

Appendix H-2
Addendum to the Initial Site Assessment



Appendices

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**INITIAL SITE
ASSESSMENT
ADDENDUM**

**WARNER AVENUE
WIDENING FROM
MAIN STREET AND
GRAND AVENUE**



prepared for:

CITY OF SANTA ANA

Contact:
Kenny Nguyen, PE
Senior Civil Engineer

prepared by:

**THE PLANNING
CENTER | DC&E**

Contact:
Denise Clendening,
Ph.D., Director Site
Assessment Services

MARCH 2013

**INITIAL SITE
ASSESSMENT
ADDENDUM
FOR:**

**WARNER AVENUE
WIDENING FROM
MAIN STREET AND
GRAND AVENUE**



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CITY OF SANTA ANA

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**SNT-08.3E
MARCH 2013**

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Executive Summary

This Initial Site Assessment Addendum was performed by adaptation of the scope and limitations of the American Society for Testing and Materials (ASTM) 1528 Standard. The City of Santa Ana is proposing a widening project to accommodate projected growth and current congestion. The project area is located in the City of Santa Ana west of Interstate 55, Orange County, California (Figure 1). The proposed project involves the widening of Warner Avenue, between Main Street and Grand Avenue, from its current four lanes to six lanes and includes the acquisition of parcels located on the north and south side of Warner Avenue (Figure 2). An Initial Site Assessment was prepared for the widening project in October 2009 that evaluated 29 full parcels and the partial acquisition of 10 parcels along this one mile segment of Warner Avenue. This Addendum evaluates 6 full parcels and 17 partial parcels that were not within the project boundaries of the 2009 Initial Site Assessment. Two of the new parcels were evaluated as partial parcels in the 2009 evaluation and are now full parcel acquisitions. The project currently proposes City acquisition of 35 full and 27 partial parcels based on assessor parcel numbers.

The purpose of this assessment was to evaluate site history, current site use, and current and historic uses of the site and surrounding properties to identify the potential presence of Recognized Environmental Conditions (RECs) in connection with the subject site. RECs are defined by ASTM as “the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on a property or into the ground, groundwater, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include de minimis conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis are not recognized environmental conditions.”

RECOGNIZED ENVIRONMENTAL CONDITIONS

The goal of the assessment is to identify Recognized Environmental Conditions (RECs), as defined in the Standard and in Section 1 of this Initial Site Assessment Addendum. This assessment revealed evidence of recognized environmental conditions in connection with the property following an adaptation of the ASTM standard for Transaction Screen Process Reports.

The Wells Fargo Bank located at 2301 S. Main Street is under the oversight of Santa Ana Regional Water Quality Control Board for a former underground storage tank. Shallow groundwater is impacted with petroleum hydrocarbons. This site is an open case and the extent of contamination has not been determined.

HISTORICAL RECS AND KNOWN OR SUSPECT ENVIRONMENTAL CONDITIONS

This assessment has revealed one suspect environmental condition and no HRECs in connection with the project site. Some of the parcels that are being acquired historically had been used for agricultural purposes from at least 1938 to the late 1940s. The Planning Center|DC&E has tested numerous similar agricultural sites in Southern California under the oversight of the Department of Toxic Substances Control for residual persistent organochlorine pesticides and has generally not found concentrations of pesticides in soil at levels of concern. Organochlorine pesticides that are typically the pesticides of concern for residual pesticides were not commonly used until the 1950s, after agriculture ceased at the project site. The historic agricultural operation that occurred over 60 years ago is considered to be a de minimus condition that would generally not be the subject of an enforcement action if brought to the attention of appropriate government agencies. Based on the amount of grading that has occurred in the area for road construction and construction of buildings and parking lots, the possibility of residual pesticides above levels of concern is considered to be minimal.



Executive Summary

Bordering the project areas are two sites that are under the oversight of regulatory agencies that have impacted soil and/or groundwater. Cherry Aerospace located on the south side of Warner Avenue at 1224 E. Warner Avenue is under the oversight of the Department of Toxic Substances Control (DTSC) for soil and groundwater assessment. Tetrachloroethylene, trichloroethene and Freon 113 have been found in groundwater in the area and DTSC requested a subsurface investigation to assess current and former waste storage/management units at the facility. An investigation was conducted that resulted in the request for additional assessment at the facility for heavy metals, volatile organic compounds and total petroleum hydrocarbons. The DTSC concluded that the facility contaminated the soil and groundwater beneath the site. The site is an open case and the extent of contamination has not been determined.

