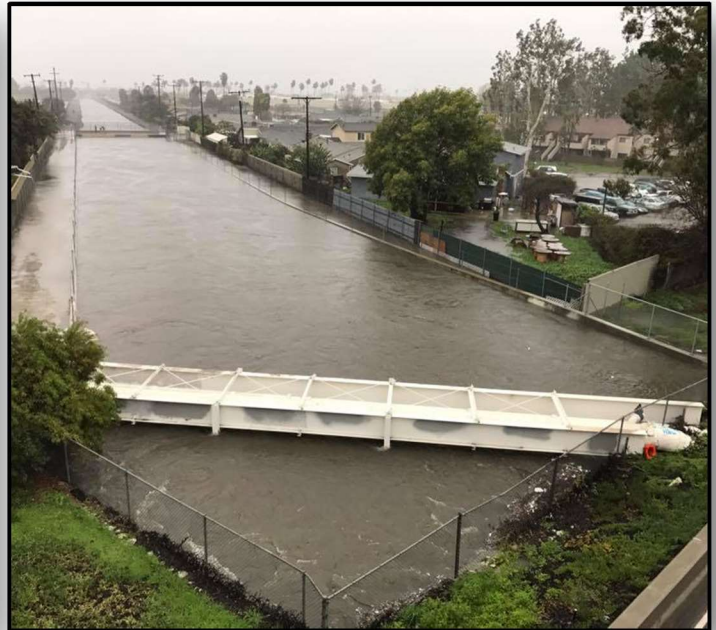
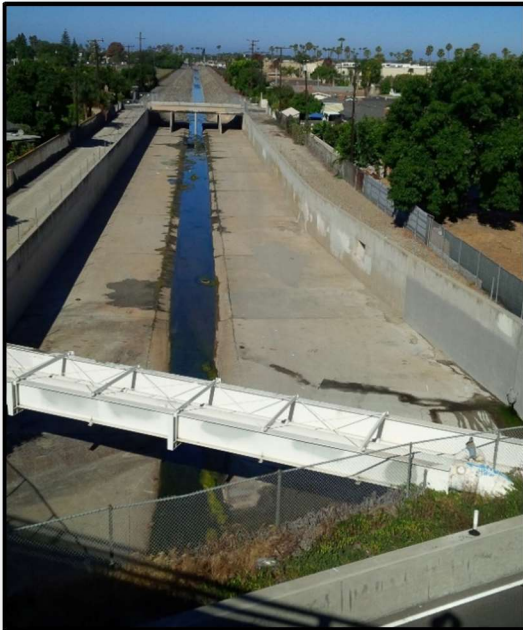


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**Hazardous, Toxic and Radioactive Waste (HTRW)**  
**Phase I Environmental Site Assessment**  
**For**  
**WESTMINSTER, EAST GARDEN GROVE**  
**FLOOD RISK MANAGEMENT STUDY**



**September 2019**



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**Hazardous, Toxic and Radioactive Waste (HTRW)  
Phase I Environmental Site Assessment**

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## **1.0 INTRODUCTION**

The purpose of this report is to discuss the hazardous, toxic, and radioactive waste (HTRW) assessments for the proposed project areas identified in the Westminster, Garden Grove East, Flood Risk Management (FRM) Study. This HTRW investigation identifies both HTRW and non-HTRW environmental issues, and presents appropriate measures to resolve these issues. The methods used in performing the investigation are described in detail. Conclusions and recommendations regarding potential impacts due to HTRW and non-HTRW issues associated with project sites are provided.

## **2.0 AUTHORITY**

Engineer Regulation (ER) 1165-2-132, Hazardous, Toxic, and Radioactive Waste (HTRW) Guidance for Civil Works projects, dated June 26, 1992, provides guidance for consideration of HTRW issues and problems within project boundaries or which may affect/be affected by Corps Civil Works projects. The ER states the Corps policy for addressing HTRW issues and outlines the timing and cost sharing requirements for HTRW encountered during the standard Civil Works project phases. Goals of the ER are to identify the level of detail for HTRW investigation for each phase of a civil works project, promote early detection and response by appropriate responsible parties, determine viable options to avoid HTRW problems, and establish a mechanism for resolution of HTRW issues. The Corps policy provides the following:

- Civil works funds are not be used for HTRW related activities except as specifically stated in the policy or provided for specifically in law (see paragraph 6a, ER 1165-2-132).
- Construction of civil works projects should be avoided in HTRW contaminated areas, where practicable. The Corps and project sponsor will cost share environmental investigations to identify existence of HTRW (see paragraph 6b, ER 1165-2-132).
- If not practicable to avoid HTRW for a project, the sponsor is responsible for ensuring that development and execution of HTRW response actions are accomplished at 100% sponsor provided cost. The sponsor is responsible for all costs associated with the required response of any known or unknown HTRW contamination existing at the project throughout all project phases. The sponsor is also 100% responsible for all costs associated with the required response plan and for ensuring that

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response actions are accomplished in accordance with federal, state and local environmental laws. No in-kind project cost credit will be given to the sponsor for these activities.

ER 1165-2-132 requires that a site investigation be conducted as early as possibly to identify and evaluate potential HTRW problems. According to ER 1165-2-132, non-HTRW issues that do not comply with the federal, state, and local regulations should be discussed in the HTRW investigation along with HTRW issues. This HTRW investigation was conducted during the feasibility phase of the project. In general, HTRW Phase I ESAs should rely on existing information, observations made through database research, an aerial photograph, topographic map, and historical document review, a site visit, and information provided by the local sponsor. As stated in the ER-1165-2-132 an initial assessment as appropriate for Reconnaissance Study should be conducted as a first priority for projects with no prior HTRW consideration. If the initial assessment indicated the potential for HTRW, testing, as warranted, and analysis similar to a Feasibility Study, or Phase II Environmental Site Assessment (ESA), should be conducted prior to proceeding with the project design.

### **3.0 DEFINITIONS**

#### **3.1 Hazardous, Toxic, and Radioactive Waste**

The objective of ER 1165-2-132 is to outline procedures to facilitate early identification and appropriate consideration of HTRW. This investigation, therefore, identifies potential HTRW and discusses resolutions and/or provides recommendations regarding the HTRW identified. Except for dredged material and sediments beneath navigable waters proposed for dredging, for purposes of this guidance, HTRW includes any material listed as a "hazardous substance" under the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. 9601 et seq (CERCLA). (See 42 U.S.C. 9601(14).) Hazardous substances regulated under CERCLA include "hazardous wastes" under Sec. 3001 of the Resource Conservation and Recovery Act, 42 U.S.C. 6921 et seq; "hazardous substances" identified under Section 311 of the Clean Air Act, 33 U.S.C. 1321, "toxic pollutants" designated under Section 307 of the Clean Water Act, 33 U.S.C. 1317, "hazardous air pollutants" designated under Section 112 of the Clean Air Act, 42 U.S.C. 7412; and "imminently hazardous chemical substances or mixtures" on which EPA has taken action under Section 7 of the Toxic Substance Control Act, 15 U.S.C. 2606; these do not include petroleum or natural gas unless already included in the above categories. (See 42 U.S.C. 9601(14).)

#### **3.2 Non-Hazardous, Toxic, and Radioactive Waste**

According to ER 1165-2-132, non-HTRW environmental issues that do not comply with federal, state, and local regulations should be discussed in the HTRW investigation along with HTRW. For example, solid waste is a non-HTRW issue considered. Petroleum releases from Leaking Underground Storage Tanks (LUSTs) are not considered HTRW, but are regulated. These sites have the potential to impose environmental hazards. Non-HTRW issues identified during the investigation are also discussed in this report, along with resolutions and/or recommendations for resolution.

#### **3.3 Recognized Environmental Condition**

For the purposes of this investigation, the term REC may be used interchangeably with HTRW to identify a potential HTRW or non-HTRW environmental issue. ASTM defines a recognized environmental condition (REC) as the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to

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the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions.

### **4.0 GUIDANCE**

Supplemental guidance was provided by the Standard Practice for Environmental Assessments: Phase I Environmental Site Assessment Process (Designation: E 1527-13) prepared by the American Society for Testing of Materials (ASTM). The purpose of this guidance is to define good commercial and customary practice in the United States of America for conducting an environmental site assessment of a parcel of commercial real estate with respect to the range of contaminants within the scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. §9601) and petroleum products. These standards recommend that an environmental assessment include a records review, site visit, interviews, and report preparation.

### **5.0 LAWS AND REGULATIONS**

#### **5.1 Federal**

The definition of HTRW according to ER 1165-2-132, page 1, paragraph 4(a) is as follows: “Except for dredged material and sediments beneath navigable waters proposed for dredging, for purposes of this guidance, HTRW includes any material listed as ‘hazardous substance’ under the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. 9601 et seq (CERCLA). (See 42 U.S.C. 9601(14).) Hazardous substances regulated under CERCLA include ‘hazardous wastes’ under Sec. 3001 of the Resource Conservation and Recovery Act, 42 U.S.C. 6921 et seq; ‘hazardous substances’ identified under Section 311 of the Clean Air Act, 33 U.S.C. 1321, ‘toxic pollutants’ designated under Section 307 of the Clean Water Act, 33 U.S.C. 1317, ‘hazardous air pollutants’ designated under Section 112 of the Clean Air Act 42 U.S.C. 7412; and ‘imminently hazardous chemical substances or mixtures’ on which EPA has taken action under Section 7 of the Toxic Substance Control Act, 15 U.S.C. 2606; these do not include petroleum or natural gas unless already included in the above categories. (See 42 U.S.C. 9601(14).)”

As noted in 42 U.S.C. 9601(14), the term “hazardous substance” does not include crude oil or any fraction thereof which is not otherwise specifically listed or designated as a hazardous substance, nor does the term include natural gas, natural gas liquids, liquefied natural gas, or synthetic gas usable for fuel. Underground storage tanks (USTs) are federally regulated under 40 CFR Part 280, which includes technical standards and corrective action requirements for owners and operators of USTs.

#### **5.2 State**

The California State regulations were examined to determine which regulations governed the state specific hazardous waste disposal, release, and cleanup requirements. The Department of Toxic Substances Control's (DTSC) hazardous waste regulations are located in California Code of Regulations (CCR), Title 22 Social Security, Division 4.5, Environmental Health Standards for the Management of Hazardous Waste. The State of California defines hazardous waste is a waste with properties that make it potentially dangerous or harmful to human health or the environment. In regulatory terms, a hazardous waste is a waste that appears on one of the four RCRA1 hazardous wastes lists (the F-list, K-list, P-list, or U-list) or that exhibits one of the four characteristics of a hazardous waste -ignitability, corrosivity,



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reactivity, or toxicity. However, materials can be hazardous wastes even if they are not specifically listed or don't exhibit any characteristic of a hazardous waste. For example, "used oil," products which contain materials on California's M-list, materials regulated pursuant to the mixture or derived-from rules, and contaminated soil generated from a "clean up" can also be hazardous wastes.

An underground storage tank (UST) is defined by law as "any one or combination of tanks, including pipes connected thereto, that is used for the storage of hazardous substances and that is substantially or totally beneath the surface of the ground." The purpose of the State of California UST Program is to protect public health and safety and the environment from releases of petroleum and other hazardous substances from tanks. There are four program elements: leak prevention, cleanup, enforcement and tank tester licensing. California regulations governing USTs are listed below:

- UST Regulations (CCR, Title 23, Division 3, Chapter 16) Amended and Effective (July 1, 2012)
- UST Cleanup Fund Regulations (CCR, Title 23, Division 3, Chapter 18)
- Tank Tester Licensing Regulations (CCR, Title 23, Division 3, Chapter 17)
- Unified Program Regulations (CCR, Title 27, Division 1, Subdivision 4, Chapter 1, Sections 15100 - 15620)

### **6.0 STUDY DESCRIPTION**

The purpose of the Westminster, East Garden Grove, Flood Risk Management Study is to evaluate flood risk within the Westminster watershed (see Figure 1) following the completion of channel modifications for the Santa Ana River and the removal of the Westminster watershed from the Santa Ana River floodplain. Flood risk within the watershed can be attributed to drainage channels that collect surface runoff and convey it to the Pacific Ocean. Portions of the Westminster watershed are the only areas left in Orange County that are still within the Federal Emergency Management Agency (FEMA) 1% Floodplain. Preliminary analysis shows that flows break out of the C02/C04 and C05/C06 channel systems during a 4% annual chance of exceedance (ACE) storm event, putting area residents as well as approximately 20,000 structures at risk, representing expected average annual damages of \$85,000,000. Overbank flooding also impacts traffic in the project area, causing closures on local roads as well as major routes, including the Pacific Coast Highway (PCH) and Interstate-405.

The study area is located entirely within the Westminster Watershed in western Orange County, California approximately 25 miles southeast of the City of Los Angeles (see Figure 1). The watershed is approximately 74 square miles (191.7 square kilometers) in area and lies on a flat coastal plain. The study area is almost entirely urbanized. Cities in the watershed include Anaheim, Stanton, Cypress, Garden Grove, Westminster, Fountain Valley, Los Alamitos, Seal Beach, and Huntington Beach. The watershed was formerly part of the floodplain of the Santa Ana River (SAR), which historically meandered throughout the existing watershed as far north as Anaheim Bay. Channelization and large scale flood control improvements have constrained the Santa Ana River to the main stem channel on the eastern border of the Westminster watershed.



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## **7.0 PROJECT DESCRIPTION**

Consistent with the formulation strategies to improve channel conveyance and capacity, the project includes measures that will reduce flood risk within the watershed by improving both conveyance efficiency and capacity of existing channels (see Figure 2). Channel improvement measures include a combination of 1) lining trapezoidal channels that currently have an earthen bottom and either earthen or riprap channel banks with concrete, 2) converting trapezoidal channels with earthen bottom and either earthen or riprap channel banks to rectangular shaped channels lined with concrete, and 3) addition of floodwalls. The leveed areas in the downstream reaches of C02 and C05 would be improved to reduce the risk of levee failure. Modifications in these reaches would include installation of steel sheet pile channel walls and preservation of existing soft bottom, tidally-influenced habitat.

Additional downstream measures would be combined with the in-channel measures to address existing flooding in Outer Bolsa Bay and to account for increased flow volumes that result from increased conveyance capacity in the channels. The tide gates on C05 would be replaced in order to improve the flow conditions through the lower reaches of the C05 channel. This alternative also includes the widening of the Outer Bolsa Bay channel just upstream of the Warner Avenue Bridge, increasing the span of the Warner Avenue Bridge, and increasing the span of the pedestrian bridge at the Bolsa Chica Conservancy. A 2,500 foot long and 3 foot tall floodwall would be built along PCH at Outer Bolsa Bay to reduce impacts from flooding on traffic. An additional upstream measure may include construction of a diversion channel to direct flows around a restriction in channel C04 where flow is currently directed under Westminster Mall.

Construction of project features will require earthwork and excavation within and upland of the channels included in the USACE project area, and downstream of the channels where tide gates, bridge expansion, and floodwalls along the PCH are proposed. Due to the developed nature of the watershed, and location of existing structures adjacent to and within the project area, the ability to avoid HTRW during design and construction is assumed minimal.

## **8.0 GENERAL METHODS**

The information used to complete this limited HTRW Phase I ESA was obtained from database research. Due to the scale of the project, and the amount of information obtained from the database search, assessment of information collected is broad-scale in nature. Detailed review of the information gathered is required to determine the scope and scale of REC occurrences that may exist in the surrounding areas, and if RECs will have an impact on the implementation of the USACE project. Site reconnaissance, review of historical maps, and review of existing information are not conducted as part of this investigation and are considered data gaps. These additional analyses must be conducted in future phases of the project to determine the likelihood of encountering a REC during project implementation.

## **9.0 DATABASE SEARCH**

A search of available environmental records was conducted utilizing Environmental Database Resources, Inc. (EDR). EDR searched federal and state databases using a standard search distances from the channels in the USACE project area. Table 1 notes the recommended ASTM search distances for federal and state databases. The EDR overview map displaying the project area, the search results, and key to individual

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focus maps are shown on Figure 3. The comprehensive EDR database report is included in Attachment 1. Broad scale analysis of information included in the EDR database is included in below paragraphs. A summary of database returns within the recommended search distance is provided in Table 2.

