsite disposal of these materials during project construction may also require special handling or disposal as a waste.

Consequently, potentially significant impacts exist at this known release site (similar to a hazardous material site compiled pursuant to Government Code Section 65962.5) and, as a result, would potentially create a significant hazard to the public or the environment during grading/construction. Implementation of Mitigation Measures HAZ-1 through HAZ-4 will reduce construction hazardous material impacts to less than significant.

Operation Impacts

Based on the results of the Phase II ESAs conducted at portions of the project site, there are known metals, TPH (gasoline, diesel, and motor oil), VOCs, SVOCs, and OCPs in onsite soil and/or soil vapor. Additionally, a concrete trench is present in the southeastern portion of the project site, stained concrete flooring was observed within and/or next to onsite buildings, and railroad spurs were formerly located on the project site from at least 1910 to 1998. Therefore, there is a potential for:

- Maintenance workers to be exposed to contaminants via dust, soil, and/or soil vapor on the project
- Building occupants to be exposed to contaminants via soil vapor on the project

Therefore, operation of the project could create a public health and environmental hazard at the project and would be considered a potentially significant impact. Implementation of Mitigation Measures HAZ-1 through HAZ-5 would reduce operational hazardous material impacts to less than significant.

Recommendations

The northern portion (~21 acres) of the project site is listed as an open RWQCB Cleanup Program Site (open case). The open case includes the development areas encompassed by Lots 1, 2, 3, 7, 8, and 9. The Central Coast RWQCB (cleanup oversight agency) will continue to be provide agency oversight of assessment and remediation of the open case through case closure by RWQCB.

However, this HMTS has identified known metals, TPH (gasoline, diesel, and motor oil), VOCs, SVOCs, and OCPs in onsite soil and/or soil vapor and suspect sources of impacts, including but not limited to:

- Stained asphalt and concrete flooring
- Drainage trench with unlined effluent ponds and discolored fluids
- Onsite hazardous materials storage and abandoned unidentified wastes
- Onsite ASTs (waste oil and ammonia)
- Former onsite USTs
- Former onsite auto repair, machine shop, and gasoline station
- Former (potentially remaining onsite) railroad tracks and spurs
- Former oil storage warehouse

These potential impacts will likely be encountered during grading and construction-related work onsite. Construction activities at the project are not expected to encounter groundwater, which is anticipated to be approximately 60 to 70 feet bgs. There is also the potential for building occupants to be exposed to contaminants via soil vapor at the project.

Implementation of mitigation measures HAZ-1 through HAZ-5 would identify hazards onsite and reduce potential hazardous material construction and operational impacts at the project to less than significant, as discussed below.

Mitigation Measures

HAZ-1 RWQCB Regulatory Agency Submittal

Prior to issuance of a grading permit, the project applicant shall retain a qualified environmental professional (EP), as defined by the American Society of Testing and Materials (ASTM) E-1527, to prepare a Phase I ESA in accordance with standard ASTM methodologies to assess the project site (including development Lots 4, 5, and 6). The project applicant shall submit the Phase I ESA to the Central Coast RWQCB project manager of the open Cleanup Program Site case. Additionally, the project applicant shall submit the following documents to the Central Coast RWQCB Cleanup project manager:

- Current development plan and any modifications to the development plan for Lots 1-9
- All environmental documents completed for the project (Lots 1-9), including this HMTS
- All future environmental documents completed for the project (Lots 1-9)

Upon submittal of the information above, the Central Coast RWQCB may require actions such as: development of subsurface investigation workplans; completion of soil, soil vapor, and/or

groundwater subsurface investigations; installation of soil vapor or groundwater monitoring wells; soil excavation and offsite disposal; completion of human health risk assessments; and/or completion of remediation reports or case closure documents. Subsurface soil, soil vapor, and groundwater investigations, if required, shall be conducted in accordance with a sampling plan that shall be reviewed and approved by the Central Coast RWQCB.

The Central Coast RWQCB closure and agency approval documents shall be submitted and reviewed by the City prior to issuance of grading permits.

It should also be noted that the Central Coast RWQCB may determine that Monterey County Hazardous Materials Management Services (HMMS) or the DTSC may be best suited to perform the cleanup oversight agency duties for the assessment and/or remediation of this project. Should the cleanup oversight agency be transferred from the RWQCB to the Monterey County HMMS or the DTSC, this and other mitigation measures will still apply.

