

ATTACHMENT D

Preliminary Environmental Site Assessment

MEMORANDUM

To: Philip Tunnell, City of Oceanside
cc: Amanda Combs, Dudek; Andrew Talbert – Dudek
From: Glenna McMahon, Claire Kouba – Hydrogeology/HazWaste
Subject: Preliminary ESA for City of Oceanside Recycled Water Pipelines and Facilities, Addendum No. 3 to the North San Diego Water Reuse Coalition Regional Recycled Water Project Program EIR
Date: July 31, 2018

This Preliminary Environmental Site Assessment (Preliminary ESA) was conducted for the Addendum No. 3 to the North San Diego Water Reuse Coalition Regional Recycled Water Project Program EIR. Areas of analysis included properties associated with four proposed reservoir/ pump station sites and the linear extent of current proposed pipeline alignment alternatives, in the City of Oceanside, California. For figures depicting the locations and extents of these sites and pipeline alignments, see Figures 1 through 8 of the Addendum.

The objective of this Preliminary ESA is to evaluate if there have been any impacts to these areas due to current or past hazardous materials/waste storage or use and determine if additional assessment and/or investigation is necessary per Mitigation Measure 3.8-2a of the Mitigation Monitoring and Reporting Program (City of Oceanside 2015). This Preliminary ESA consists of review and summary of publicly available regulatory agency records and historical aerial photographs.

REGULATORY RECORDS AND AERIAL PHOTOGRAPHS

Regulatory databases reviewed included:

- State Water Resources Control Board online database (GeoTracker), which includes a search of land disposal sites (e.g. landfills, burn dumps, illegal disposal sites) and military cleanup sites;
- Department of Toxic Substances Control online database (EnviroStor);
- National Pipeline Mapping System (NPMS)
- California Division of Oil, Gas or Geothermal Resources (DOGGR) Wellfinder database.

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GeoTracker and EnviroStor databases were searched within ¼ mile of the proposed sites and alignments identified in the report entitled *Upper and Lower SLRWRF Recycled Water Conveyance System Planning Study* (Dated May 2018).

Historical aerial photographs as available on www.historicaerials.com and Google Earth were also reviewed for the proposed project sites.

The results of this review are summarized below.

Morro Heights Reservoir and Pump Station Site (APN 122-170-42)

A search of the GeoTracker, EnviroStor, NPMS, and DOGGR Wellfinder databases was conducted. There were no listings for this site. Due to historical agricultural land use, pesticides could potentially be present in surface soils.

Fire Mountain Reservoir and Pump Station Site (APN 165-021-02)

A search of the GeoTracker, EnviroStor, NPMS, and DOGGR Wellfinder databases was conducted. There is a closed cleanup program site located 600 feet south of the site. The cleanup program site has been closed since 2006. The case involved a spill of diesel to soil. Due to the location and the media affected, it is unlikely that this case has affected conditions in the project area.

There are no listings for this project site the in NPMS OR DOGGR Wellfinder databases.

Mesa Pump Station Site (APN 162-082-51)

A search of the GeoTracker, EnviroStor, NPMS, and DOGGR Wellfinder databases was conducted. There were no listings for this site.

Old Grove Reservoir and Pump Station Site (APN 161-512-36)

A search of the GeoTracker, EnviroStor, NPMS, and DOGGR Wellfinder databases was conducted. There were no listings for this site.

Orchards appeared on the site sometime between 1967 and 1980. Starting in the 1997 photo, other agriculture was present on the site. Agriculture was gone from the site in the 2003 photo, and the site had been graded by 2009.

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Pipelines

L1B

Former LUST, Emerald Isle Golf Course, 660 S El Camino Real, adjacent to the proposed alignment. Release of gasoline to soil. Case was closed in 1992. Given the time since site closure and the nature of the release, it is unlikely that this site has impacted conditions along the alignment.

Former LUST and a current LUST Cleanup Site, Unocal #5940-31030, 502 S. El Camino Real, located adjacent to the alignment. The former LUST case was for a release of gasoline to soil. The case was closed in 1993. The current LUST case is for a release of gasoline to groundwater. Groundwater is reportedly approximately 24-29 feet below ground surface. This site may have impacted conditions along the alignment. Dudek recommends preparation and implementation of a contingency plan for management of impacted soil (and groundwater, if encountered) during construction.

Former LUST, Mission Exxon, 3865 Mission Ave, approximately 855 feet west of the proposed alignment. The LUST case was for a release of gasoline to groundwater. The site received low-threat closure in 2016. Due to the distance from the project alignment and the nature of contamination, it is unlikely that this site has impacted conditions along the proposed alignment.