Diesel Logistics located on the north side of Warner Avenue at 1331 E. Warner Avenue is under the oversight of the DTSC. The facility was used to repair diesel engines. The subsurface has been impacted with VOCs and petroleum hydrocarbons. The DTSC has requested additional investigation to delineate the extent of contamination. The facility is considered to be a potential source for the contaminated groundwater in the area.

Based on the age of the structures, there is a potential for the presence of asbestos containing materials and lead-based paint in the buildings that are being acquired. An asbestos survey and lead-based paint survey are recommended prior to any renovation or demolition activities that would potentially disturb the existing building materials. In addition, due to transformers observed on-site during the site visit, isolated portions of the site may have been impacted with polychlorinated biphenyls (PCBs). By following standard protocols for abating lead-based paint and asbestos containing materials during demolition, and properly decommissioning transformers, these issues are not expected to impact the site based on the proposed land use.

SUMMARY

Based on the results of this assessment, one Recognized Environmental Condition was identified in connection with the site. The Wells Fargo Bank parcel located at 2301 S. Main Street is under the oversight of Santa Ana Regional Water Quality Control Board for a former underground storage tank. Shallow groundwater is impacted with petroleum hydrocarbons. This site is an open case with the regulatory agency and the extent of contamination has not been determined. The former underground storage tank site has the potential to impact the project site with petroleum hydrocarbons.

This assessment has revealed one suspect environmental condition. The site had historically been used for agricultural purposes from at least 1938 to about the late 1940s. Based on the age of the possible pesticide use (pre organochlorine pesticide formulation), testing for persistent pesticides at similar sites in Southern California, the probability of residual pesticides present in soil at levels of concern in soil at the site is very low and no assessment for pesticides is recommended.

Due to the age of the structures onsite, an asbestos survey and lead-based paint survey are recommended prior to any renovation or demolition activities that would potentially disturb the existing building materials. Due to the presence of transformers observed on-site during the site visit, isolated portions of the site may have been impacted with polychlorinated biphenyls (PCBs). By following standard protocols for abating lead-based paint and asbestos containing materials during demolition, and properly decommissioning transformers, these issues are not expected to impact the site based on the proposed land use.

Observation should be made during any future site development for areas of possible contamination such as but not limited to the presence of buried debris, waste drums, stained soil, septic tanks. Should such materials be encountered, further investigation and analysis may be necessary at that time.

1. Introduction

1.1 PURPOSE

This Initial Site Assessment was performed by adaptation of the scope and limitations of the American Society for Testing and Materials (ASTM) 1528 Standard. The City of Santa Ana is proposing a widening project to accommodate projected growth and current congestion. The project area is located in the City of Santa Ana west of Interstate 55, Orange County, California (Figure 1). The proposed project involves the widening of Warner Avenue, between Main Street and Grand Avenue, from its current four lanes to six lanes and includes the acquisition of parcels located on the north and south sides of Warner Avenue (Figure 2). An Initial Site Assessment was prepared for the widening project in October 2009 that evaluated 29 full parcels and the partial acquisition of 10 parcels along this one mile segment of Warner Avenue. This Addendum evaluates 6 full parcels and 17 partial parcels that were not within the project boundaries of the 2009 Initial Site Assessment. Two of the new parcels were evaluated as partial parcels in the 2009 evaluation and are now full parcel acquisitions. The project currently proposes City acquisition of 35 full and 27 partial parcels based on assessor parcel numbers.

The purpose of this assessment was to evaluate site history, existing observable conditions, current site use, and current and historic uses of surrounding properties to identify the potential presence of Recognized Environmental Conditions (RECs) in connection with the subject site. RECs are defined by ASTM as “the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on a property or into the ground, groundwater, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include de minimis conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis are not recognized environmental conditions.”

