

APPENDIX F
**TECHNICAL MEMORANDUM ON HAZARDOUS MATERIAL/
HAZARDOUS WASTES AND WATER WELL INFORMATION
FOR THE YUCAIPA FREEWAY CORRIDOR SPECIFIC PLAN**

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WATER WELL INFORMATION
FOR
YUCAIPA FREEWAY CORRIDOR SPECIFIC PLAN**

PREPARED FOR:

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TECHNICAL MEMORANDUM

Hazardous Materials/Hazardous Wastes and Water Well Information

Yucaipa Freeway Corridor Specific Plan
Interstate 10 at Live Oak Canyon Road
Yucaipa, California

Introduction

This Technical Memorandum has been prepared in support of the preparation of the Yucaipa Freeway Corridor Specific Plan, a planning document being prepared on a - acre area in the southwest part of the City of Yucaipa, California. The purpose of this Technical Memorandum is to summarize environmental concerns regarding hazardous materials and hazardous wastes as indicated by review of a regulatory database search, augmented by a field inspection of the subject site in February 2006. Also included as a separate section is an inventory of water well information, also based on a computerized records search of U.S. Geological Survey and other agency well data.

Hazardous Materials/Hazardous Wastes

The evaluation of potential hazardous materials and hazardous waste concerns in the study area was based on a regulatory database search, supplemented by field observations made during a site inspection in February 2006.

The regulatory database search was prepared by Environmental Data Resources (EDR), Inc., of Milford, Connecticut. The search was performed as an area study encompassing the subject study area, with search radii for sites beyond the study area being as specified in ASTM Standard Practice E1527-05 for the various databases that were consulted. Other non-ASTM databases, including California-only lists, were also consulted as shown below. The regulatory databases that were consulted are shown in Table 1.

TABLE 1
Regulatory Databases and Search Radii

Database Reviewed	Responsible Agency	Search Radius (miles)
<i>Federal ASTM Standard Databases</i>		
Federal National Priorities List (NPL), Proposed NPL, Delisted NPL, NPL Areas of Concern	U.S. Environmental Protection Agency (EPA)	1.0
Federal Comprehensive Environmental Response, Compensation & Liability Information System (CERCLIS)	U.S. EPA	0.5
CERCLIS - NFRAP (No Further Remedial Action Planned)	U.S. EPA	0.25
Federal Corrective Action Report (CORRACTS)	U.S. EPA	1.0
Federal Resource Conservation and Recovery Act (RCRA)	U.S. EPA	0.5

Database Reviewed	Responsible Agency	Search Radius (miles)
Treatment, Storage and Disposal (TSD) Facilities List		
Federal RCRA Generators List (RCRA – SQG, RCRA – LQG)	U.S. EPA	0.25
Emergency Response Notification System (ERNS)	U.S. EPA	Subject Site
<i>State of California ASTM Standard Databases</i>		
Annual Work Plan (AWP) Sites	California Environmental Protection Agency (CalEPA)	1.0
Abandoned Sites Program (Cal-Sites)	CalEPA Department of Toxic Substances Control (DTSC)	0.5
Hazardous Material Incident Report System (CHMIRS)	Office of Emergency Services	Subject Site
Cortese List (Combined Report List for Leaking USTs, Solid Waste Landfills [SWLs] and CalSites; inactive)	CalEPA and Office of Emergency Services	0.5
State Proposition 65 (LUST only)	SWRCB	1.0
Toxic Pits Cleanup Act Sites	SWRCB	1.0
State Solid Waste Information System (Landfills/SWIS)	State Integrated Waste Management Board (IWMB)	0.5
State Waste Management Unit Database (WMUDS), Solid Waste Assessment Test (SWAT)	SWRCB	0.5 (SWLs and SWAT)
State Leaking Underground Storage Tanks (LUST)	State Water Resources Control Board (SWRCB) and Regional Water Quality Control Board (RWQCB)	0.5
State Bond Expenditure Plan (BEP)	California Department of Health Services (DHS)	1.0
Underground Storage Tanks (USTs), Historical USTs, Facility Index Database (FID) USTs, Sweeps USTs	SWRCB	0.25
Voluntary Cleanup Program (VCP) Properties	CalEPA DTSC	0.5
Indian Lands UST, Indian Lands LUST, Indian Reservations	U.S. EPA Region IX	0.25, 0.5, 1.0
State Waste Recycling Facilities (SWRCY)	Dept. of Conservation	0.5
<i>Federal ASTM Supplemental Databases</i>		
Federal Superfund Consent Decrees (CONSENT)	U.S. EPA	1.0
Federal Records of Decision (ROD)	NTIS	1.0
Federal Facility Index System (FINDS)	U.S. EPA/NTIS	Subject Site
Federal Hazardous Materials Spill Incidents (HMIRS)	U.S. Department of Transportation (DOT)	Subject Site
Federal Material Licensing Tracking System (MLTS) for Radioactive Materials	Nuclear Regulatory Commission	Subject Site
Federal Mines Master Index File (MINES)	U.S. Department of Labor, Mine Safety and Health Administration	0.25
Federal Superfund Liens	U.S. EPA	Subject Site
Federal PCB Activity Database (PADS)	U.S. EPA	Subject Site
Uranium Mill Tailings (UMTRA)	E.S. EPA	0.5
Federal Engineering Controls	U.S. EPA	0.5
ODI		0.5
FUDS		1.0
Federal Department of Defense Sites (DOD)	U.S. Geological Survey	1.0