**Table 1: Minimum Search Distance for Federal and State Databases**

Database	Approximate Minimum Search Distance (mi)
Federal NPL Site List	1.0
Federal CERCLIS List	0.5
Federal CERCLIS NFRAP site list	Property and Adjoining Properties
Federal RCRA CORRACTS Facilities List	1.0
Federal RCRA non-CORRACTS TSD Facilities List	0.5
Federal RCRA Generators List	Property and Adjoining Properties
Federal ERNS List	Property Only
State Equivalent NPL	1.0
State Equivalent CERCLIS	0.5
State Landfill/Solid Waste Disposal Site Lists	0.5
State LUST Lists	0.5
State registered UST List	Property and Adjoining Properties

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**Table 2: Summary of EDR Database Returns within Recommended Search Distance**

Database	Search Distance (Miles)	Target Property	< 1/8 mile	1/8 - 1/4 mile	1/4 - 1/2 mile	1/2 – 1 mile	> 1 mile	Total Plotted
<b>STANDARD ENVIRONMENTAL RECORDS</b>								
<i>Federal Delisted NPL site list</i>								
Delisted NPL	1.00		0	0	0	0	1	1
<i>Federal CERCLIS list</i>								
SEMS	0.5		1	0	1	NR	NR	2
<i>Federal CERCLIS NFRAP site list</i>								
SEMS-ARCHIVE	0.5		1	0	1	NR	NR	2
<i>Federal RCRA generators list</i>								
RCRA-LQG	0.25		11	5	NR	NR	NR	16
RCRA-SQG	0.25		54	53	NR	NR	NR	107
RCRA-CESQG	0.25		5	2	NR	NR	NR	7
<i>State- and tribal - equivalent NPL</i>								
CA RESPONSE	1.00		0	0	1	1	NR	2
<i>State- and tribal - equivalent CERCLIS</i>								
CA ENVIROSTOR	1.00		4	2	11	32	NR	49
<i>State and tribal landfill and/or solid waste disposal site lists</i>								
CA SWF/LF	0.5		0	2	0	NR	NR	2
<i>State and tribal leaking storage tank lists</i>								
CA LUST	0.5		54	36	68	NR	NR	158
CA CPS-SLIC	0.5		7	4	5	NR	NR	16
<i>State and tribal registered storage tank lists</i>								
CA UST	0.25		37	29	NR	NR	NR	66
CA AST	0.25		8	7	NR	NR	NR	15
<i>State and tribal voluntary cleanup sites</i>								
CA VCP	0.5		0	0	2	NR	NR	2
<i>Local Lists of Landfill / Solid Waste Disposal Sites</i>								
CA WMUDS/SWAT	0.5		0	1	3	NR	NR	4
CA SWRCY	0.5		0	0	1	NR	NR	1
<i>Local Lists of Hazardous waste /Contaminated Sites</i>								
CA HIST Cal-Sites	1.00		0	0	2	0	NR	2
CA SCH	0.25		0	2	NR	NR	NR	2
<i>Local Lists of Registered Storage Tanks</i>								

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Database	Search Distance (Miles)	Target Property	< 1/8 mile	1/8 - 1/4 mile	1/4 - 1/2 mile	1/2 - 1 mile	> 1 mile	Total Plotted
CA SWEEPS UST	0.25		29	22	NR	NR	NR	51
CA HIST UST	0.25	1	47	42	NR	NR	NR	90
CA FID UST	0.25		30	19	NR	NR	NR	49
<b>Records of Emergency Release Reports</b>								
CA CHMIRS	TP	1	NR	NR	NR	NR	NR	1
<b>Other Ascertainable Records</b>								
RCRA NonGen / NLR	0.25		11	14	NR	NR	NR	25
FUDS	1.00		1	0	0	0	NR	1
DOD	1.00	1	0	0	0	0	NR	1
ABANDONED MINES	0.25		0	1	NR	NR	NR	1
UXO	1.00		2	0	1	0	NR	3
CA Cortese	0.5		0	1	2	NR	NR	3
CA DRYCLEANERS	0.25		76	34	NR	NR	NR	110
CA EMI	TP	1	NR	NR	NR	NR	NR	1
CA HAZNET	TP	5	NR	NR	NR	NR	NR	5
CA HIST CORTESE	0.5		31	19	39	NR	NR	89
CA HWP	1.00		0	0	0	2	NR	2
CA HWT	0.25		0	2	NR	NR	NR	2
TX Ind. Haz Waste	0.25		0	1	NR	NR	NR	1
CA MWMP	0.25		1	0	NR	NR	NR	1
CA NPDES	TP	1	NR	NR	NR	NR	NR	1
CA PROC	0.5		0	1	0	NR	NR	1
CA Notify 65	1.00		0	1	1	3	NR	5
CA CIWQS	TP	2	NR	NR	NR	NR	NR	2
<b>EDR HIGH RISK HISTORICAL RECORDS</b>								
EDR Hist Auto	0.125		38	NR	NR	NR	NR	38
EDR Hist Cleaner	0.125		41	NR	NR	NR	NR	41

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### **9.2 Federal Databases**

#### **9.2.1 CERCLIS**

The Comprehensive Environmental Response, Compensation, and Liability, Information System (CERCLIS) contains data on any potential hazardous waste site that has been reported by states, municipalities, private companies, or private persons pursuant to the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). The CERCLIS database indicates the stages of evaluation and remediation that have been completed for any given site. The CERCLIS database includes the National Priority List (NPL), which identifies over 1,200 sites for priority cleanup under the Superfund program, and the CERCLIS-No Further Remedial Action Planned (NFRAP) List, which includes a listing of sites that have been removed from CERCLIS. Delisted NPL and Federal facilities (BRAC) are also included in this database. There is one (1) Delisted NPL within the recommended search distance.

#### **9.2.2 SEMS**

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly known as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL. There are two (2) SEM sites within the recommended search distance.

SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that based upon available information, the location is not judged to be potential NPL site. There are two (2) SEM-ARCHIVE sites within the recommended search distance.

#### **9.2.3 RCRIS**

The Resource Conservation and Recovery Information System (RCRIS) lists sites which generate, transport, store, and/or dispose of hazardous waste defined by the Resource Conservation and Recovery Act (RCRA). The RCRIS database includes RCRA Corrective Action Report (CORRACTS), which identify hazardous waste handlers with RCRA corrective action activity; RCRA treatment, storage, and disposal facilities (TSDFs), and RCRA conditionally exempt small quantity generators (CESQGs), RCRA small quantity generators (SQGs), and large quantity generators (LQGs) facilities. There are sixteen (16)

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RCRA-LQGs, 107 RCRA-SQGs, and seven (7) RCRA-CESQGs within the recommended search distance.

### **9.2.4 US ENG CONTROLS and US INST CONTROLS**

A listing of sites with engineering controls or institutional controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls. There are no sites with engineering or institutional controls within the recommended search distance.

### **9.2.5 ERNS**

Emergency Response Notification System (ERNS) records and stores information on reported releases of oil and hazardous substances. There are no ERNS returns within the recommended search distance.

## **9.3 State Databases**

### **9.3.1 CA RESPONSE**

State equivalent NPL database: Identifies confirmed release sites where the Department of Toxic Substances Control's (DTSC) is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk. There are two (2) CA RESPONSE sites within the recommended search distance.

### **9.3.2 CA ENVIROSTAR**

State equivalent CERCLIS: The DTSC's Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifies sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites. There are forty-nine (49) CA ENVIROSTAR sites within the recommended search distance.

### **9.3.3 CA SWF/LF**

Active, Closed and Inactive Landfills: SWF/LF records typically contain an inventory of solid waste disposal facilities or landfills. These may be active or inactive facilities or open dumps that failed to meet RCRA Section 4004 criteria for solid waste landfills or disposal sites. There are two (2) CA SWF/LF sites within the recommended search distance.

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### **9.3.4 CA LUST and INDIAN UST**

CA LUST: Leaking Underground Storage Tank (LUST) Sites included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater. INDIAN LUST: LUST sit located on Indian land. There are 158 CA LUST sites within the recommended search distance.

### **9.3.5 CA CPS-SLIC**

Cleanup Program Sites (CPS; also known as Site Cleanups [SC] and formerly known as Spills, Leaks, Investigations, and Cleanups [SLIC] sites) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater. There are sixteen (16) CA CPS-SLIC sites within the recommended search distance.

### **9.3.6 CA UST, FEMA USTs, CA MILITARY UST SITES**

Active underground storage tank (UST) sites owned by military organizations, FEMA, or information gathered from local regulatory agencies. There are sixty-six (66) CA USTs within the recommended search distance.

### **9.3.7 CA UST CLOSURE**

UST cases that are being considered for closure by either the State Water Resources Control Board or the Executive Director have been posted for a 60-day public comment period. UST Case Closures being proposed for consideration by the State Water Resources Control Board. These are primarily UST cases that meet closure criteria under the decisional framework in State Water Board Resolution No. 92-49 and other Board orders. UST Case Closures proposed for consideration by the Executive Director pursuant to State Water Board Resolution No. 2012-0061. These are cases that meet the criteria of the Low-Threat UST Case Closure Policy. UST Case Closure Review Denials and Approved Orders. There are no CA UST CLOSURE sites within the recommended search distance.

### **9.3.8 CA AST**

A listing of above ground storage tank petroleum storage tank locations. There are fifteen (15) CA ASTs within the recommended search distance.

### **9.3.9 CA VCP and INDIAN VCP**

Voluntary cleanup program (VCP) properties contain a low threat level with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs. INDIAN VCP are a listing of VCP sites on Indian land. There are two (2) CA VCP sites within the recommended search distance.

### **9.3.10 CA BROWNFIELDS and US BROWNFIELDS**

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System



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(ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs. CA BROWNFIELDS are a listing of sites the SWRCB considers to be Brownfields since these are sites have come to them through the MOA Process. There are no brownfield sites within the recommended search distance.

### **9.4 Local List of Landfill/Solid Waste Disposal Sites**

#### **9.4.1 CA WMUDS/SWAT**

Waste Management Unit Database System (WMUDS) is used by the State Water Resources Control Board staff and the Regional Water Quality Control Boards for program tracking and inventory of waste management units. WMUDS is composed of the following databases: Facility Information, Scheduled Inspections Information, Waste Management Unit Information, SWAT Program Information, SWAT Report Summary Information, SWAT Report Summary Data, Chapter 15 (formerly Subchapter 15) Information, Chapter 15 Monitoring Parameters, TPCA Program Information, RCRA Program Information, Closure Information, and Interested Parties Information. There are four (4) CA WMUDS/SWAT sites within the recommended search distance.

#### **9.4.2 CA SWRCY**

A listing of recycling facilities in California. There is one (1) recycling facility within the recommended search distance.

#### **9.4.3 CA HIST Calsites**

The CalSites database contains potential or confirmed hazardous substance release properties. In 1996, California EPA reevaluated and significantly reduced the number of sites in the CalSites database. No longer updated by the state agency. It has been replaced by ENVIROSTOR. There are two (2) CA HIST CalSites within the recommended search distance.

#### **9.4.4 CA SCH**

School Property Evaluation Program: this category contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. In some cases, these properties may be listed in the CalSites category depending on the level of threat to public health and safety or the environment they pose. There are two (2) CA SCH sites within the recommended search distance.

#### **9.4.5 CA SWEEPS UST**

Statewide Environmental Evaluation and Planning System (SWEEPS): this underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list. There are fifty-one (51) SWEEPS sites within the recommended search distance.

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### **9.4.6 CA HIST UST**

The Hazardous Substance Storage Container Database is a historical listing of UST sites. Refer to local/county source for current data. There are ninety (90) CA HIST USTs within the recommended search distance.

### **9.4.7 CA FID UST**

The Facility Inventory Database (FID) contains a historical listing of active and inactive underground storage tank locations from the State Water Resource Control Board. Refer to local/county source for current data. There are forty-nine (49) CA FID USTs within the recommended search distance.

### **9.4.8 CA CHMIRS**

California Hazardous Material Incident Reporting System. CHMIRS contains information on reported hazardous material incidents (accidental releases or spills). There is one (1) CHMIRS site within the recommended search distance.

## **9.5 Other Databases**

A variety of other databases are searched as part of the environmental records search. Activities conducted at these sites, such as the RCRA-non generator, FUDS, DOD, ABANDONED MINES, unexploded ordinance, historical auto service, historical drycleaners, and other California state databases, etc. may indicate a potential for a REC to be present at a site. A description of the information included in each of these databases is included in the EDR report. In addition, a list of orphan sites that may be located in the project area is included in the EDR report. The orphan sites are not evaluated as part of this investigation. Thorough review of all database returns should be conducted in future phases of the project to determine the likelihood of encountering a REC during project implementation. Sites that are listed in ECHO or FINDS are not summarized herein.

## **9.6 Limited Project Review**

A focused assessment of the database report was conducted for sites that are on, or directly adjacent to the USACE channel work areas. The status of the EDR sites on, or adjacent to, the project area and a summary of the potential project impacts are provided in Tables 3 through 5. Sites included in Federal databases with known contamination, such as NPL, RCRA corrective action, FUDS, and engineering/institutional controls are evaluated as part of this focused assessment.

The EDR database report was obtained in early stages of project planning and does not include database returns for upstream portions of the channel reaches in the study area shown on Figure 2. A more general assessment was conducted on the upstream portions of the channels in the study area; results are discussed in paragraph 9.6.4.

### **9.6.1 Channel C02/C04**

Database returns in the area of the C02/C04 channel are shown on focus maps 6 through 9 in the EDR report. Maps are provided as Figures 4 through 7 attached. A summary of sites on or adjacent to the channel C02/C04 project area, or special sites of concern near channel C02/C04, is provided in Table 3. Review of EDR database returns on or adjacent to the project area suggests that there are two LUSTs adjacent to the project area that have not been fully addressed (EDR site groups K41-K46 and F11-F16).

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In addition to these two facilities, there are several service stations with active USTs and a facility with a potential surface impoundment directly adjacent to the potential project work area (EDR site #AS251/252, K53-K57, and B17-B21). The status of these facilities and location of existing infrastructure, USTs, and impoundments should be reviewed during PED to confirm that project implementation is not affected by the presences of USTs or impoundments in the work area. In addition, the status of ongoing LUST remedial actions should be confirmed prior to project implementation to confirm the risk of encountering contaminated soils or groundwater (HTRW) during construction.

DOD/FUDS/UXO Seal Beach: The Installation Restoration Program (IRP) at Naval Weapons Station Seal Beach began in 1985 with an Initial Assessment Study in which 25 locations of potential contamination were identified. A further Resource Conservation and Recovery Act Facility Assessment in 1989 and subsequent discoveries brought this total up to 76 locations. During the course of these and later studies, 49 sites were determined to contain no significant contamination, five currently operating, permitted facilities were removed from the program, and two additional sites were transferred to other environmental programs specializing in underground storage tanks. Fifteen sites have had cleanup actions completed. The remaining five IRP sites are in various stages of active study or cleanup. A Military Munitions Response Program (MMRP) Preliminary Assessment was conducted in late 2008, with five MMRP sites recommended for Site Inspections. As a result of these investigations two sites were recommended for no further action and remaining three sites will undergo more detailed analysis. See Figure 8 for a site map. Review of the sites with ongoing remedial actions should be conducted in PED to confirm that project implementation is not affected by any ongoing or planned remedial activities. Sites with ongoing remedial actions are presented below. Sites 7, 75, and UXO 6 are adjacent to the Channel C02/04 project area:

- Site 7 – Station landfill. Previous disposal of solvents, transformer oil, lubricants, paint sludge, asbestos, photo solutions, and mercury. Remedial action complete, O&M ongoing,
- Site 22 – Oil Island. Oil production waste-holding impoundments. Site being used and monitored.
- Site 70 – Research, Testing and Evaluation Area. Enhanced bioremediation and monitored natural attenuation ongoing for TCE contamination.
- Site 74 – Old Skeet Range. Final remediation strategy being developed for metals (lead and antimony) and PAHs from previous skeet shooting activities. Close to Seal Beach National Wildlife Refuge.
- Site 75 – KAYO-SB Ag Well. Groundwater contamination, chlorinated solvents. Site being inspected and Navy working with regulatory agencies on plan.
- UXO 1 – Primer Salvage Yard and POLB Mitigation Pond. Remedial investigation ongoing for munitions and explosives of concern, munitions constituents.
- UXO 6 – Westminster POLB Fill Area. Remedial investigation ongoing for munitions and explosives of concern, munitions constituents.
- AOC 2 – Explosives Drop Test Tower. Remedial investigation ongoing for munitions constituents.

*(Information obtained from <https://cnic.navy.mil>)*

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**Table 3: EDR Search Results on/adjacent: Channel C02/04**

Database	Map ID	Site Name	Proximity to Site	Status	Potential Impact
DOD - FUDS UXO	621 735	Seal Beach Naval Weapons Station	<i>On property</i>	See text	Due to proximity of the facility to the project area, confirm status of all remedial activities during PED.
RCRA-SQG CA HAZNET CA UST	AS251 AS252	Sunset Aquatic Marine Center (shipyard)	<i>Adjacent, west</i>	RCRA – no violations. Facility manages hazardous materials, may contain UST for storage.	Due to proximity of the facility to the project area, confirm that any impoundments present are outside the limits of excavation activities during PED.
CA EMI RCRA- CESQG CA LUST EDR HIST AUTO CA HIST UST	K41 K42 K43 K44 K45 K46	Multiple service stations at 16,001 Bolsa Chica St.	<i>Adjacent, south</i>	RCRA – no violations. LUST discovered during tank closure. Remediation ongoing, closure not obtained. Site may contain active USTs.	Reported releases have not been fully addressed. In addition, USTs may be present onsite. REC likely. Impacts of REC should be addressed during PED.
CA UST EDR HIST AUTO RCRA-SQG CA LUST CA SWEEPS UST	K53 K54 K55 K56 K57	Multiple service stations at 5002 Endinger	<i>Adjacent, south</i>	LUST closed NFA 9/22/2009 and 9/15/1992. Site may contain active USTs.	Reported releases addressed. Due to proximity of the UST to the project area, confirm that USTs are outside the limits of excavation activities during PED.
EDR HIST CLEANERS	K96	Starbrite Inc.	<i>Adjacent, south</i>	Possible historic cleaners onsite from 2006-2014.	No reported releases, REC unlikely.

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EDR HIST CLEANERS	K114	First Cabin Cleaners	<i>Adjacent, south</i>	Possible historic cleaners from 1976-1978.	No reported releases, REC unlikely.
RCRA-LQG	40	CVS #9491	<i>Adjacent, south</i>	RCRA – no violations	No reported releases, REC unlikely.
RCRA- CESQG	J33	Von's Store #2090	<i>Adjacent, south</i>	RCRA – no violations	No reported releases, REC unlikely.
RCRAGen CA CPS- SLIC CA DRYCLEA NERS HIST CLEANERS	J34 J35 J36 J37 J38 J39	Multiple cleaners at 5910 Edinger Ave	<i>Adjacent, south</i>	RCRA – no violations. CPS-SLIC site cleanup action complete 1/1/2010 for soil and groundwater impacts from PCE.	Reported releases addressed. REC unlikely.
EDR HIST CLEANERS	M58	American Olgun Service	<i>Adjacent, east</i>	Historic cleaners may have been present onsite from 1976 – 2013.	No reported releases, REC unlikely.
RCRA-LQG	M60	Exxon #7-2217	<i>Adjacent, east</i>	RCRA – no violations	No reported releases, REC unlikely.
CA LUST CA HAZNET	23	Marina High School	<i>Adjacent, east</i>	LUST – unknown status. Gasoline, closed 12/23/2003. Facility manages laboratory waste (chemicals).	Verify status of LUST activity – assumed closed.
RCRA nongen	29	Opto 22	<i>Adjacent, west</i>	RCRA – no violations	No reported releases, REC unlikely.
RCRA nongen	30	McDonnell, Douglas	<i>Adjacent, west</i>	RCRA – no violations	No reported releases, REC unlikely.