In addition, historical RECs (HRECs) and known or suspect environmental conditions are identified in the Initial Site Assessment. Historical RECs are defined as environmental conditions “which in the past would have been considered a recognized environmental condition, but which may or may not be considered a recognized environmental condition currently.” The term “known or suspect environmental condition” is not specifically defined in the standard, but is used by The Planning Center to highlight environmentally-related information that is not anticipated to adversely affect the subject site and/or does not rise to the level of an REC.

Our conclusions are intended to help the user evaluate the “environmental risk” associated with the site, defined by ASTM as “a risk which can have a material environmental or environmentally-driven financial impact on the business associated with the current or planned use of a parcel of commercial real estate. Consideration of environmental risk issues may involve addressing one or more non-scope considerations.”

This Initial Site Assessment Addendum does not meet the “all appropriate inquiry” standards and should not be used for property transactions but only to evaluate potential environmental hazards at the project site.

1.2 SITE IDENTIFICATION

The project site is located in the City of Santa Ana (Figure 1). The proposed project involves the widening of Warner Avenue, between Main Street and Grand Avenue, from its current four lanes to six lanes and includes the acquisition of parcels located on the north side of Warner Avenue (Figure 2). The



1. Introduction

project currently proposes City acquisition of 35 full and 27 partial parcels based on assessor parcel numbers.

1.3 DETAILED SCOPE OF SERVICES

The Planning Center|DC&E performed the following detailed scope of services to complete the Initial Site Assessment Addendum:

1. Review of federal and state environmental database information within the ASTM- specified radii from the subject property using a database service to access records. Use of 7.5-minute topographic maps to evaluate the site's physical setting.
2. Review of federal and state environmental files pertaining to the subject site and nearby sites with the potential to impact the subject site.
3. Review of the following sources of historical use information:
 - Aerial Photographs
4. Interpretation of information and data assembled as a result of the above work tasks, and formulation of conclusions regarding the potential presence and impact of RECs.

1.4 NON-SCOPE CONSIDERATIONS

Additional issues addressed in this Initial Site Assessment Addendum include the following:

- A review of geological references for the presence of naturally occurring asbestos;
- Prior usage of subject property for agricultural purposes, mining activities, illegal drug manufacturing and disposal, and U.S. Government ownership; and
- The possibility of asbestos-containing materials and lead-based paint used in building construction.

1.5 EXCEPTIONS AND DEVIATIONS

1.5.1 Exceptions

The Planning Center|DC&E has completed this assessment in general conformance with ASTM 1528. Exceptions were made to the ASTM work scope and this report is considered an Initial Site Assessment Addendum. Interviews with past and present land owners, operators and occupants were not made. An updated site inspection of the parcels and adjacent land was not conducted.

1.5.2 Deviations

The Planning Center|DC&E completed this Initial Site Assessment Addendum in general conformance with the ASTM 1528 Standard and the assessment does not meet all requirements for the ASTM 1528 Standard.

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1.6 LIMITATIONS

Our work for this project was performed generally consistent with the ASTM E 1528 Standard for Environmental Site Assessments: Transaction Screen Process. The Initial Site Assessment Addendum is similar to a Transaction Screen Process Report and is generally consistent with the ASTM standard, which may vary from the specific “guidelines” or “standards” required by other organizations.

This Initial Site Assessment Addendum was prepared pursuant to an agreement between the City of Santa Ana and The Planning Center|DC&E. All uses of this Initial Site Assessment Addendum are subject to, and deemed acceptance of, the conditions and restrictions contained in the agreement. The observations and conclusions described in this Report are based solely on the scope of services provided pursuant to the agreement. The Planning Center|DC&E has not performed any additional observations, investigations, studies or other testing not specified in the agreement. The Planning Center|DC&E shall not be liable for the existence of any condition the discovery of which would have required the performance of services not authorized under the Agreement.

This Report is prepared for the exclusive use of the City of Santa Ana in connection with the Warner Avenue Widening from Main Street to Grand Avenue Project. There are no intended beneficiaries other than the City of Santa Ana. The Planning Center|DC&E shall owe no duty whatsoever to any other person or entity on account of the agreement or the Initial Site Assessment Addendum. Use of this Initial Site Assessment Addendum by such other person or entity without the written authorization of the City of Santa Ana and The Planning Center|DC&E shall be at such other person’s or entity’s sole risk, and shall be without legal exposure or liability to The Planning Center|DC&E.