Former LUST, John's Texaco, 380 N El Camino Real, approximately 1141 feet east of the proposed alignment. The case involved a release of gasoline to groundwater, and has been closed since 1995. Given the time since closure and the distance from the proposed alignment, it is unlikely that this site has impacted conditions along the alignment.

L2B

Former Cleanup Program case, Ivey Ranch Inc., Mesa Dr, This site appears to be approximately 500 feet west of the proposed alignment (street number is not listed). The site was listed for diesel contamination of groundwater and pesticides in soil. The site was administratively closed due to no threat to the public or environment in 2011. Due to site closure and apparent location, it is unlikely that this site has impacted conditions on the proposed alignment.

There is a hazardous liquids pipeline under El Camino Real where it crosses Mesa Drive.

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L3

Former LUST site, Eternal Hills Memorial Park, 1999 El Camino Real, located on alignment. There was a release of gasoline to soil. The case was closed in 1992. Given the media affected and the time since closure, it is unlikely that this site has impacted conditions along the alignment.

L10

Former Cleanup Program Site, National Metal Technologies, 4040 Calle Platino, approximately 880 feet south of alignment. There was a release of waste oil to soil. The case has been closed since 1994. Given the distance from the alignment, the media affected, and the time since closure, it is unlikely that this site has impacted conditions along the alignment

Former Cleanup Program Site, TMI, 4079 Calle Platino, approximately 1150 feet south of the alignment. There was a release of gasoline. The case has been closed since 1995. Given the distance from the alignment and the time since closure, it is unlikely that this site has impacted conditions along the alignment

L18

Former cleanup program site, Fire Mountain Estates, 1728 Yucca Road, located approximately 200 feet south of the alignment. The site has been closed since 2006. The case involved a spill of diesel to soil. Given the location and the media affected, it is unlikely that this case has affected conditions in the project area.

L19

Former LUST cleanup site, Shell, 660 Douglas Drive, located adjacent to alignment. The case was for a release of gasoline to soil. The site was closed in 2009, with some potential residual hydrocarbons in place. This site may have impacted conditions along the alignment. Dudek recommends preparation and implementation of a contingency plan for management of impacted soil (and groundwater, if encountered) during construction.

Brownfields Outreach Program site, Pala West School, Pala Road/Douglas Drive, approximately 250 feet east-southeast of alignment. The site was historically utilized for agricultural purposes, indicating the potential use of pesticides/herbicides (potential contaminants of concern were dieldrin and toxaphene). A No Further Action letter was issued by DTSC in July 2003. Given the

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historical nature of the contamination and the No Further Action letter issued by DTSC, it is unlikely that the site has impacted conditions along the alignment.

There is a hazardous liquids pipeline running north-south approximately 0.28 miles west of the westernmost extent of the alignment (under Rivertree Drive, near where it crosses Northwood Drive).

U1

Former LUST cleanup site, North River Village, 490 Vandegift Bl, approximately 380 feet southeast of alignment. This was a release of gasoline to soil and groundwater. Impacted soil was removed from the site and the case was closed in 2009. Given the site remediation and closure, as well as its proximity to the alignment, it is unlikely that the site has impacted conditions along the alignment.

Former LUST cleanup site, Shell, 660 Douglas Drive, located adjacent to alignment. The case was a release of gasoline to soil. The site was closed in 2009, with some potential residual hydrocarbons in place. This site may have impacted conditions along the alignment. Dudek recommends preparation and implementation of a contingency plan for management of impacted soil (and groundwater, if encountered) during construction.

U2

Former LUST and Cleanup Program Site, 7-Eleven Food Store, 487 Vandergrift Blvd, located along alignment. There are two closed cleanup program sites and one closed LUST site associated with this address. The cleanup program sites have been closed since 1986 and 1991. The LUST case was a release of gasoline to groundwater. The case was closed in 2015, potentially with some residual hydrocarbons in place. This site may have impacted conditions along the alignment. Dudek recommends preparation and implementation of a contingency plan for management of impacted soil (and groundwater, if encountered) during construction.

U3

Former Cleanup Program Site, The Green House, 5451 North River Road, located along the alignment. Release of heavy metals, petroleum/fuels/oil, and polynuclear aromatic hydrocarbons. The site has been closed since 1997. While the site has been closed for some time, impacts may still be present in the subsurface. Dudek recommends preparation and implementation of a contingency plan for management of impacted soil (and groundwater, if encountered) during construction.