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RCRA-SQG	H27 H28	MPF Services, Inc.	<i>Adjacent, west</i>	RCRA – no violations.	No reported releases, REC unlikely.
CA LUST CA SWEEPS UST RCRA-LQG RCRA- CESQG CA HAZNET	F11 F12 F13 F14 F15 F16	Multiple Service Stations at 6502 Bolsa Ave	<i>Adjacent, south</i>	LUST closure denied 4/13/18. Remediation ongoing. USTs may be present onsite. RCRA – no violations. Historic service station since 1969. Facility has managed environmental contaminants to recycler.	Reported releases have not been fully addressed. In addition, USTs may be present onsite. REC likely. Impacts of REC should be addressed during PED.
EDR HIST AUTO	F22	Cox, Blake	<i>Adjacent, south</i>	Possible historic service station may have been present from 1971 – 1980.	No reported releases, REC unlikely.
CA HAZNET	A1	Fuji Tech America	<i>On property</i>	Oil/water separator sludge disposed from site to a recycler. Unknown origin.	No reported releases, REC unlikely.
CA EMI	A3	Coco's #93	<i>On property</i>	Air emissions inventory	No reported releases, REC unlikely.
CA HAZNET	B2	Wells Fargo Bank	<i>Adjacent, east</i>	Facility disposed of asbestos containing waste from the site to a landfill.	No reported releases, REC unlikely.
CA LUST CA UST (and HIST) EDR HIST AUTO	B17 B18 B19 B20 B21 B59	Multiple Service Stations at 15001 Goldenwest St	<i>Adjacent, east</i>	1. LUST discovered upon tank closure 2000. Cleanup complete 5/5/2015. 2. LUST discovered upon tank closure 1965. Cleanup complete 2/6/1986. 3. USTs may be present onsite.	Reported releases addressed. Due to proximity of the UST to the project area, confirm that USTs are outside the limits of excavation activities during PED.

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**9.6.2 Channel C05**

Database returns in the area of the C05 channel are shown on focus maps 14 through 17, 10 and 11 in the EDR report. Maps are provided as Figures 9 through 14 attached. A summary of sites on or adjacent to the channel C05 project area, or special sites of concern near channel C05, is provided in Table 5. Review of EDR database returns on or adjacent to the project area suggests that there are several service stations with active USTs directly adjacent to the potential project work area (EDR site #E70, N111-N113, and O62-66). The status of these facilities and location of existing infrastructure and USTs should be reviewed during PED to confirm that project implementation is not affected by the presences of USTs in the work area.

In 1997, the Bolsa Chica Lowland Restoration Project, adjacent to channel C05, began with the acquisition of private property that had supported oil exploration for decades and a continuing oil field operation. California agencies (Department of Fish & Game, Coastal Conservancy, Resources Agency, and State Lands Commission) and federal agencies (National Marine Fisheries Service, Fish & Wildlife Service, Army Corps of Engineers and Environmental Protection Agency) together with the State Coastal Commission joined in a cooperative effort to use the restoration of Bolsa Chica as mitigation for ports of Los Angeles and Long Beach improvements. An agreement was reached in 1996 whereby the ports funded acquisition and restoration of Bolsa Chica in exchange for a cash payment of \$78,750,000 and mitigation credits. The ports were relieved of any responsibility for the restoration and were awarded acreage of mitigation credits based on restoration activities planned as part of the Bolsa Chica Lowlands project. A prerequisite to acquisition was completion of a voluntary cleanup agreement between the State Lands Commission (SLC), the oil company operating the oil field lease, CalResources LLC, and the property seller, Signal Bolsa Corporation. The agreement required the Project to characterize the nature and extent of contamination on the site, parties agree on cleanup goals, and the Oil Company and seller remediate contamination under the oversight of the Regional Water Quality Control Board (RWQCB). The Environmental Impact Report/Statement for the Project was completed in 2001 and restoration plans were developed, and permits obtained, with restoration construction to begin October 2004.

After undertaking sediment and water sampling on the site, and completing an Ecological Risk Assessment, cleanup goals were established for the Bolsa Chica Lowlands Project. Given the restoration construction schedule, parties involved in the remedial action planning reconsidered the sequence of events and reevaluated who would perform the specific tasks of the cleanup process for Bolsa Chica. Rather than completing remedial actions prior to restoration, the remedial activities in the full tidal basin were conducted during the earthmoving and construction of the wetland restoration features in the full tidal area as part of the Project. The Bolsa Chica cleanup goals established in the ecological risk assessment, and used to conduct remedial activities in the full tidal area restoration contract, are summarized in Table 4. The cleanup goals were obtained from the Bolsa Chica Full Tidal Area (FTA) Contaminant Cleanup Plan (text only) developed by the USFWS in July 2004. The State of California human health soil screening levels for residential and industrial/commercial properties are included for comparison in Table 4.



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**Table 4: Bolsa Chica Remedial Action Goals**

Parameter	Cleanup Goal (mg/kg)	Haul Off Concentration (mg/kg)	Human Health Residential Risk Screening Value (mg/kg)	Human Health Industrial/Commercial Screening Value (mg/kg)
Arsenic*	19.9	210	0.07	0.24
Barium	1000	3000	5200	63,000
Beryllium	10	30	16	190
Chromium	110	1110	-	-
Cobalt	21.5	900	660	3,200
Copper	32	810	3,000	38,000
Lead	84	654	80	320
Mercury**	0.43	1.42	18	180
Nickel**	58.1	103.2	1,600	16,000
Oil & Grease	12,873	38,619	-	-
Total PCB	0.282	0.36	0.089	0.3
TPHDWO (TEPH)	1,000	-	-	-
Vanadium	135	405	530	6,700
Zinc	224	1,230	23,000	100,000

Notes:\*State acknowledges background concentrations of naturally occurring levels of arsenic may be above screening levels, \*\*Contaminants exceed Haul-off concentration in full tidal basin

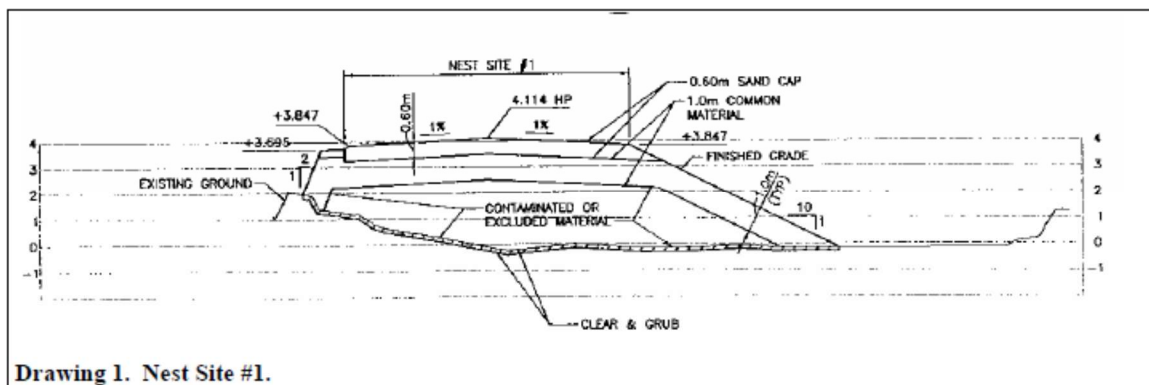
For the purposes of the contaminant cleanup activities planned in the FTA, the following definitions were established:

1. Dredge Footprint was the area excavated to create the tidal basin. All material in this area was to be removed to dredge depth and classified as either (a) clean material placed in the ebb shoal, (b) clean material used as Common Material for project related fill, (c) contaminated material sequestered on-site in areas of biological unavailability (buried), or (d) contaminated material hauled off site.

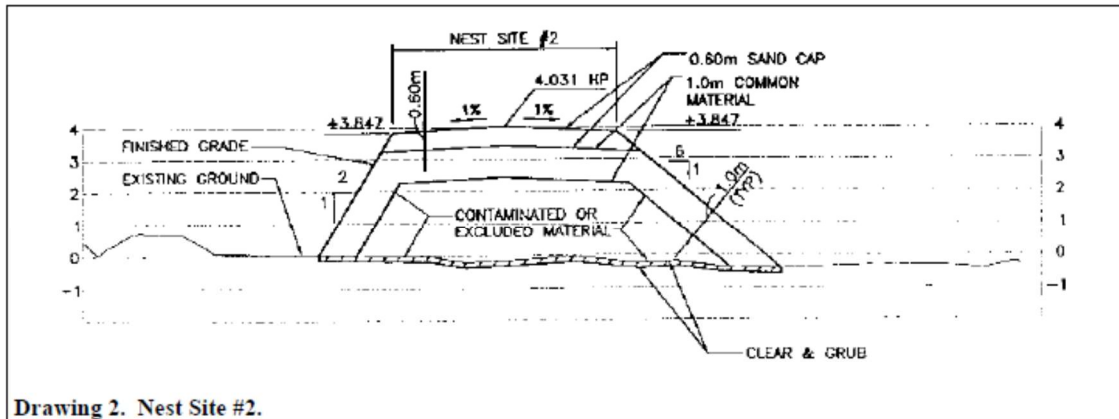
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2. Contaminated Material was defined as excavated material that is taken from any surface or subsurface area designated to be cleaned up. Most of this material was determined to be suitable for onsite sequestering (concentrations of contaminants falling between the cleanup goal and “Haul-off” concentration). Some of the material was identified to exceed “Haul-off” concentrations. No material with exceedances above “Haul-off” concentrations was to remain onsite.
3. Haul-Off concentrations are contaminant concentrations that were considered to pose an unacceptable risk to wildlife, even if buried or sequestered. Material that exceeded haul-off concentrations was to be kept segregated from Common Material and other Contaminated Material. This material was to be hauled off site to an appropriate landfill.

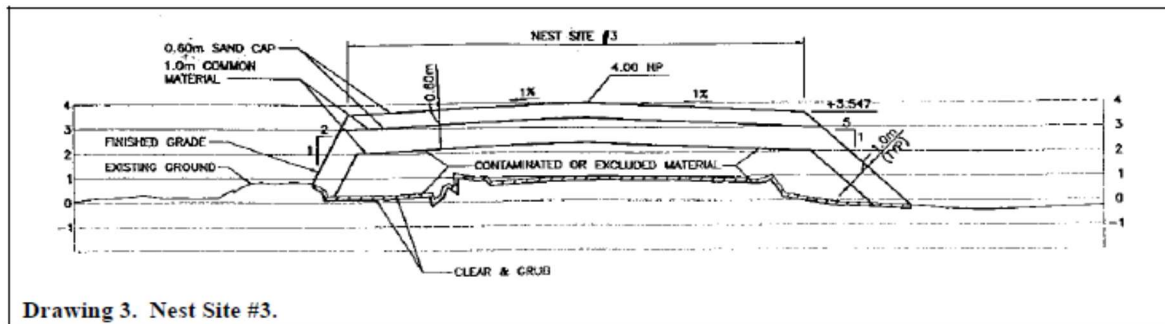
With the exception of materials with concentrations of contaminants exceeding the Haul-Off concentrations, which were disposed at a landfill, all contaminated material originating from the FTA was planned to be placed into the core of an FTA levee or core of nest sites 1, 2, or 3, see below conceptual drawings. Most of the contaminated material encountered in the FTA was planned for placement within the large nest site 1 (see Drawing 1). Levee and nest site embankments were to be constructed to ensure complete encasement of contaminated materials providing clear cover with common materials or uncontaminated materials no less in thickness than 1.0 meter.



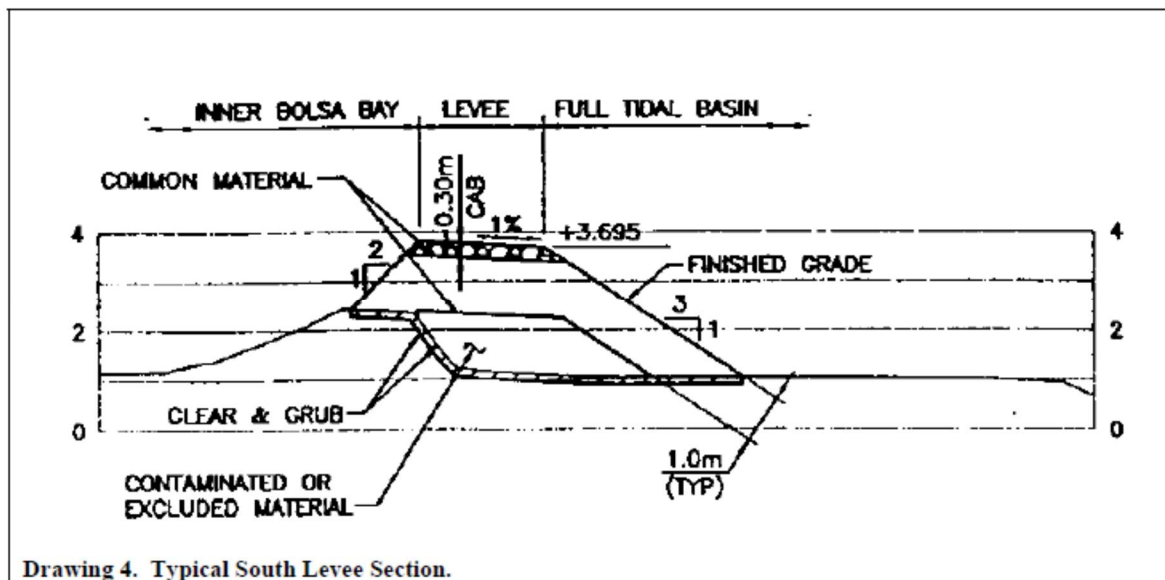
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Drawing 2. Nest Site #2.

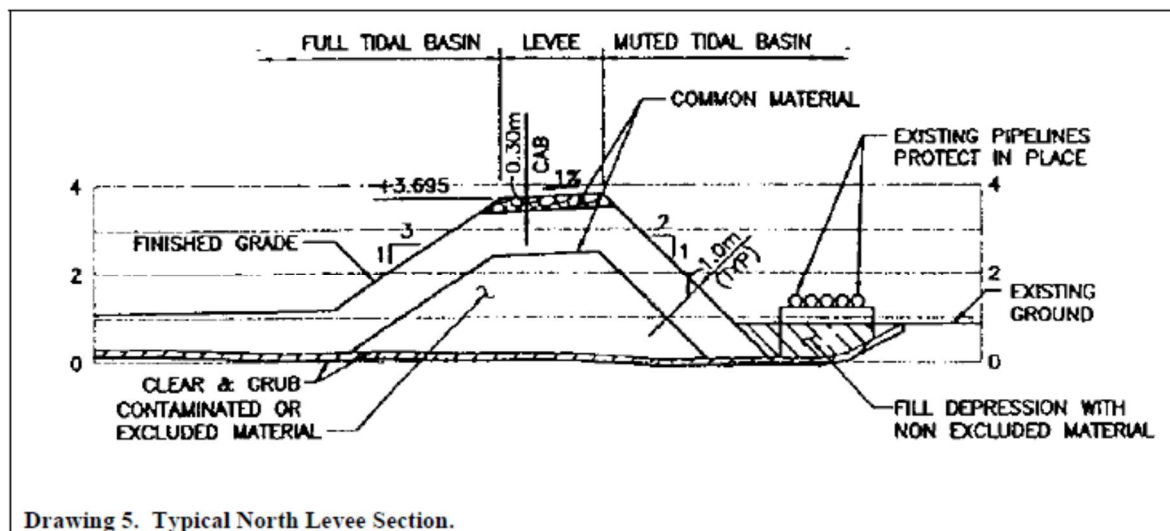


Drawing 3. Nest Site #3.



Drawing 4. Typical South Levee Section.

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The FTA contaminant cleanup plan suggests that most of the contamination found throughout the project area, including the FTA, consisted of shallow surface contamination. Subsurface contamination within the dredge footprint in the FTA was planned for removal to the depth of the final grade (typically 6 feet). According to previous sampling, the scope and scale of which is unknown, no contamination exceeding cleanup concentrations were found at the depth of the final grade. Outside of the dredge footprint, subsurface contamination was planned for removal to a depth where clean soils were identified. No verification sampling was planned post-construction within the dredge footprint area. Verification sampling was planned in the remainder of the cleanup area for the contaminants of concern.

For this assessment, review consisted of the contaminant cleanup plan for the FTA only; no figures are included in the document reviewed to establish where contaminated materials were located, and complete site-specific soil and/or sediment sampling reports (pre- or post- remediation) were not available. Conclusions drawn, summarized below, are based on the review of the limited information provided in the FTA contaminant cleanup plan.