Use of this Initial Site Assessment Addendum by any person or entity, including by the City of Santa Ana, for a purpose other than the Warner Avenue Widening from Main Street to Grand Avenue Project, is expressly prohibited unless such person or entity obtains written authorization from The Planning Center|DC&E indicating that the Report is adequate for such other use. Use of this Report by any person or entity for such other purpose without written authorization by The Planning Center|DC&E shall be at such person’s or entity’s sole risk and shall be without legal exposure or liability to The Planning Center|DC&E.



This Initial Site Assessment Addendum reflects site conditions observed and described by records available to The Planning Center|DC&E as of the date of report preparation. The passage of time may result in significant changes in site conditions, technology, or economic conditions, which could alter the findings and/or recommendations of the Initial Site Assessment Addendum. Accordingly, the City of Santa Ana and any other party to whom the Initial Site Assessment Addendum is provided recognize and agree that The Planning Center|DC&E shall bear no liability for deviations from observed conditions or available records after the time of report preparation.

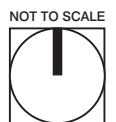
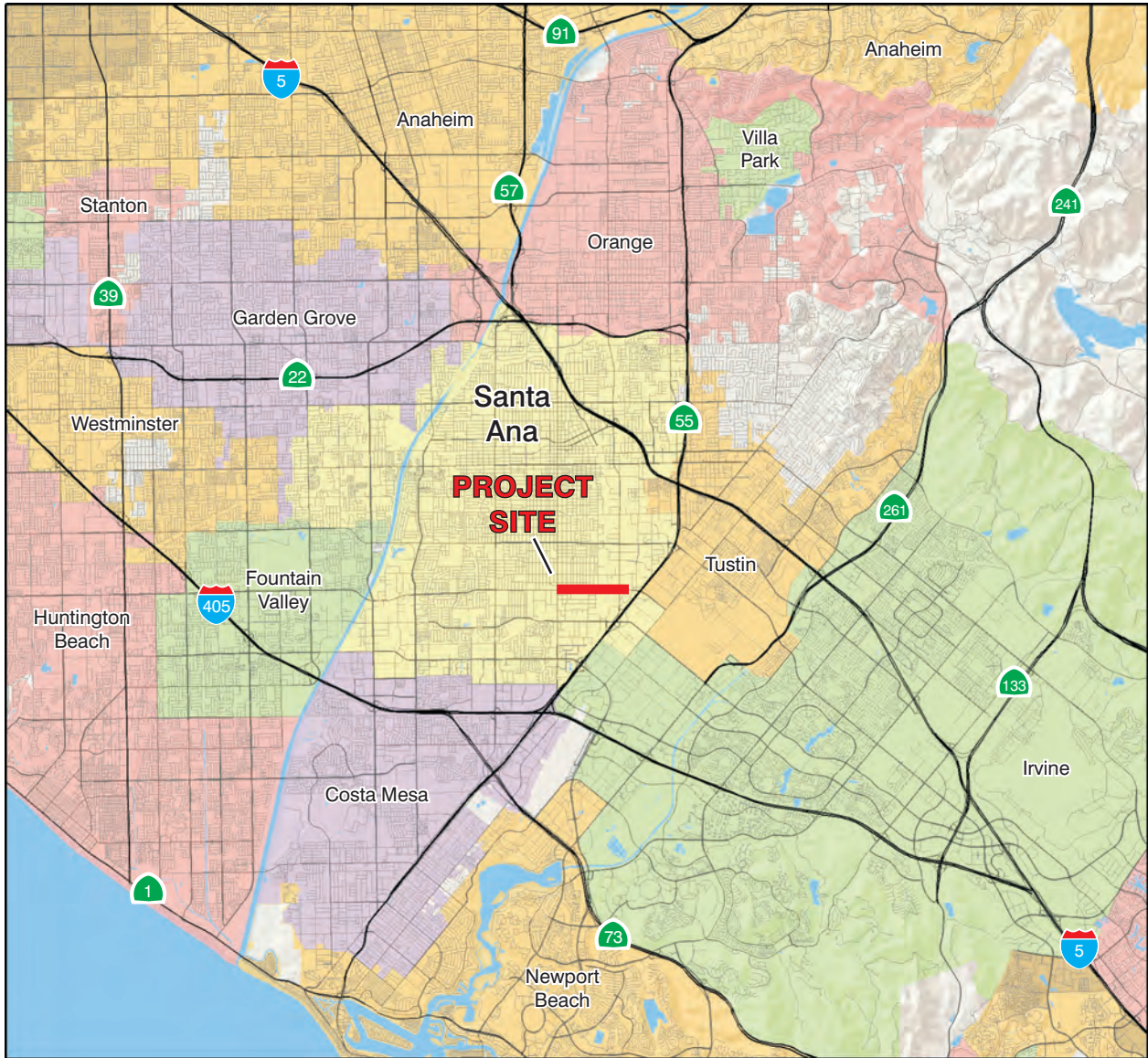
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Use of this Report by any person or entity in violation of the restrictions expressed in this Report shall be deemed and accepted by the user as conclusive evidence that such use and the reliance placed on this Report, or any portions thereof, is unreasonable, and that the user accepts full and exclusive responsibility and liability for any losses, damages or other liability which may result.