Database Reviewed	Responsible Agency	Search Radius (miles)
Federal RCRA Administrative Action Tracking System (RAATS)	U.S. EPA	Subject Site
Federal Toxic Release Inventory System (TRIS)	U.S. EPA/NTIS	Subject Site
Federal Toxic Substances Control Act (TSCA) Chemical Substance Inventory Control List	U.S. EPA/NTIS	Subject Site
Federal Section 7 Tracking Systems (SSTS) for Registered Pesticide-Producing Establishments	Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act (FIFRA)	Subject Site
FIFRA/TSCA Tracking System (FTTS) for Administrative Cases and Pesticide Enforcement Actions and Compliance Activities Related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act)	U.S. EPA Office of Prevention, Pesticides and Toxic Substances	Subject Site
<i>State and Local ASTM Supplemental Databases</i>		
State Aboveground Petroleum Storage Tanks (ASTs)	SWRCB	Subject Site
State Drycleaner Facilities with Waste Generator Identification Numbers (Cleaners)	CalEPA DTSC	0.25
State Waste Discharge System (WDS)	SWRCB	Subject Site
State List of Deed Restrictions (DEED)	CalEPA DTSC	Subject Site
State Properties Needing Further Evaluation (NFE)	CalEPA DTSC	Adjacent Properties
State School Property Evaluation Program (SCH)	CalEPA DTSC	Adjacent Properties
Well Investigation Program (WIP)	RWQCB	0.25
Air Emissions Permits (EMI)	AQMD	Subject Site
State Unconfirmed Properties Referred to Another Agency (REF)	CalEPA DTSC	Adjacent Properties
State No Further Action Properties (NFA)	CalEPA DTSC	Adjacent Properties
State Toxic Leak Site Investigations (SLIC)	RWQCB	0.5
State Hazardous Waste Information System (HazNet) for Waste Generators	CalEPA	Adjacent Properties
San Bernardino County Permit	County Agency	Subject Site
County Site Mitigation	County Agency	Subject Site
<i>Brownfields Databases</i>		
U.S. Brownfields	U.S. EPA	0.5
U.S. Institutional Controls	U.S. EPA	0.5
<i>EDR Proprietary Historical Databases</i>		
Gas Stations and Dry Cleaners	EDR	0.25
Coal Gas Manufacturing Plants	EDR	1.0

Table 2 summarizes the results of the database search, and includes the totals number of sites listed within the search radii (including both the study area and the surrounding area), and the number of listed sites within the study area. The search did not return any listings for databases that are not listed on Table 2.

It should be noted that the map that accompanied the listed sites was inaccurate, with several sites incorrectly mapped as being within the study area. The correct locations of the listed sites were checked using the GoogleEarth™ website based on the addresses provided in the EDR report. This confirmation review showed that only one site (Listing #7) was actually within the boundaries of the study area.