- The Bolsa Chica Lowlands Project cleanup plan was designed to reduce the risk of exposure of contaminants to ecological receptors onsite. Human health risk assessment was not conducted.
- The FTA contaminant cleanup plan indicates that some contaminated materials were managed onsite within the core of the levees and nest sites, however, the current existing condition, or quality of the materials used to construct the nest and levee sites, is unknown.
- Concentrations of contaminants found within the levee and nest site cores could range between the established cleanup goal established for the site, and the Haul-Off concentrations. It is unclear how much contaminated material, versus common, or uncontaminated materials, were used to create the core of the levee and nest sites.
- Review of the cleanup goals and haul-off concentrations compared to the State of California soil screening values suggests that the concentrations of arsenic, beryllium, cobalt, lead, and PCBs in

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materials allowed to remain onsite may exceed the State of California residential risk screening values. In addition, the concentrations of arsenic, lead, and PCBs in materials allowed to remain onsite may also exceed industrial/commercial risk screening values.

- According the FTA contaminant cleanup plan, the FTA is not the most contaminated area of the Bolsa Chica Lowlands Project; thirty-six sites had previously been identified for clean-up. The status of all the required cleanup activities is unknown. It is unclear if contaminated materials from cleanup activities conducted in other areas of the Bolsa Chica Lowlands Project, such as the muted tidal basin, or seasonal ponds, were used within the levee and nest sites, or if contaminated materials were managed in other areas of the Bolsa Chica Ecological Reserve.

Based on the limited information reviewed, there is a high risk that HTRW materials may be present within the Bolsa Chica Ecological Reserve. If the USACE project alternative includes discharging floodwaters from the Garden Grove Wintersburg channel (C05) into the Bolsa Chica Ecological Reserve, additional studies will be required to determine if HTRW materials are present within the USACE project area (Phase II Environmental Site Assessment). As part of the Phase II Environmental Site Assessment, work plans used during all remedial activities conducted within the Reserve, and all soil and sediment sampling reports previously generated, should be obtained from State and Federal agencies and reviewed to assess the current condition of the area. A Phase II Environmental Site Assessment should focus on determining the nature of materials present within the USACE project boundaries, both within the tidal basin and in the levee and nest sites, and areas outside of the full tidal area, including the muted tidal basin and seasonal ponds, if those areas could be effected by placement of floodwaters from channel C05 into the full tidal area. In order to assess the risk of encountering HTRW during construction activities, and the potential release of HTRW post-construction, the sediment with the full tidal basin, the muted tidal basin, the seasonal ponds, and the upland soil areas (including the levee and nest sites) should be investigated to determine if special project features or remedial activities will be required prior to USACE construction, or to prevent contaminated materials from being released during a storm event, if avoidance of existing HTRW isn't a practical option. The Phase II ESA should be conducted during the feasibility phase of the project prior to selection of the final alternative. Any actions that are required in response to the presence of HTRW on the project site, including remedial activities, and/or special hauling, waste disposal costs, or special project features intended to prevent release of HTRW post-construction, are 100% non-Federal project sponsor cost.

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**Table 5: EDR Search Results on/adjacent: Channel C05**

Database	Map ID	Site Name	Proximity to Site	Status	Potential Impact
CA NPDES CA CIWQS	10	East Garden Grove – Wintersburg channel improvement	<i>On property</i>	NPDES permitting, municipal storm water, phase I, terminated 6/12/14. No enforcement action. <i>*assumed construction improvement action/permit</i>	No reported releases, REC unlikely.
CA CIWQS	E9	East Garden Grove – Wintersburg channel TIDE GATES	<i>Adjacent, east</i>	Unknown entry. No enforcement action. <i>*assumed construction improvement action/permit</i>	No reported releases, REC unlikely.
CA UST	E70	Quick Change Lube & Oil	<i>Adjacent, east</i>	Site may contain active USTs.	Due to proximity of the UST to the project area, confirm that USTs are outside the limits of excavation activities during PED
CA HAZNET	4	Tom T Chen	<i>On property</i>	Hazardous waste recycling activity onsite	No reported releases, REC unlikely.
EDR Hist Auto	76	Toten, Joseph and Betty	<i>Adjacent, north</i>	Possible historic gasoline service station onsite from 1975-1983.	No reported releases, REC unlikely.
EDR HIST CLEANERS	N61	HB Cleaners	<i>Adjacent, south</i>	Possible historic cleaner onsite from 2003-2004.	No reported releases, REC unlikely.
CA UST RCRA-SQG CA LUST CA AST	N111 N112 N113	Huntington Beach Dodge	<i>Adjacent, south</i>	RCRA – no violations LUST discovered upon tank closure, NFA dated 7/8/1985. Facility may contain onsite landfill or surface	Due to proximity of the facility to the project area, confirm that any impoundments present are outside the limits of excavation activities during PED

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				impoundment or above ground storage tank.	
CA LUST CA UST EDR HIST AUTO	O62 O63 O64 O65 O66	Exxon (Sam's) Sam Texxon Exxon #7-8756	<i>Adjacent, north</i>	LUST case closed 8/16/2001 after multiple remedial action strategies used onsite. Site may contain active USTs.	Reported releases addressed. Due to proximity of the facility to the project area, confirm that USTs are outside the limits of excavation activities during PED
EDR HIST AUTO	95	Tahouri, Steve	<i>&lt; 1/8 mile west</i>	Possible historic auto service station onsite from 2001-2012	No reported releases, REC unlikely.
EDR HIST CLEANERS	67	Crystal Cleaners	<i>Adjacent, north</i>	No additional information available on State or Federal databases	No reported releases, REC unlikely.
CA DRYCLEA NERS	90	Prime Cleaners	<i>Adjacent, north</i>	Inactive drycleaner	No reported releases, REC unlikely.
EDR	P68	Schiller, Richard	<i>Adjacent, south</i>	Possible historic auto service station onsite from 1972-1983	No reported releases, REC unlikely.
EDT HIST AUTO	P108	Brooks, Robert	<i>Adjacent, south</i>	Possible historic auto service station onsite from 1969-1974	No reported releases, REC unlikely.



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**9.6.3 Channel C06**

Database returns in the area of the C06 channel are shown on focus maps 16 through 19 in the EDR report. Maps are provided as Figures 15 through 18 attached. A summary of sites on or adjacent to the channel C06 project area, or special sites of concern near channel C06, is provided in Table 6. Review of EDR database returns on or adjacent to the project area suggests that there are several service stations with active USTs directly adjacent to the potential project work area (EDR site #G24-G26, C8, and T97-T98). The status of these facilities and location of existing infrastructure and USTs should be reviewed during PED to confirm that project implementation is not affected by the presences of USTs in the work area.

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**Table 6: EDR Search Results on/adjacent: Channel C06**

Database	Map ID	Site Name	Proximity to Site	Status	Potential Impact
RCRA-SQG CA UST CA SWEEPS UST CA FID UST	G24 G25 G26	The Oil Exchange	<i>Adjacent, south</i>	RCRA - no violations UST - active petroleum	Due to proximity of the UST to the project area, confirm that UST is outside the limits of excavation activities during PED
CA UST CA LUST CA EMI CA HIST CORTESE	I31 I32	Huntington Beach Citgo	<i>Adjacent, south</i>	UST closed/LUST closed 9/24/1987	Reported release addressed. Unlikely to impact project implementation.
CA DRYLCEA NERS RCRA-SQG	I102- I107 I42	One Hour Valentone Cleaners (Genesis)	<i>Adjacent, south</i>	RCRA – no violations. No violations or releases reported in DRYCLEANERS databases.	No reported releases, REC unlikely.
CA HAZNET	D6 D7	Sureguard	<i>On property</i>	Hazardous waste recycling activity onsite	No reported releases, REC unlikely.
CA SHMIRS	C5	No name	<i>On property</i>	2002 Spill/release of 950 gallons of sewage from a residence in channel.	Due to date of spill, and materials being pumped to ocean, residual impacts unlikely. Unlikely to impact project implementation.
CA HIST UST	C8	S and K Greenhouses	<i>On property</i>	UST – active 1988	Due to proximity of the UST to the project area, confirm that UST is outside the limits of excavation activities during PED.
CA SWEEPS UST	S74 S75	Family Fun Center	<i>Adjacent, south</i>	LUST activity cleanup complete. Request for closure	Reported release addressed. Unlikely to impact project implementation.

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CA FID UST CA LUST				02/2018 with public notice of closure on same date.	
CA LUST CA HAZNET CA UST	T97 T98	Fountain Valley Fire Station	<i>Adjacent, east</i>	LUST – case closed 7/28/1994. Site may contain active USTs.	Reported releases addressed, REC unlikely. Due to proximity of the UST to the project area, confirm that UST is outside the limits of excavation activities during PED.

## Hazardous, Toxic and Radioactive Waste (HTRW) Phase I Environmental Site Assessment

### 9.6.4 Upstream Channel Reach Review

The U.S. Environmental Protection Agency (USEPA) EnviroMapper for Envirofacts (<https://www3.epa.gov/enviro/>) online web-based application was used to obtain information on regulated sites that may be located on or adjacent to potential project areas in upstream portions of Channel C04 and C06 not included in the EDR Report. EnviroMapper is a single point of access to select USEPA environmental data. The web site provides access to several USEPA databases that provide information about environmental activities that may affect air, water, and land quality anywhere in the United States. Databases linked to the EnviroMapper include: Clean Air Act (CAA) air emissions (Aerometric Information Retrieval System (AIRS)/Air Facility System (AFS) database), Superfund sites (Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) database), toxic releases (Toxic Release Inventory (TRI)), hazardous waste generators (Resource Conservation and Recovery Act Information (RCRAInfo) database), Clean Water Act (CWA) waste dischargers, Permit Compliance System (PCS) database, and brownfields (Assessment, Cleanup and Redevelopment Exchange System (ACRES) database). A summary of findings is presented in Table 7. No Superfund or RCRA corrective action activities were noted in the project area, though the area is densely developed. Additional comprehensive HTRW Phase I ESAs are recommended in the upstream areas.

**Table 7: Enviromapper Search Results – Upstream Reaches**

Channel/Measure	Facility	Location	Status
Westminster Mall Diversion	USA Gasoline No. 141	Adjacent – 14600 Edwards St.	RCRA – SQG
	Joe Rhodes Maintenance	Adjacent (S) - 14582 Golden West	RCRA-transporter
Channel C04	Westminster Tract No 2633 Site	Adjacent (N) – Sowell & Kathy St.	RCRA - SQG
	BE Aerospace	Adjacent (S) - 7155 Fenwick Ave	ICIS – private owned water discharge general permit
	Hamilton Bob & Son Trucking	Adjacent (S) – 14482 Beach Blvd	RCRA - transporter
Channel C05	Meister Porsche Audi	Adjacent (S) – 13631 Harbor Blvd	RCRA - SQG

**Hazardous, Toxic and Radioactive Waste (HTRW)  
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Channel/Measure	Facility	Location	Status
	1-day Paint & Body Center	Adjacent (S) – 13612 Harbor Blvd	RCRA - SQG

## 10.0 FINDINGS AND CONCLUSIONS

This HTRW investigation was performed to identify the risk of encountering HTRW and non-HTRW environmental issues at the Westminster, East Garden Grove, FRM project areas and to determine if any RECs present have impacted the project site or will impact implementation of the proposed project. According to ER 1165-2-132, non-HTRW environmental issues that do not comply with federal, state, and local regulations should be discussed in the HTRW evaluation along with HTRW issues.

The information used to complete this limited HTRW Phase I ESA was obtained from database research. Due to the scale of the project, and the amount of information obtained from the database search, assessment of information collected is broad-scaled in nature. A focused assessment of the database report was conducted for sites that are on, or directly adjacent to the USACE work areas. Summary of potential HTRW and non-HTRW concerns and recommendations for future work are outlined below:

- Review of EDR database returns on or adjacent to the project area suggests that there are LUSTs adjacent to the project area that have not been fully addressed. The status of ongoing LUST remedial actions should be confirmed prior to project implementation to confirm the risk of encountering contaminated soils or groundwater (HTRW) during construction (EDR Site Groups K and F).
- There are several service stations with active USTs and a facility with a potential surface impoundment directly adjacent to the potential project work area. The status of the facilities and location of existing infrastructure, USTs, and impoundments should be reviewed during PED to confirm that project implementation is not affected by the presences of USTs, impoundments, or changes in the status of the facilities (EDR Sites # E70, C8 and groups B, K, G, N, O, T, and AS).
- Remedial action sites included in the DOD/FUDS/UXO Seal Beach Site are adjacent to Channel C02. Review of sites with ongoing remedial actions should be conducted in PED to confirm that project implementation is not affected by any ongoing or planned remedial activities:
  - Site 7 – Station landfill. Previous disposal of solvents, transformer oil, lubricants, paint sludge, asbestos, photo solutions, and mercury. Remedial action complete, monitoring ongoing,
  - Site 22 – Oil Island. Oil production waste-holding impoundments. Site being used and monitored.
  - Site 70 – Research, Testing and Evaluation Area. Enhanced bioremediation and monitored natural attenuation ongoing for TCE contamination.
  - Site 74 – Old Skeet Range. Final remediation strategy being developed for metals (lead and antimony) and PAHs from previous skeet shooting activities. Close to Seal Beach National Wildlife Refuge.

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- Site 75 – KAYO-SB Ag Well. Groundwater contamination, chlorinated solvents. Site being inspected and Navy working with regulatory agencies on remedial action plan.
- UXO 1 – Primer Salvage Yard and POLB Mitigation Pond. Remedial investigation ongoing for munitions and explosives of concern, munitions constituents.
- UXO 6 – Westminster POLB Fill Area. Remedial investigation ongoing for munitions and explosives of concern, munitions constituents.
- AOC 2 – Explosives Drop Test Tower. Remedial investigation ongoing for munitions constituents.
- The Bolsa Chica Lowland Restoration Project is adjacent to channel C05. The status of all remedial activities conducted at the Bolsa Chica Lowlands site should be reviewed during PED to determine if there are any areas in the proposed project footprint that may affect any remaining contamination and/or contaminated fill left onsite as part of the remedial action plan. If the USACE project alternative includes discharging floodwaters from the Garden Grove Wintersburg channel (C05) into the Bolsa Chica Ecological Reserve, additional studies will be required to determine if HTRW materials are present within the USACE project area (Phase II Environmental Site Assessment).
- Comprehensive HTRW Phase I ESAs are required in PED, when project footprints are defined, to determine the scope and scale of REC occurrences that may exist in the surrounding areas, and if RECs will have an impact on the implementation of the USACE project. Site reconnaissance, review of historical maps, and review of existing information was not conducted as part of this investigation and is considered a data gap. These additional analyses must be conducted in future phases of the project to determine the likelihood of encountering HTRW during project implementation.
- Design of project features is encouraged to reduce the amount of fill requiring offsite disposal. The extent of excavation required for the construction of project features and total footprint of land disturbing activities is unknown at this time. However, it is expected that significant volume of fill will be generated for the construction of floodwalls and during channel reshaping. Fill materials generated during construction should be reused onsite to the maximum extent practicable.
- Construction of civil works projects should be avoided in HTRW contaminated areas, where practicable. HTRW response actions, such as disposal of soils containing CERCLA regulated substances to a landfill, are not a cost-shared project expense.

No HTRW investigation can wholly eliminate uncertainty regarding the potential for HTRW associated with a project area. Performance of the HTRW investigation is intended to reduce, but not eliminate, uncertainty regarding the potential for HTRW in connection with a project area.

**Hazardous, Toxic and Radioactive Waste (HTRW)  
Phase I Environmental Site Assessment**

## **11.0 REFERENCES**

American Society for Testing of Materials. Publication E 1527-13. Standard Practice for Environmental Assessments: Phase I Environmental Site Assessment Process.

Department of the Army. U.S. Army Corps of Engineers. ER 1165-2-132. Hazardous, Toxic, and Radioactive Waste (HTRW) Guidance for Civil Works Projects. June 1992.