HAZ-2 Subsurface Investigation

The project applicant shall retain a qualified environmental consultant (Professional Geologist [PG] or Professional Engineer [PE]) to prepare subsurface investigations, as required by the Central Coast RWQCB, prior to construction. The subsurface investigations may include sampling of the following suspect release areas:

- Stained asphalt and concrete flooring
- Drainage trench with unlined effluent ponds and discolored fluids
- Onsite hazardous materials storage and abandoned unidentified wastes
- Onsite ASTs (waste oil and ammonia)
- Former onsite USTs
- Former onsite auto repair, machine shop, and gasoline station
- Former (potentially remaining onsite) railroad tracks and spurs
- Former oil storage warehouse

Additionally, these subsurface investigations may include, but are not limited to, completion of:

- Geophysical surveys
- Soil, soil vapor, and/or groundwater sampling assessments
- Laboratory analysis for TPH, VOCs, SVOCs, OCPs, and metals

The subsurface investigations shall provide recommendations to address identified hazards and indicate when to apply those recommended actions in relation to proposed project activities. As part of the subsurface investigation, analytical results shall be screened against the San Francisco Bay RWQCB environmental screening levels (ESLs). These ESLs are risk-based screening levels for direct exposure of a construction worker under various depth and land use scenarios.

Appropriate steps shall be undertaken to protect site workers during project construction and if necessary, the public during project operation. This would include the preparation of a Soil and Soil Vapor Management Plan (see Mitigation Measure HAZ-3).

If contaminants are detected at concentrations exceeding hazardous waste screening thresholds for contaminants in soil (California Code of Regulations [CCR] Title 22, Section 66261.24), appropriate

steps shall be undertaken to protect site workers during project construction and if necessary, the public during project operation (see Mitigation Measures HAZ-3, HAZ-4, and HAZ-5).

HAZ-3 Soil and Soil Vapor Management Plan

The project applicant shall retain a qualified environmental consultant (PG or PE) to prepare a Soil and Soil Vapor Management Plan (SSVMP) prior to construction. Where groundwater impacts are identified during implementation of Mitigation Measure HAZ-2, a groundwater management section shall be added to the SSVMP. The SSVMP, or equivalent document, shall be prepared to address onsite handling and management of impacted soils, soil vapor, or other impacted wastes, and reduce hazards to construction workers and offsite receptors during construction. The plan must establish remedial measures and/or soil management practices to ensure construction worker safety, the health of future workers and visitors, and the offsite migration of contaminants from the site. These measures and practices may include, but are not limited to:

- Stockpile management including stormwater pollution prevention and the installation of Best Management Practices (BMPs)
- Proper disposal procedures of contaminated materials
- Monitoring and reporting
- A health and safety plan for contractors working at the site that addresses the safety and health hazards of each phase of site construction activities with the requirements and procedures for employee protection
- The health and safety plan will also outline proper soil handling procedures and health and safety requirements to minimize worker and public exposure to hazardous materials during construction.

Prior to demolition and grading (construction), the City shall confirm the Central Coast RWQCB's approval of the SSVMP. The project applicant shall review and implement the SSVMP prior to construction.

If odorous or visually stained soils, other indications of hydrocarbon piping or equipment, or debris are encountered during ground-disturbing activities, work in the immediate area shall be halted and a qualified environmental consultant shall be contacted immediately to evaluate the situation. Work may continue on other parts of the project while impacted soil investigation and/or remediation takes place.

HAZ-4 Remediation

Where soil is known to be impacted, or is identified during implementation of mitigation measure HAZ-2 (subsurface investigation) to be present, within the construction envelope at chemical concentrations exceeding hazardous waste screening thresholds for contaminants in soil (CCR Title 22, Section 66261.24), the project applicant shall retain a qualified environmental consultant (PG or PE), to conduct additional analytical testing and recommend soil disposal recommendations, or consider other remedial engineering controls, as necessary.

The qualified environmental consultant shall utilize the development site analytical results for waste characterization purposes prior to offsite transportation or disposal of potentially impacted soils or other impacted wastes. The qualified environmental consultant shall provide disposal recommendations and arrange for proper disposal of the waste soils or other impacted wastes (as necessary), and/or provide recommendations for remedial engineering controls, if appropriate.