TABLE 2
Regulatory Database Listings

Database	# Sites	# Sites Within Study Area
RCRA – Large Quantity Generators	1	0
RCRA – Small Quantity Generators	7	0
FINDS	9	0
Waste Discharge System	2	0
Cortese	7	0
Solid Waste Recyclers	1	0
Leaking Underground Storage Tanks	9	0
Underground Storage Tanks	3	0
SLIC	2	0
Underground Storage Tank	2	1
Historical Underground Storage Tank	10	0
Aboveground Storage Tank	1	0
Sweeps Underground Storage Tank	8	0
Hazardous Materials Incident	2	1
Notify – 65	1	0
County Permit	28	1
Haznet	17	1
Emissions	3	0

The only listed site within the study area is the Yucaipa Lift Station, 32280 Live Oak Canyon Road (Map Location 7). The Yucaipa Lift Station is a sewage treatment facility operated by the Yucaipa Valley Water District. This site appears on the County Permit database as an inactive hazardous materials handler (listed due to having an underground storage tank and aboveground storage tank, both listed as inactive); on the UST database with no other information provided; on the Haznet database as a generator of hazardous waste (aqueous solutions with organic residues); and on the Hazardous Materials Incident database for a 1997 incident when a breakdown at the station resulted in the release of an unstated quantity of raw sewage to Yucaipa Creek.

Based on the regulatory database listings and the length of time since the sewage release incident, the presence of this one listed site within the study area does not appear to be of significant environmental concern.

The other database listings include a variety of sites, mostly hazardous-materials handlers, hazardous-waste generators, and underground storage tank facilities. Most listed sites are on the west side of the study area, along Live Oak Canyon Road north of Interstate 10, or along Calimesa Boulevard or other streets east of the study area. The listings indicate light-industrial or commercial facilities.

The offsite listings appear to have low potential to impact the study area for the following reasons:

- The topography of the study area is such that most offsite listed facilities are not hydraulically upgradient;
- Most listed sites are small-quantity hazardous waste generators or hazardous materials handlers with no known releases;
- Those listings that indicate known releases (for example, leaking underground storage tank cases) are shown as soil-only releases, most of which have been remediated or closed. Due to the depth to groundwater the likelihood of groundwater impact from a release such as a leaking underground storage tank is low.

Based on the results of this study, the potential for impact to the study area from on-site or off-site releases of hazardous materials is low, and no specific sites that pose a significant concern were identified.

Water Wells

In order to evaluate the presence of water wells in the study area, P&D ordered an EDR Well Search Report from Environmental Data Resources, Inc. Like the regulatory database search, the Well Search Report covers both the study area and the surrounding area. In the case of the Well Search Report, it appears that all well locations correspond to actual wells, although some locations are associated with multiple wells, some of which appear to be inaccurate (such as the wells associated with the Redlands Water District at Location 21).

The wells that were listed in the EDR report appear to include possible U.S. Geological Survey monitoring wells, private wells, and publicly-owned water system wells. No depth to water information was provided for any of the listed wells in the study area, although some wells out of the area had water-level readings.

Table 3 summarizes the well listings.

Map ID No.	Name	Depth
20	Western Heights Water Company, Well #4	--
21	Western Heights Water Company, Well #5-A	--
23	U.S. Geological Survey well	370
26	U.S. Geological Survey well	--
27	Yucaipa Valley Water District Well #A-2	--

30	U.S. Geological Survey well	200
31	U.S. Geological Survey well	352

Water quality (testing) data is provided in the EDR for each well for which data are available. The testing data includes all analytes that were detected. The testing data were reviewed for items of environmental concern, such as volatile organic compounds, petroleum hydrocarbons or gasoline constituents, or other substances that might indicate the presence of groundwater impacts. Although the data indicated detections of items such as sodium, potassium, chloride, magnesium, calcium, fluorine, total dissolved solids and others, no detections of chemicals that might indicate impacted groundwater (such as perchloroethylene, benzene, dichloroethylene, toluene, etc.) were identified. The detected analytes are those typically found in natural groundwater, and no indications of groundwater impact are evident.

Although no groundwater elevation data were available for wells in the study area, several wells in the surrounding area did have elevation data. The nearest wells with groundwater elevation data are map ID numbers 33 and 36, located near the southeast corner of the study area. Groundwater elevations in these wells were approximately 260 and 230 feet below the surface respectively. Other wells east and southeast of the study area had depths to water of from 260 to 320 feet. Based on available depth to water information, it is likely that the depth to groundwater beneath most parts of the study area is from 250 to 320 feet. The depth to water is likely less in lower parts of the area, such as along Yucaipa Creek, and greater in higher parts of the area, such as to the northeast.