**Hazardous, Toxic and Radioactive Waste (HTRW)  
Phase I Environmental Site Assessment**

Figures

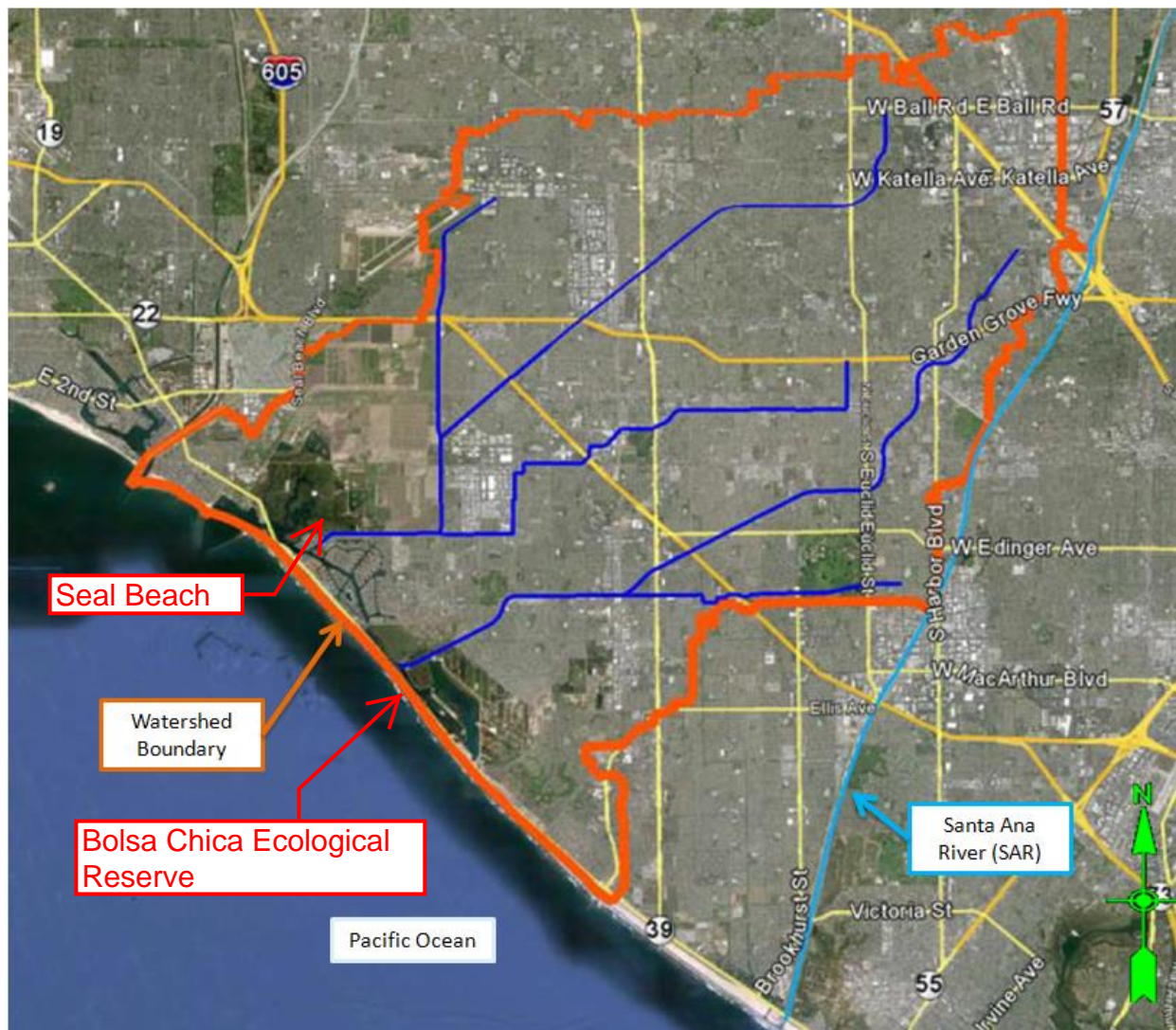
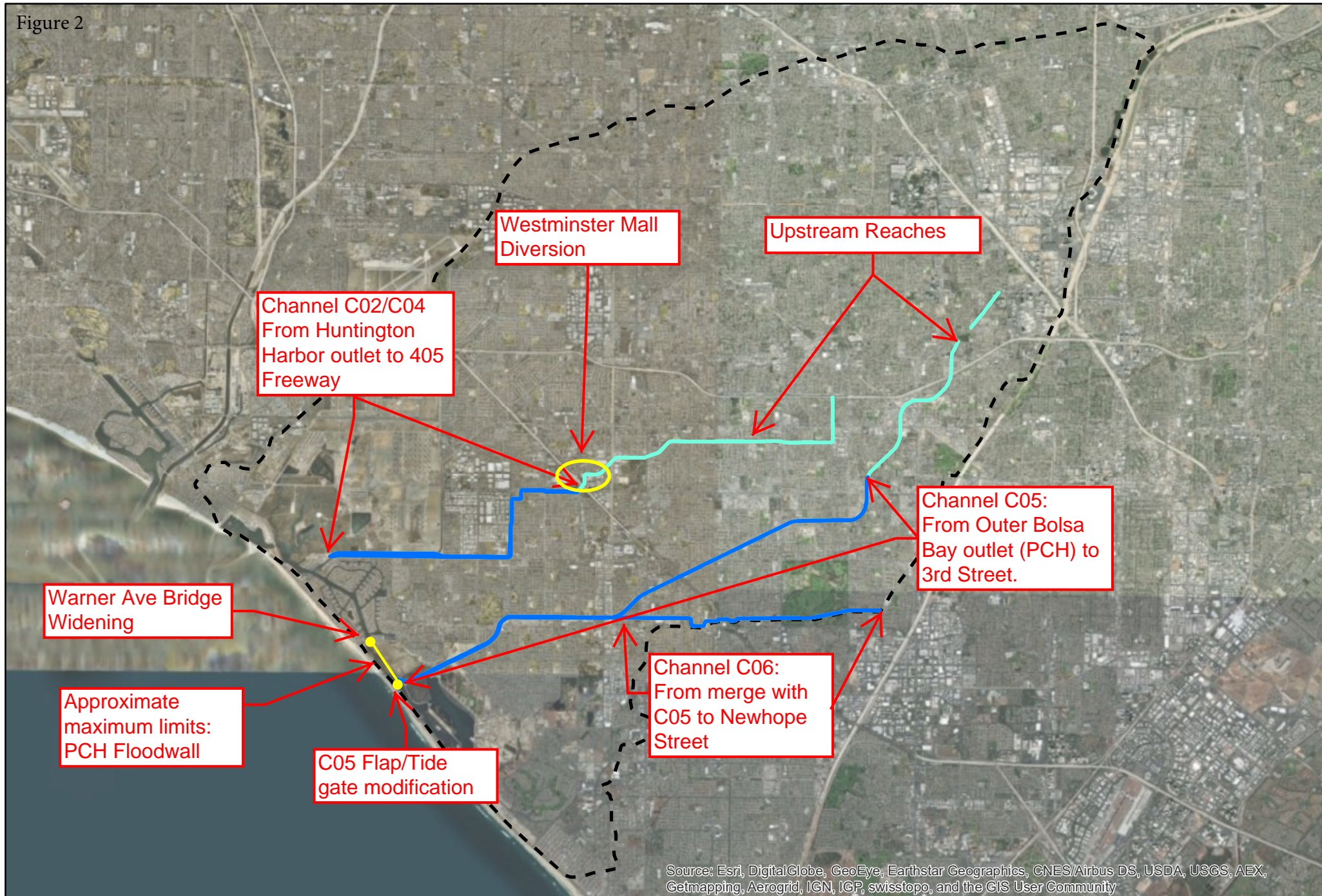


Figure 1: Study Watershed Boundary



Figure 2



**U.S. Army Corps  
Of Engineers®**  
Chicago District

 EDR Report  
Area

 Upstream  
Reaches

 Watershed  
Boundary

0 0.5 1  
Miles



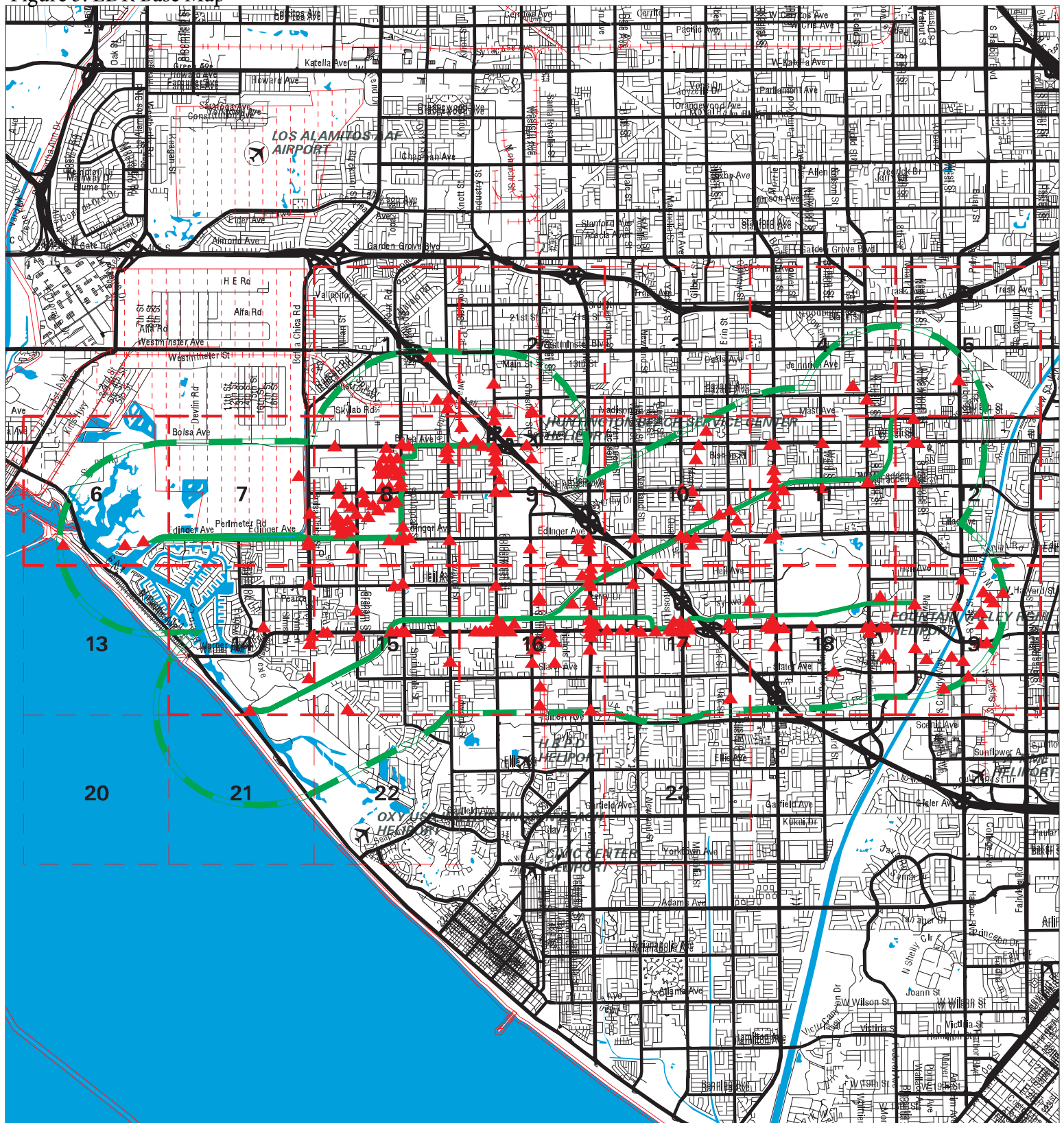
**Westminister, East  
Garden Grove FRM**

For Official Use Only



# Key Map - 5397563.8s

Figure 3: EDR Base Map



- ▲ Sites
- ↗ Target Property
- ↗ Search Buffer
- ↗ Focus Map - No Sites
- ↗ Focus Map - Sites
- National Priority List Sites
- Areas of Concern
- Dept. Defense Sites
- Indian Reservations BIA

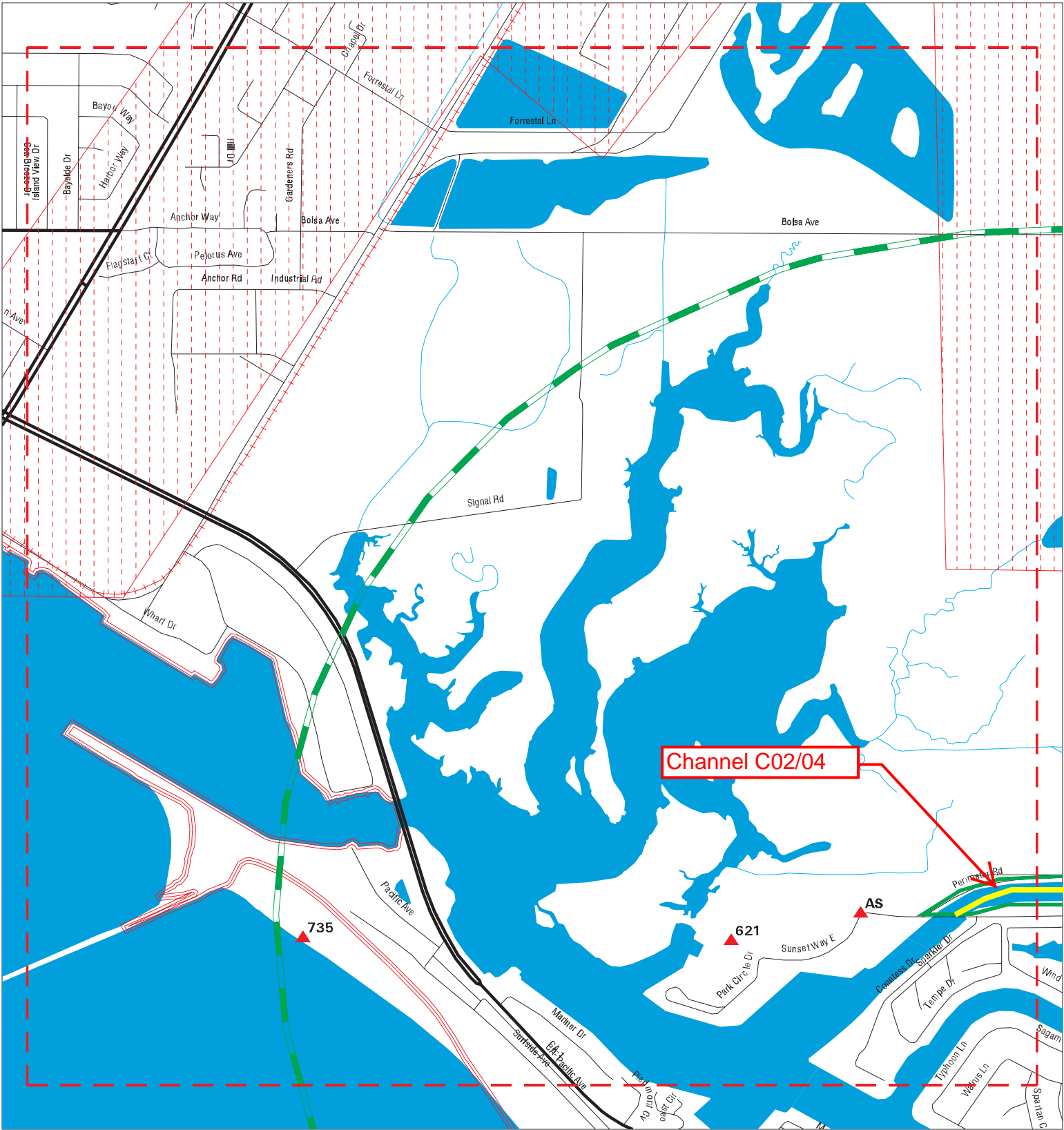


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 ADDRESS: D  
 CITY/STATE: Seal Beach CA  
 ZIP: 90740

CLIENT: U.S. Army Corps of Engineers  
 CONTACT: Casey.I.pittman@usace.army.mil  
 INQUIRY #: 5397563.8s  
 DATE: 08/17/18 5:03 PM

Figure 4: C02 - 1

Focus Map - 6 - 5397563.8s



- |                      |                              |                         |
|----------------------|------------------------------|-------------------------|
| ▲ Sites              | Focus Map - Sites            | Areas of Concern        |
| Target Property      | Power Line                   | Dept. Defense Sites     |
| Search Buffer        | Pipe Line                    | Indian Reservations BIA |
| Focus Map - No Sites | National Priority List Sites |                         |