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U9

Former LUST, 5992 Sleeping Indian Road approximately 1000 feet northwest of the proposed alignment. The case has been closed since 1991. Types of contaminants were not specified. No list of media affected. Given that the case is closed and the distance from the alignment, it is unlikely that the LUST case has affected conditions on the proposed project site.

U15

No DOGGR records within 0.25 miles.

Former LUST cleanup site, North River Village, 490 Vandegrift Boulevard, approximately 1,200 feet north of alignment. This was a release of gasoline to soil and groundwater. Impacted soil was removed from the site and the case was closed in 2009. Given the site remediation and closure, as well as its proximity to the alignment, it is unlikely that the site has impacted conditions along the alignment.

Former Cleanup Program site, Murray Bridge Middle School, Frazee Road/Gardenia Street, approximately 630 feet west-northwest of alignment. Portions of the site were historically utilized for agricultural purposes, indicating the potential use of pesticides/herbicides (potential contaminants of concern were arsenic, DDD, DDE, and DDT). A No Further Action letter was issued by DTSC in July 2002. Given the historical nature of the contamination and the No Further Action letter issued by DTSC, it is unlikely that the site has impacted conditions along the alignment.

SUMMARY AND CONCLUSIONS

The proposed reservoir/pump station sites and pipeline alignments (or “proposed project components”) are located throughout the City of Oceanside, California. The land uses associated with many of the proposed project component locations were typically undeveloped land, such as that associated with the river channel of the San Luis Rey River, or utilized for agriculture until sometime after the 1960s, when progressively more and more areas were developed for residential, industrial land uses.

Based on the records reviewed, there are no impacts of concern to the four reservoir/pump station sites. Two of the sites were previously used for agriculture, however it’s likely that potential impacts from the former agriculture uses are minimal as one of the sites appears to have been graded, and worker occupancy at both sites would be limited.

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Based on the records reviewed, there were potential impacts at five of the pipelines. Thus, Dudek recommends preparation and implementation of a contingency plan for management of impacted soil (and groundwater, if encountered) during construction in the vicinity of the following pipeline alignments:

Proposed Pipeline Alignment	Source of Potential Impacts to Conditions Along Pipeline
L1B	Former LUST and an current LUST Cleanup Site, Unocal #5940-31030, 502 S. El Camino Real, adjacent to alignment
L19, U1	Former LUST cleanup site, Shell, 660 Douglas Drive, adjacent to alignment
U2	Former LUST and Cleanup Program Site, 7-Eleven Food Store, 487 Vandergrift Blvd, along alignment
U3	Former Cleanup Program Site, The Green House, 5451 North River Road, along alignment

The Mitigation Monitoring and Reporting Program includes a mitigation measure, MM 3.8-2c, that specifies a contingency plan for management of contaminated soil, if encountered during construction. Dudek recommends that the contingency plan include the following:

- Identification of known areas of soil contamination, including constituents of concern, on/near project site
- Anticipated constituents of concern (COCs; hazardous waste/materials) that may be encountered
- Procedures for characterizing and managing impacted materials, including emergency response procedures
- Dewatering contingency options
- Stormwater management options
- Regulatory considerations
- Worker health and safety plan for management of contaminated materials

Copies of the contingency plan and health and safety plan should be maintained onsite during excavation and construction of the proposed project. All workers on the project site should be familiarized with these documents.

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Based on the records reviewed, there are hazardous liquid pipelines on or near proposed alignments (LB2 and L19). Construction personnel should be aware of these hazardous pipelines and take appropriate precautions.

REFERENCES

City of Oceanside 2015. Mitigation Monitoring and Reporting Program for the City of Oceanside's Segment of the North San Diego Water Reuse Coalition Regional Recycled Water Project. December 2015.

DOGGR 2018. California Division of Oil, Gas, and Geothermal Resources Wellfinder database. <http://www.conservation.ca.gov/dog/Pages/Wellfinder.aspx>. Accessed July 12, 2018.

GeoTracker 2018. California State Water Resources Control Board GeoTracker database. <https://geotracker.waterboards.ca.gov/>. Accessed July 12, 2018.

EnviroStor 2018. California Department of Toxic Substances Control EnviroStor database. <https://www.envirostor.dtsc.ca.gov/public/>. Accessed July 12, 2018.

National Pipeline Mapping System 2018. <https://pvnpm.phmsa.dot.gov/PublicViewer/>. Accessed July 12, 2018.