Remediation of impacted soils and/or implementation of remedial engineering controls may require additional delineation of impacts; additional analytical testing per landfill or recycling facility requirements; soil excavation; and offsite disposal or recycling.

The City shall confirm the Central Coast RWQCB's approval of the development site disposal recommendations. The project applicant shall review and implement the disposal recommendations prior to transportation of waste soils offsite and review and implement the remedial engineering controls prior to construction.

HAZ-5 Vapor Mitigation System

Where soil vapor is known (or is identified during implementation of Mitigation Measures HAZ-2, HAZ-3, or HAZ-4) to be present at chemical concentrations exceeding the ESLs for sub-slab/soil gas (vapor) intrusion, the project applicant shall retain a qualified environmental consultant (PG or PE) or other qualified person to prepare a vapor mitigation system design for the proposed project.

The plan shall include, but is not limited to:

- Design specifications
- Material specifications
- Installation requirements
- Monitoring requirements

The project applicant shall design and implement engineering measures or institutional controls (e.g., soil vapor barrier) to prevent potential soil vapor intrusion into new residences or businesses in accordance with the measures included in the DTSC's Vapor Intrusion Guidance Document – Final (October 2011) and Vapor Intrusion Mitigation Advisory, Revision 1 (October 2011).

Engineering measures or institutional controls shall be submitted to the City's Building Division and Planning Division prior to the issuance of any grading or building permits. Said engineering measures and institutional controls shall be peer reviewed by a qualified third-party contractor hired by the City at the project applicant's expense to confirm such measures and controls comply with applicable regulations. Consultation with the DTSC or a local cleanup agency may be required to confirm the appropriateness of the measures and controls.

The project applicant and/or contractor shall retain a qualified professional to certify that the accepted measures and controls are properly constructed and functioning at each residence. Written verification shall be submitted to the City.

The efficacy of the measures and controls shall be confirmed and certified by a qualified professional pursuant to the construction quality assurance/quality control testing guidance of the DTSC's Vapor Intrusion Guidance Document – Final (October 2011).

The project applicant and contractor shall incorporate a sub-slab vapor barrier during construction, the implementation of which would prevent the potential for soil gas VOCs from migrating to indoor air.

The City shall confirm the Central Coast RWQCB's approval of the Vapor Mitigation System Design prior to construction. The project applicant shall review the Vapor Mitigation System Design and install the system during construction.

Significance After Mitigation

Implementation of Mitigation Measures HAZ-1 through HAZ-5 during project construction and operation would reduce potential hazardous material impacts to less than significant by ensuring additional investigation and remedial measures, transportation of impacted materials, and/or soil management practices ensure construction worker safety and the health of future workers and visitors.

References

California Department of Conservation Geologic Energy Management Division (CalGEM). 2021. "Well Finder." Last modified: 2019. https://www.conservation.ca.gov/calgem/Pages/WellFinder.aspx (accessed September 2021).

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____. 2021. "March 12, 2021 Bulk Fuel Terminal/Refinery Investigative Order." March 12, 2021. https://www.waterboards.ca.gov/pfas/docs/order_wq2021-0006-dwq_pfas.pdf (accessed September 2021).

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United States Department of Transportation (USDOT). 2022. Pipeline and Hazardous Materials Safety Administration (PHMSA), "National Pipeline Mapping System (NPMS) Public Map Viewer." Last modified: 2022. https://www.npms.phmsa.dot.gov/PublicViewer/ (accessed September 2021).

Appendix A

Site Photographs

Photograph 1. View of the interior of the 239 Abbott Street building. Stained concrete and absorbent materials are visible.

Photograph 2. View of the exterior hazardous materials storage area on the northern side of the 336 John Street building, with stained concrete and drums.

Photograph 3. View of the fenced area of the exterior hazardous materials storage area on the northern side of the 336 John Street building.

Photograph 4. View of a hazardous materials storage area in the southeastern corner of the project site (near the 348 Abbott Street building) with an aboveground storage tank (AST), drums, and buckets.

Photograph 5. View of the area of the former diesel underground storage tank (UST) in the central-eastern portion of the project site. A groundwater monitoring well is visible.

Photograph 6. View of an open portion of an industrial trench in the southeastern portion of the project site.