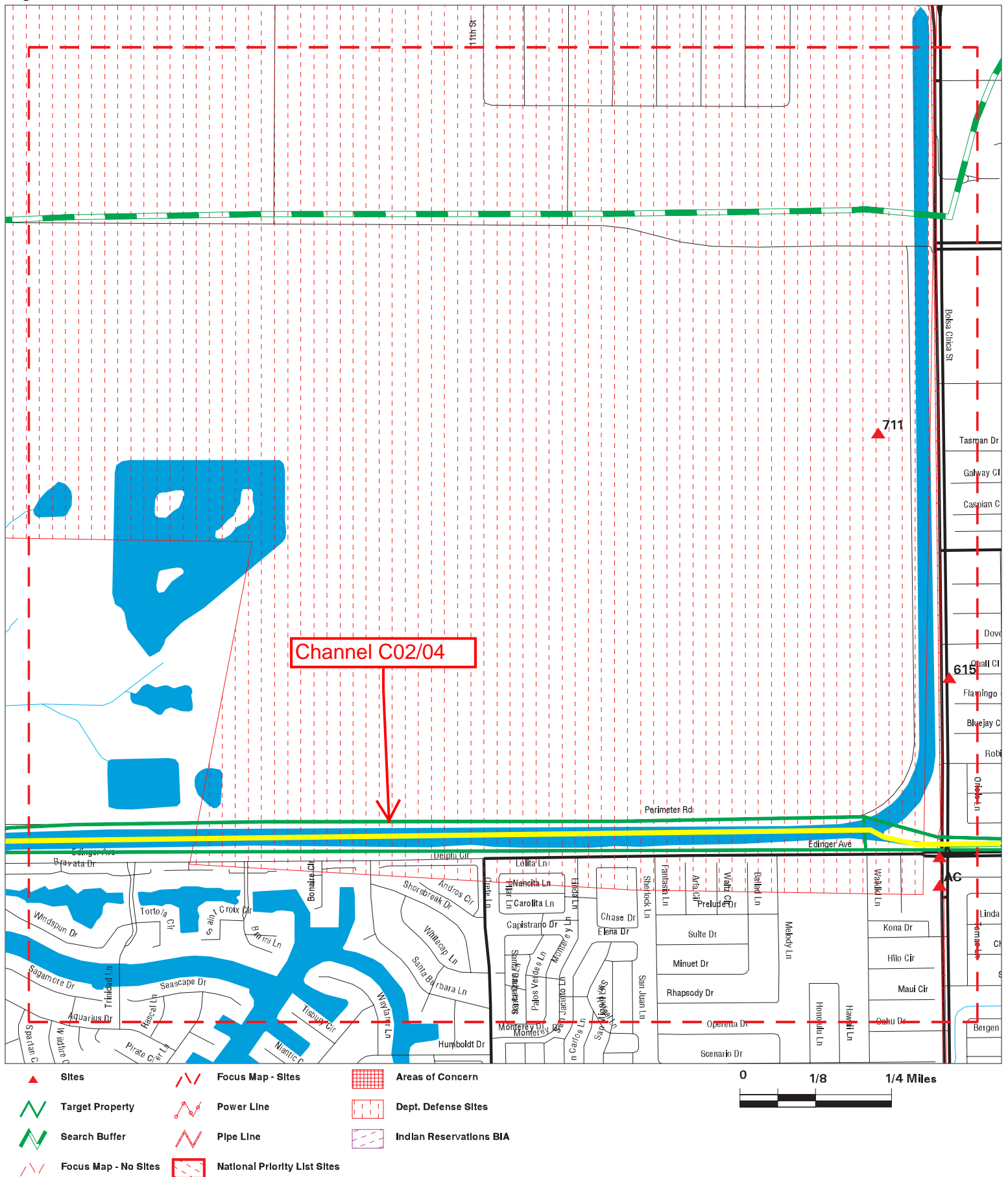


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Figure 5: C02 - 2

Focus Map - 7 - 5397563.8s

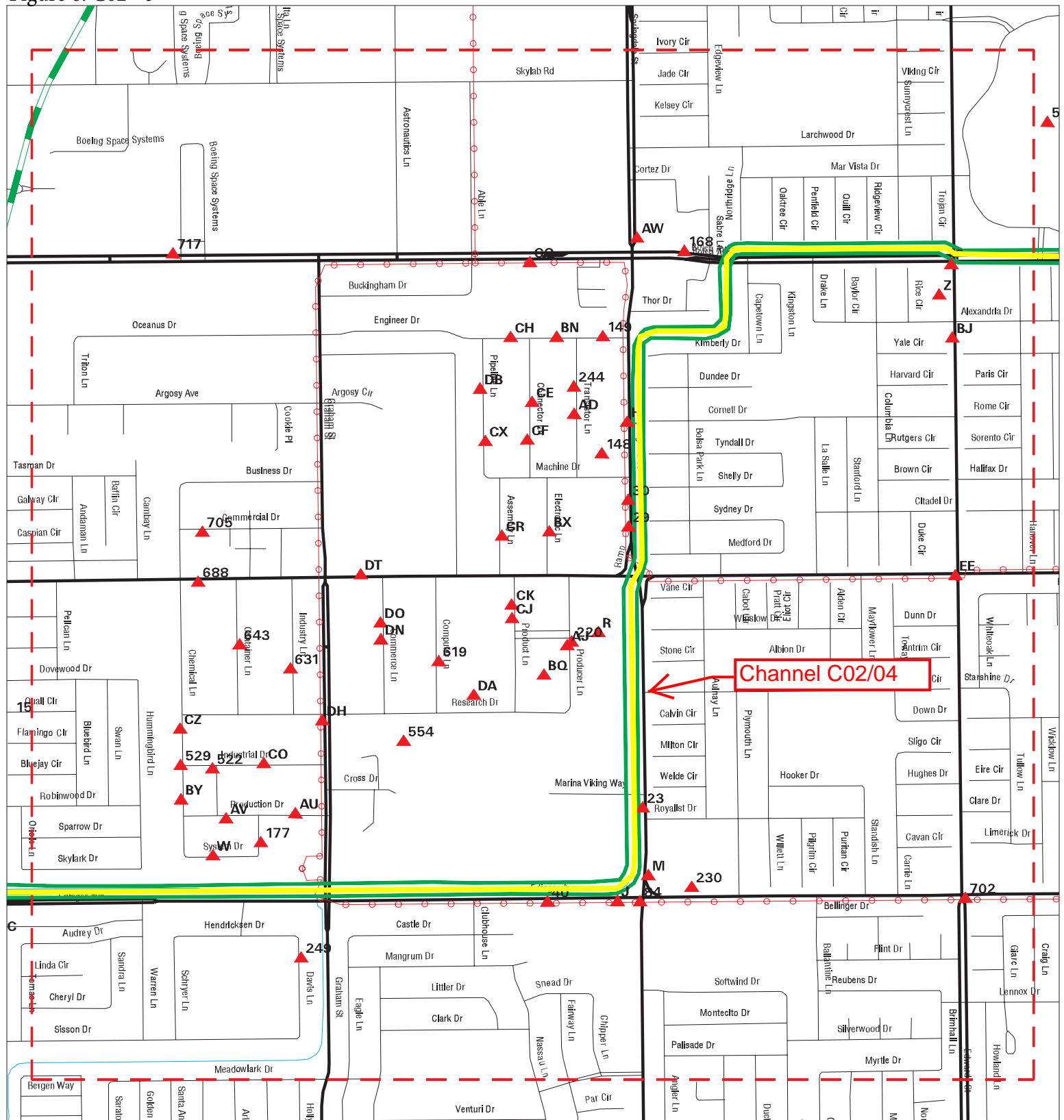


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Figure 6: C02 - 3

# Focus Map - 8 - 5397563.8s



- ▲ Sites
- ▲ Focus Map - Sites
- ▲ Areas of Concern
- ▲ Target Property
- ▲ Power Line
- ▲ Dept. Defense Sites
- ▲ Search Buffer
- ▲ Pipe Line
- ▲ Indian Reservations BIA
- ▲ Focus Map - No Sites
- ▲ National Priority List Sites

0 1/8 1/4 Miles

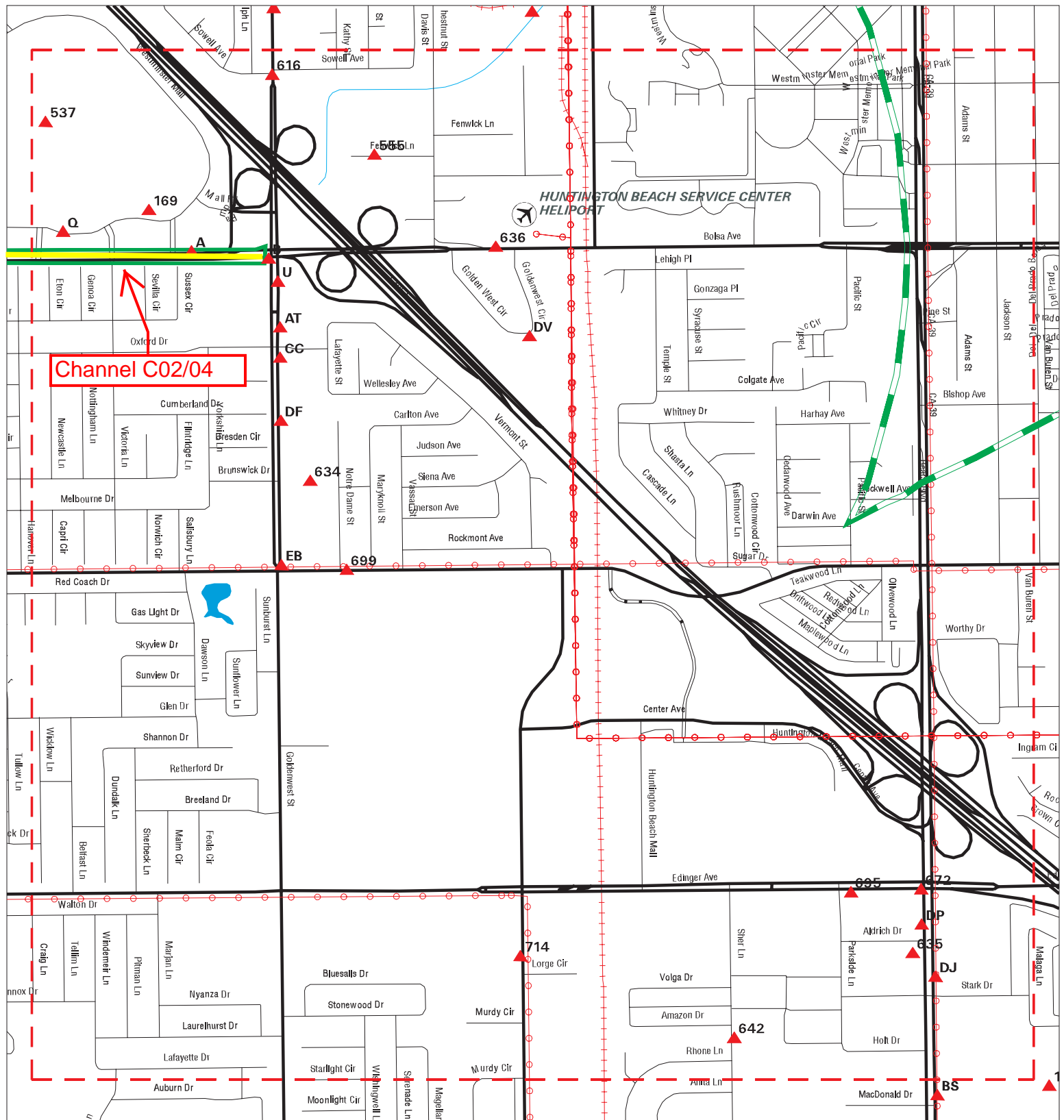
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Figure 7: C02 - 4

Focus Map - 9 - 5397563.8s



- ▲ Sites
- Target Property
- Search Buffer
- Focus Map - No Sites
- Focus Map - Sites
- Power Line
- Pipe Line
- National Priority List Sites
- Areas of Concern
- Dept. Defense Sites
- Indian Reservations BIA



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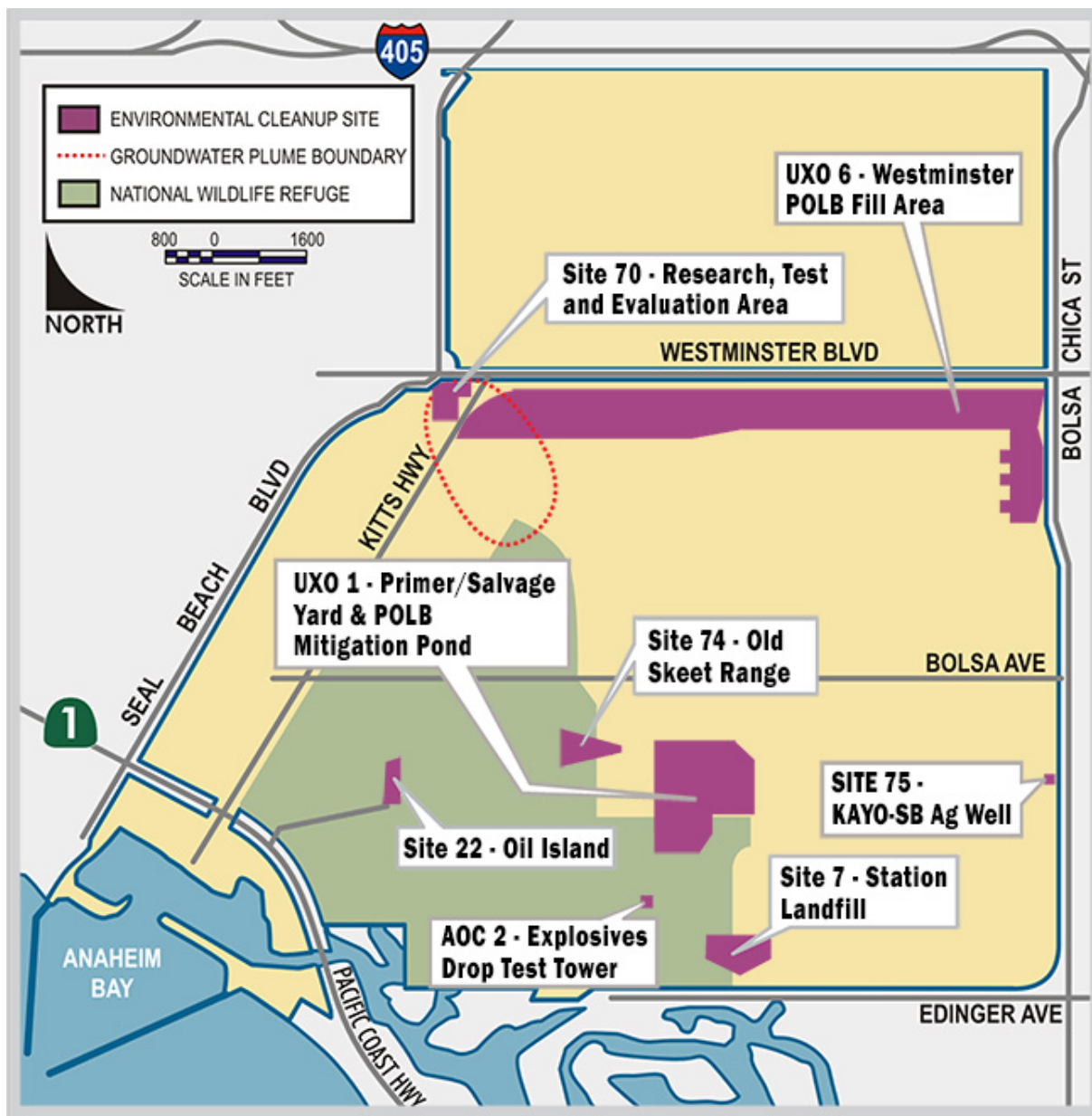
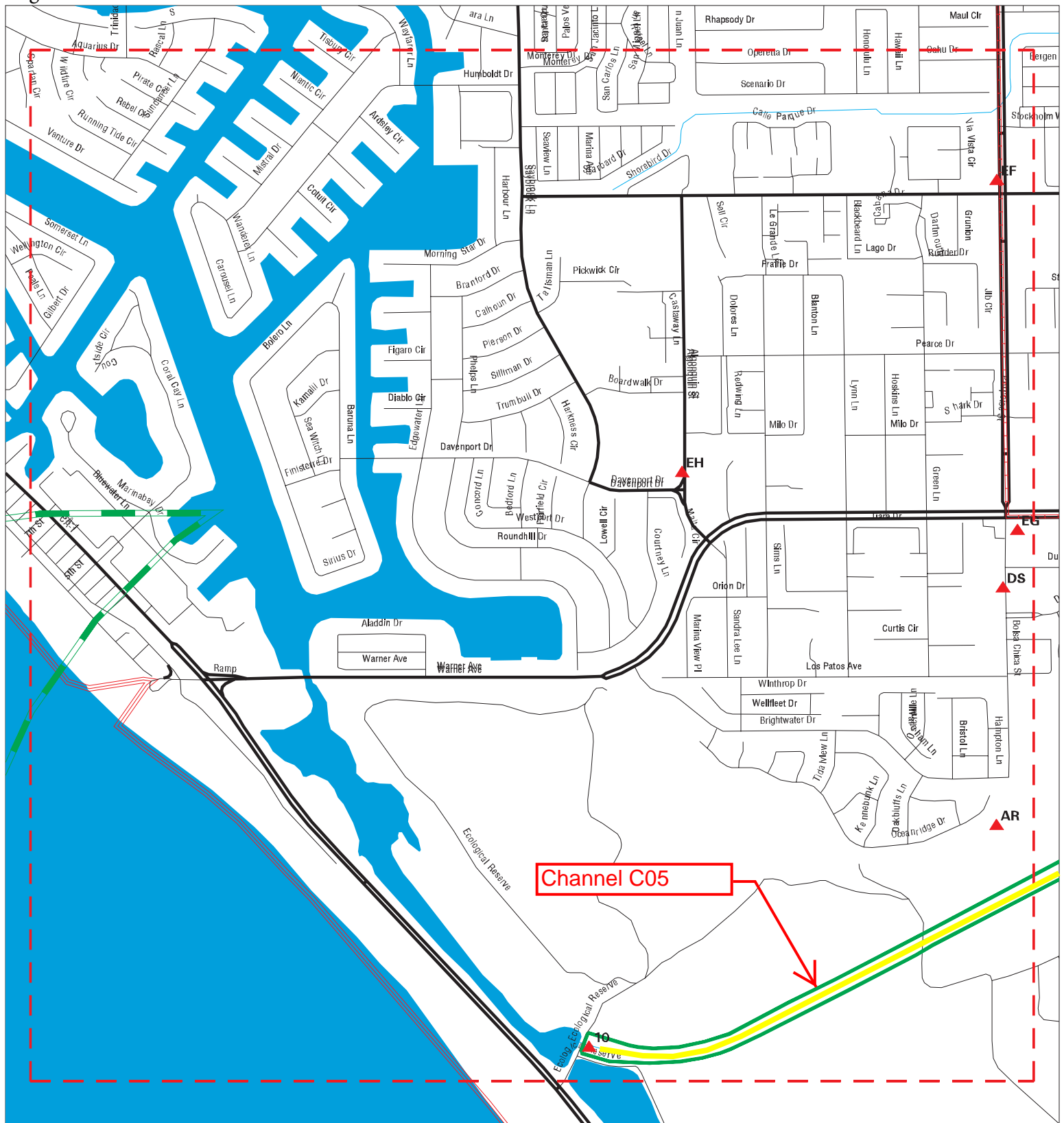


Figure 8 – Seal Beach Ongoing Remedial Action Areas

Figure 9: C05 - 1

Focus Map - 14 - 5397563.8s



- |                      |                              |                         |
|----------------------|------------------------------|-------------------------|
| ▲ Sites              | Focus Map - Sites            | Areas of Concern        |
| Target Property      | Power Line                   | Dept. Defense Sites     |
| Search Buffer        | Pipe Line                    | Indian Reservations BIA |
| Focus Map - No Sites | National Priority List Sites |                         |

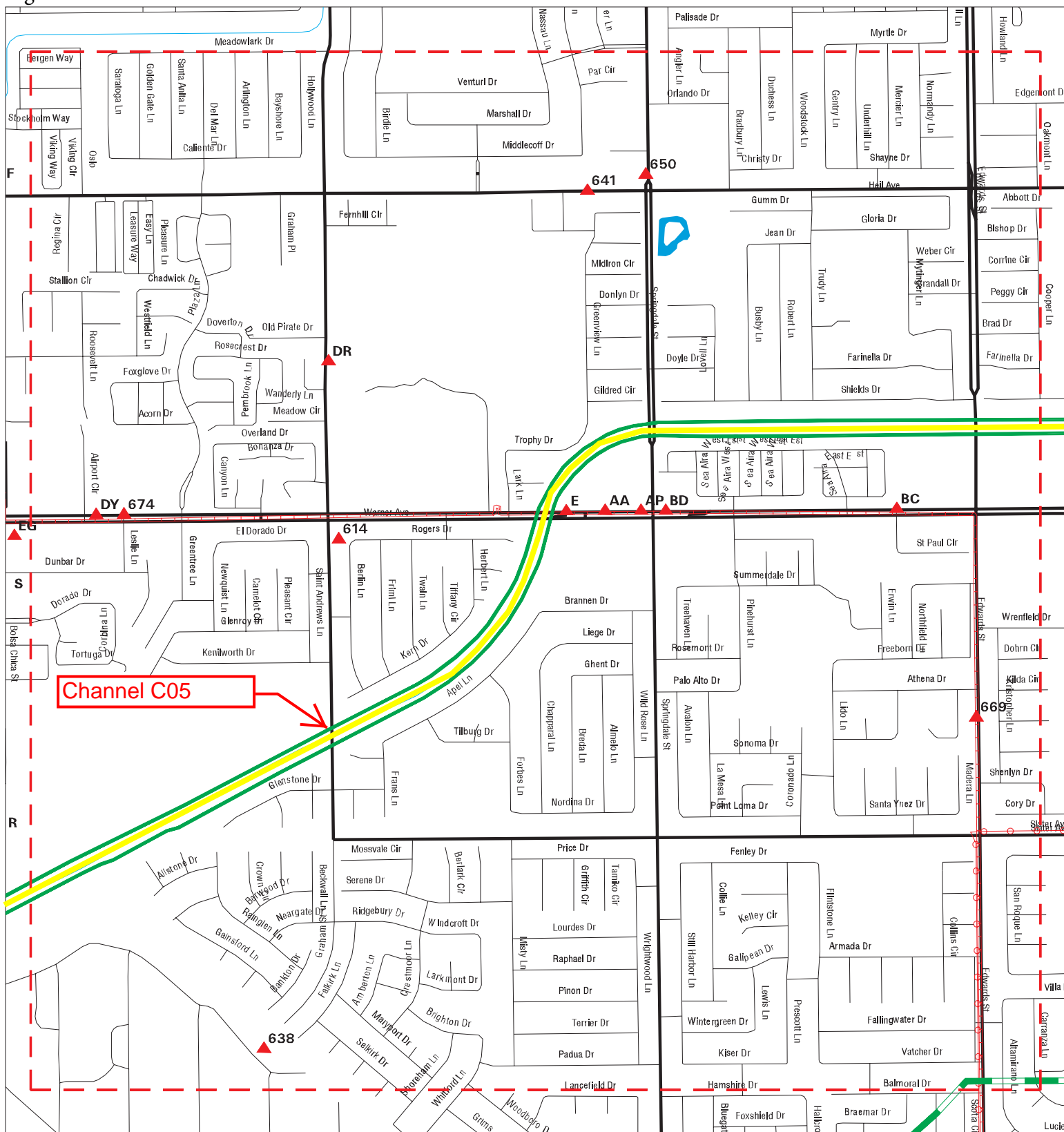
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Figure 10: C05 - 2

Focus Map - 15 - 5397563.8s



0 1/8 1/4 Miles



- |                          |                                |                           |
|--------------------------|--------------------------------|---------------------------|
| ▲ Sites                  | /// Focus Map - Sites          | ■ Areas of Concern        |
| ✓ Target Property        | ⚡ Power Line                   | ■ Dept. Defense Sites     |
| ✓ Search Buffer          | ⚡ Pipe Line                    | ■ Indian Reservations BIA |
| /// Focus Map - No Sites | ■ National Priority List Sites |                           |

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Figure 11: C05 - 3

Focus Map - 16 - 5397563.8s

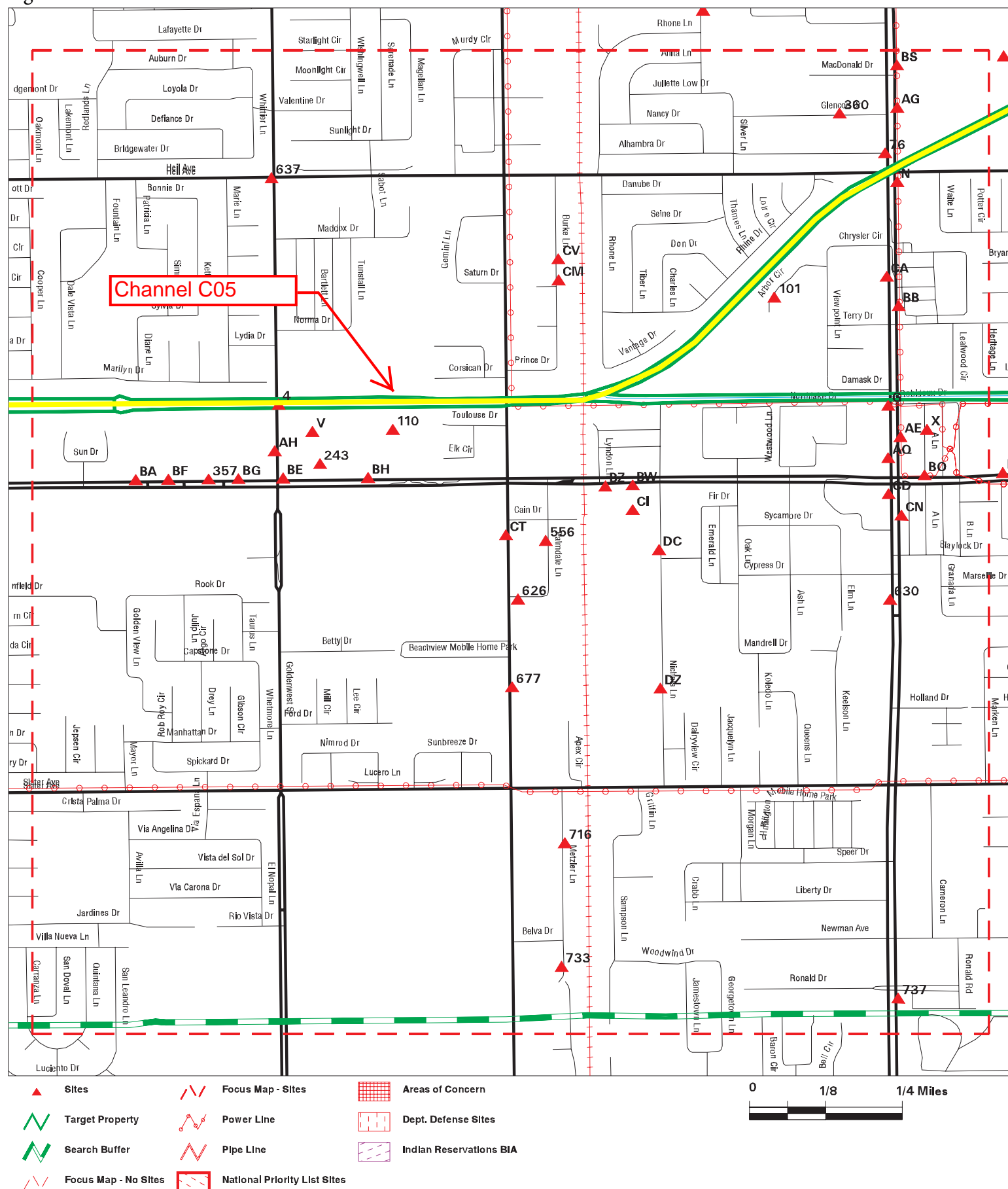
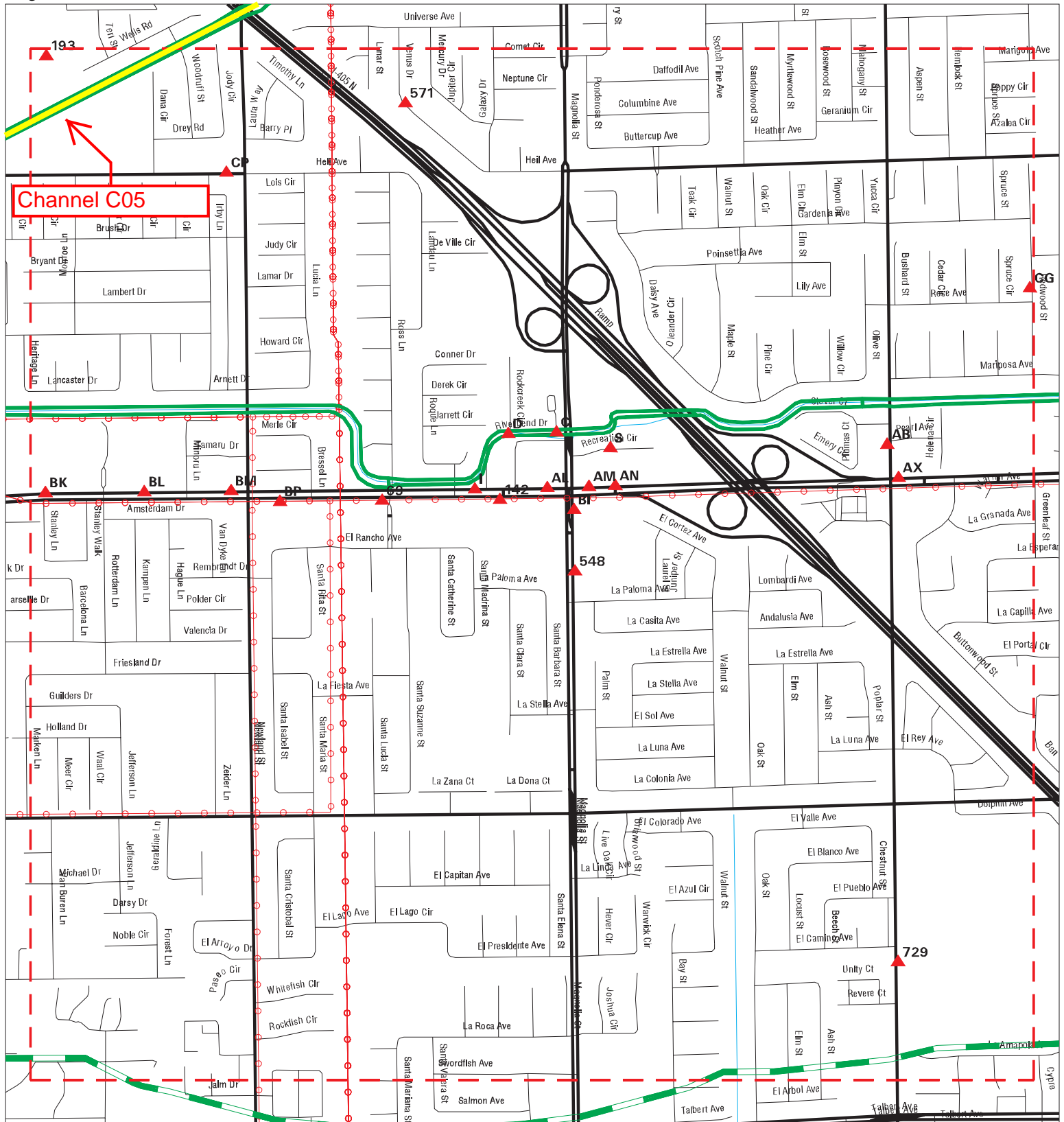


Figure 12: C05 - 4

Focus Map - 17 - 5397563.8s



- ▲ Sites
- Target Property
- Search Buffer
- Focus Map - No Sites
- Focus Map - Sites
- Power Line
- Pipe Line
- National Priority List Sites
- Areas of Concern
- Dept. Defense Sites
- Indian Reservations BIA

0 1/8 1/4 Miles

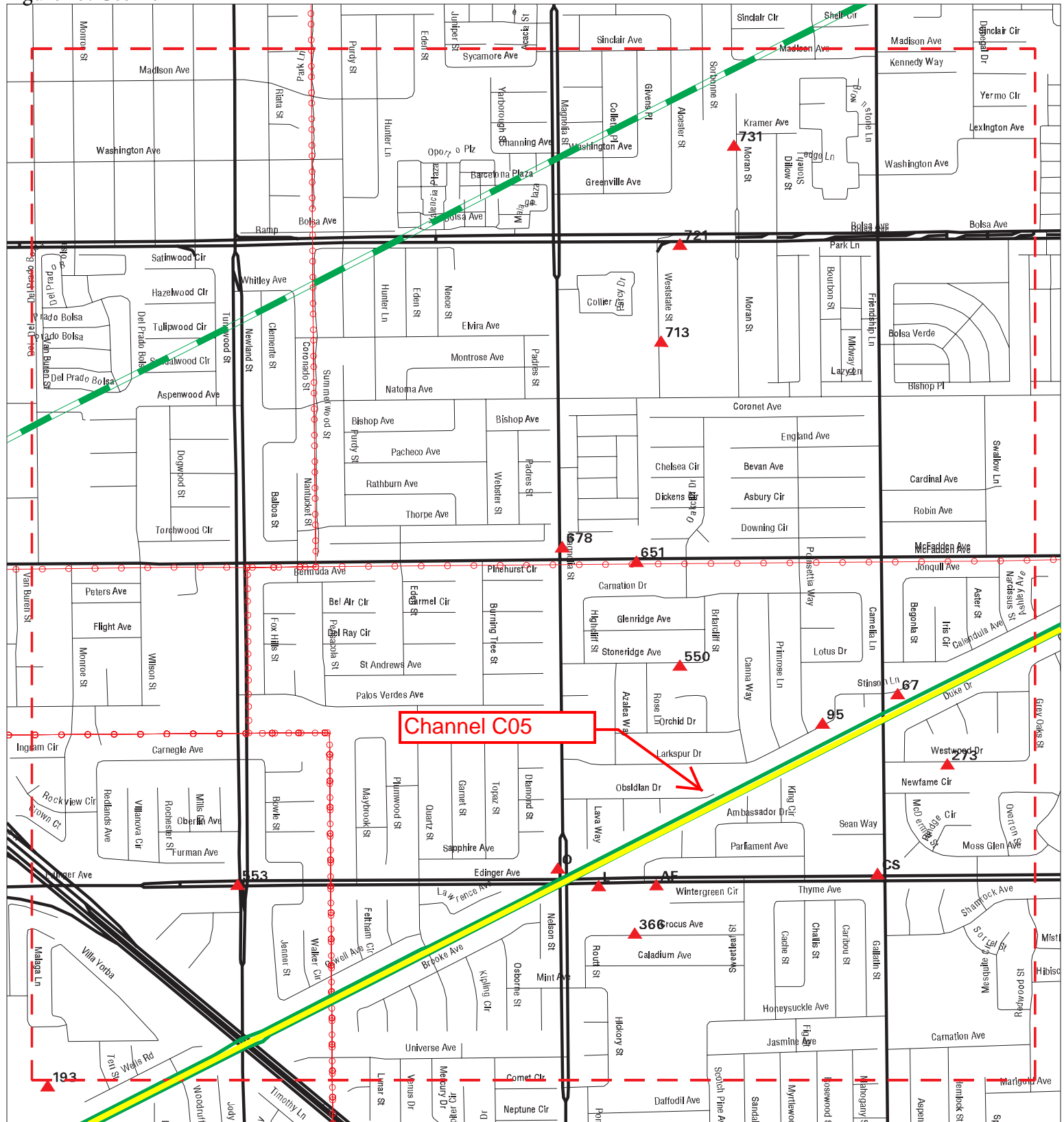
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# Focus Map - 10 - 5397563.8s

Figure 13: C05 - 5



Channel C05

- ▲ Sites
- Target Property
- Search Buffer
- Focus Map - No Sites
- Focus Map - Sites
- Power Line
- Pipe Line
- National Priority List Sites
- Areas of Concern
- Dept. Defense Sites
- Indian Reservations BIA

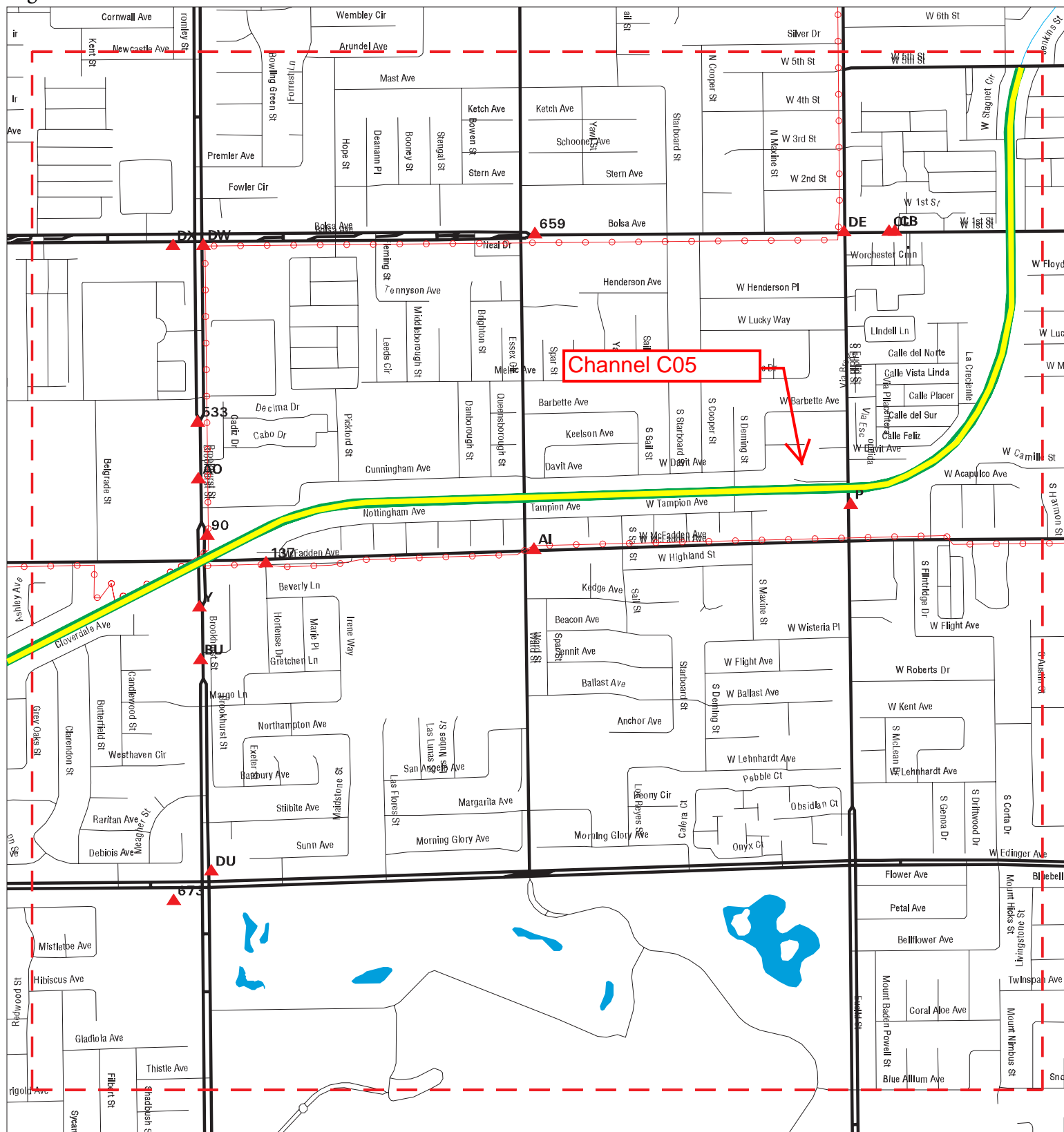
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Figure 14: C05 - 6

Focus Map - 11 - 5397563.8s



- |                      |                              |                         |
|----------------------|------------------------------|-------------------------|
| ▲ Sites              | Focus Map - Sites            | Areas of Concern        |
| Target Property      | Power Line                   | Dept. Defense Sites     |
| Search Buffer        | Pipe Line                    | Indian Reservations BIA |
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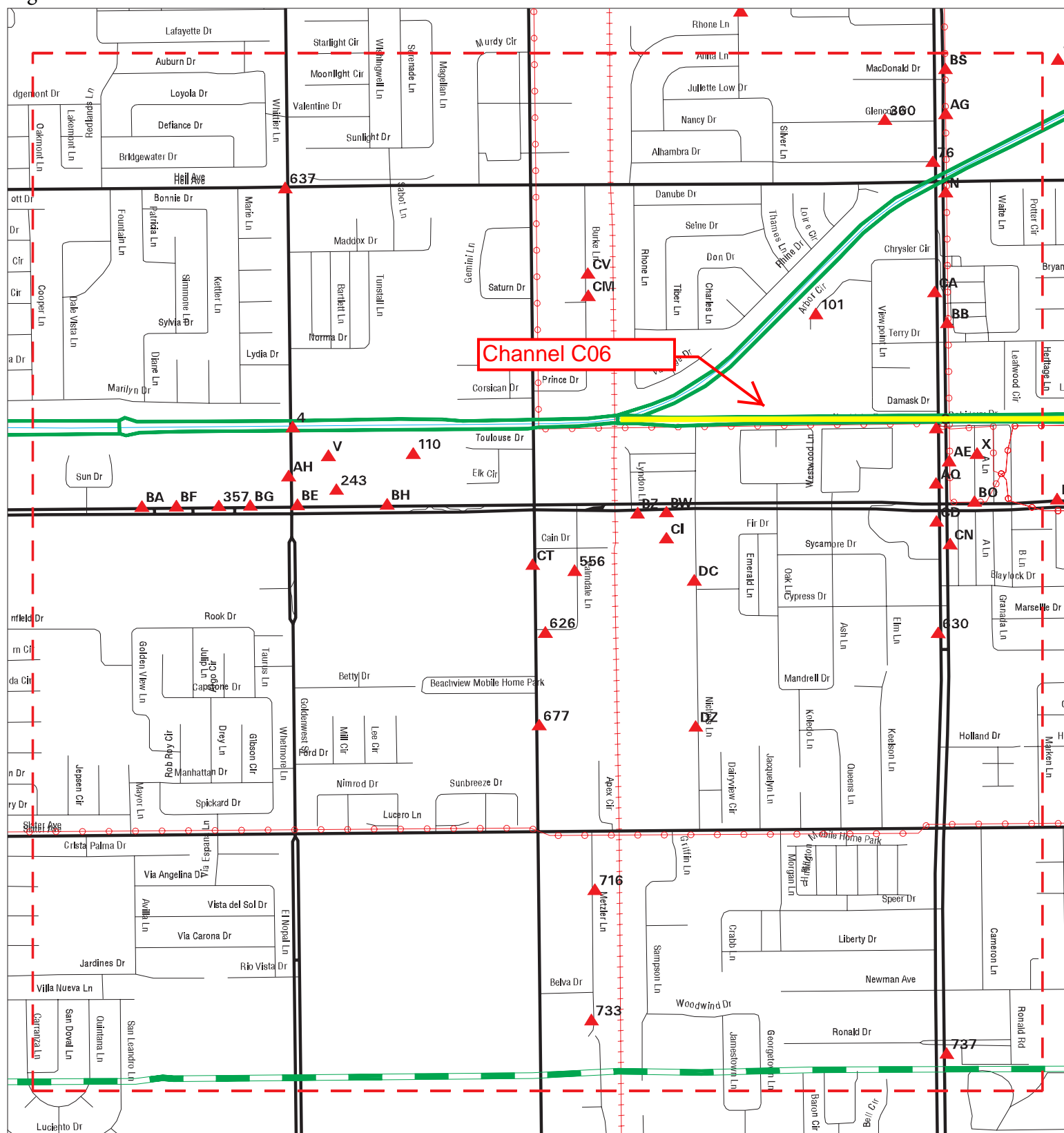
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Figure 15: C06 - 1

Focus Map - 16 - 5397563.8s



- |                      |                              |                         |
|----------------------|------------------------------|-------------------------|
|                      |                              |                         |
| Sites                | Focus Map - Sites            | Areas of Concern        |
|                      |                              |                         |
| Target Property      | Power Line                   | Dept. Defense Sites     |
|                      |                              |                         |
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|                      |                              |                         |
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0 1/8 1/4 Miles



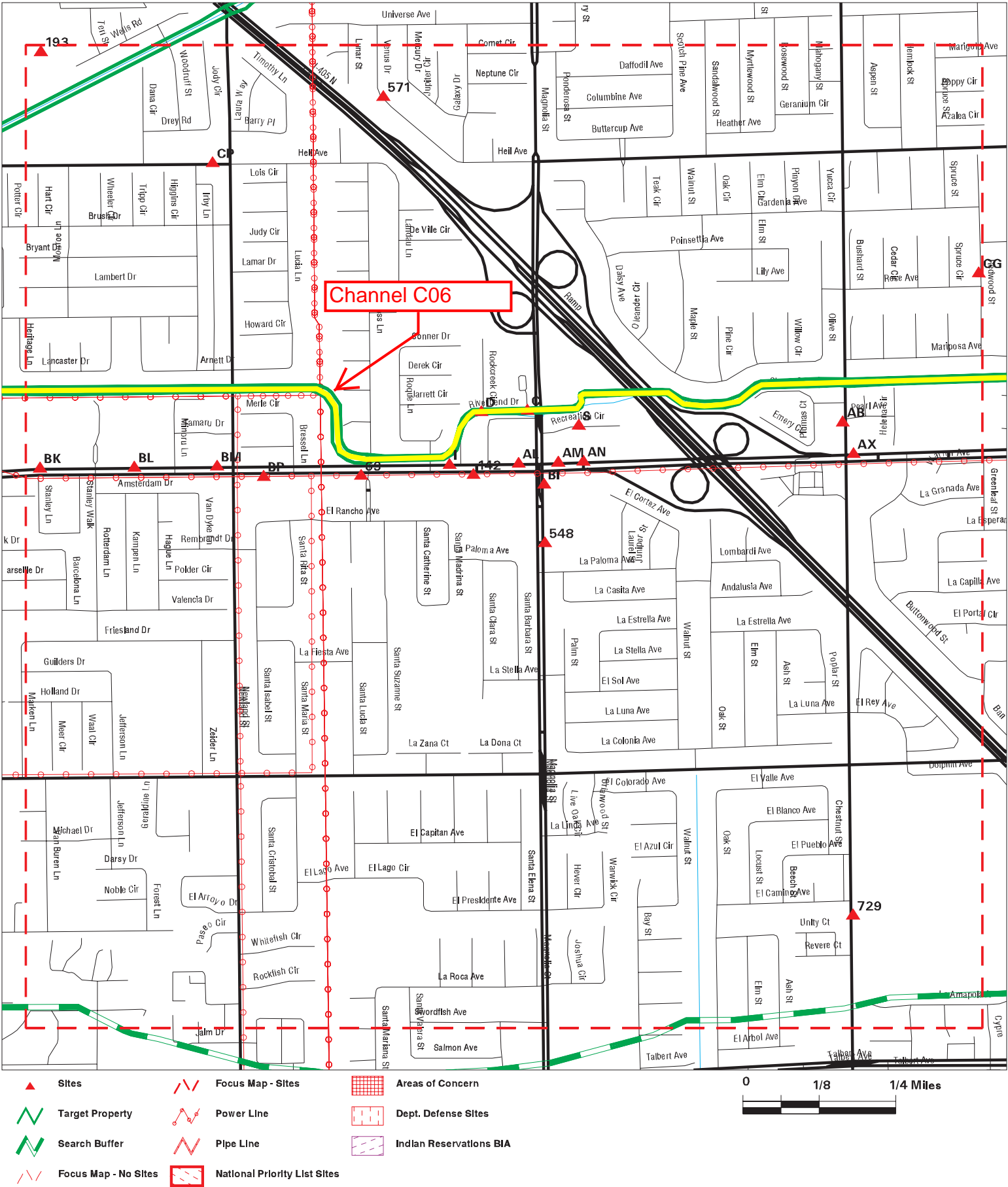
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Figure 16: C06 - 2

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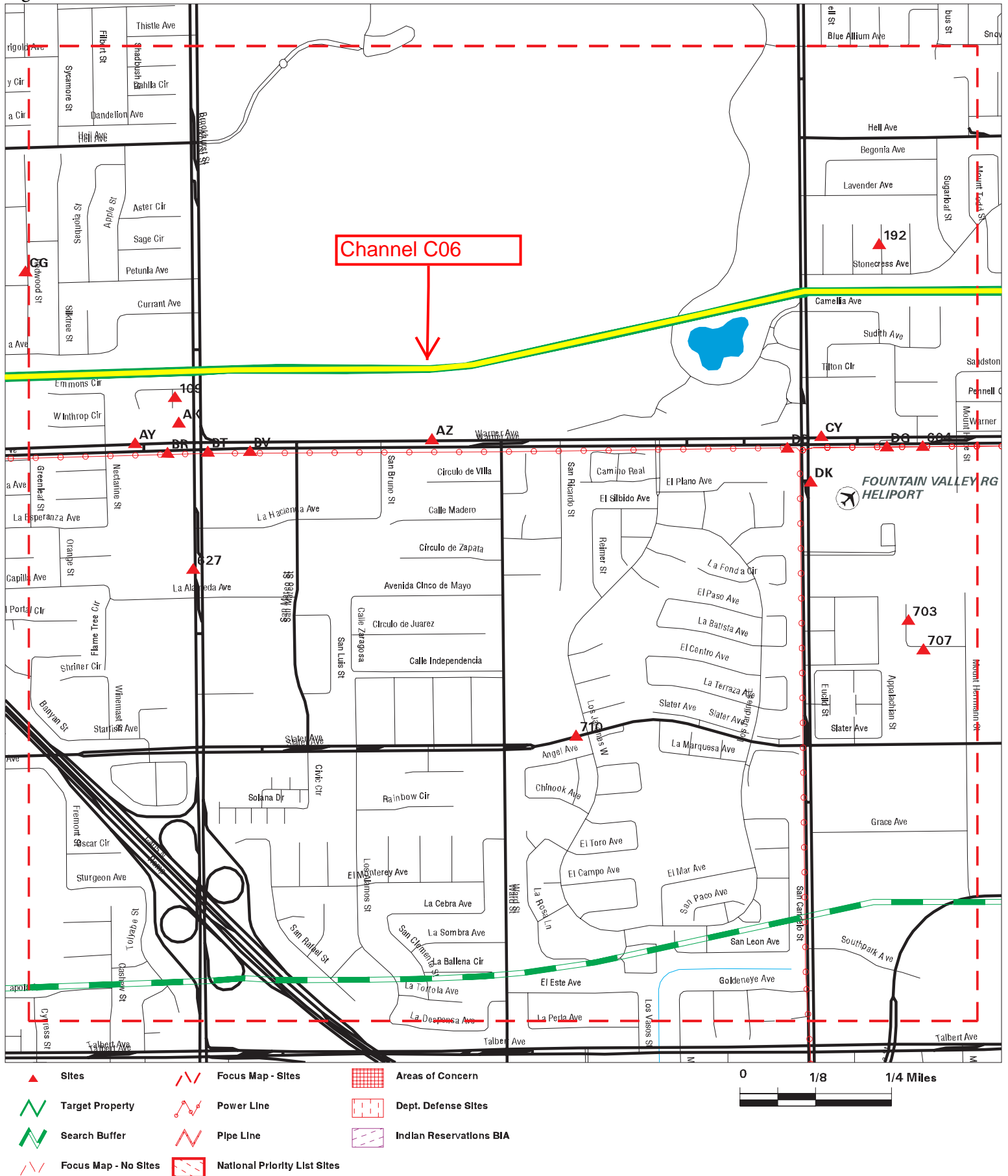


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Figure 17: C06 - 3

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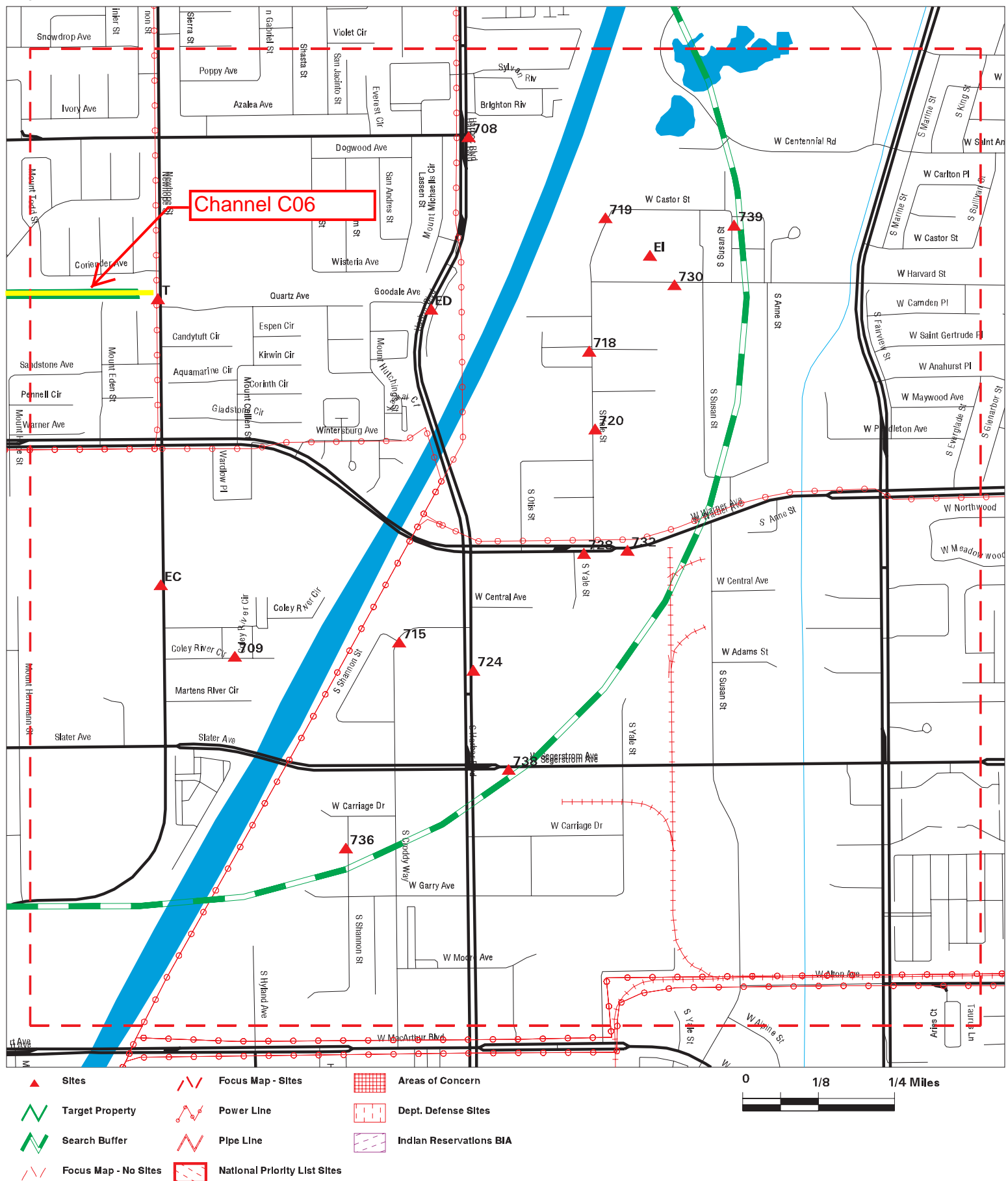


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Figure 18: C06 - 4

Focus Map - 19 - 5397563.8s



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Phase I Environmental Site Assessment**

Attachments  
*(Available digitally upon request)*