1. Introduction

This assessment did not include testing of electrical equipment for the presence of polychlorinated biphenyls (PCBs) or the collection of other environmental samples such as water, air, soil, building materials, paint, and radon or methane gas. This assessment also did not include an extensive assessment for the potential damage from earthquakes, floods, landslides, etc.

Regional Location



1. *Introduction*

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Local Vicinity



- General Project Area
- - - - - City Boundary



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Existing Land Use



See Matchline Below



See Matchline Above

See Matchline Figure 3b



Source: Basemap from Google Earth Pro 2013

1. *Introduction*

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Existing Land Use



Source: Basemap from Google Earth Pro 2013

1. *Introduction*

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2. Site Description

2.1 SITE OWNERSHIP AND LOCATION

This table identifies the parcels that were evaluated as part of the 2009 Initial Site Assessment and this 2013 Addendum.

Initial Site Assessment Parcel List							
<i>Map No.¹</i>	<i>APN</i>	<i>Site Address</i>	<i>Existing Land Use</i>	<i>Note</i>	<i>Partial or Full Acquisition</i>	<i>2009 Initial Site Assessment</i>	<i>2013 Initial Site Assessment Addendum</i>
North Side (Listed from West to East)							
1	403-141-08	2245 S Main St.	General Commercial	Arco Gas Station + Smog Pros	Full	X	
3	403-141-09	2246 S Cypress Ave.	Multifamily Residential		Full	X	
7	403-142-13	2245 S Cypress Ave.	Single-family Residential		Full	X	
8	403-142-14	209 E Warner Ave.	Duplex		Full	X	
9	403-142-15	215 E Warner Ave.	Single-family Residential		Full	X	
10	403-142-16	219 E Warner Ave.	Single-family Residential		Full	X	
11	403-142-17	2246 S Orange Ave.	Single-family Residential		Full	X	
12	403-142-18	2242 S Orange Ave.	Multifamily Residential		None	--	--
14	403-143-12	2245 S Orange Ave.	Single-family Residential		Full	X	
15	403-143-11	2241 S Orange Ave.	Multifamily Residential		None	--	--
16	403-143-13	309 E Warner Ave.	Single-family Residential		Full	X	
17	403-143-14	315 E Warner Ave.	Single-family Residential		Full	X	
18	403-143-15	2246 S Maple St.	Single-family Residential		Full	X	
19	403-143-16	2242 S Maple St.	Multifamily Residential		None	--	--
23	403-144-12	2245 S Maple St.	Single-family Residential		Full	X	
23A	403-144-13	No Address	Pacific Electric Bike Path <i>(Maple Street Bike Trail)</i>		None	--	--
24A	403-144-11	2243 S Maple St.	Single-family Residential		Partial-Southwest Corner and East Side		X
24B	403-144-10	2239 S Maple St.	Single-family Residential		None	--	--
25	016-101-29	2247 S Rousselle St.	Single-family Residential		Full	X	
26A	016-101-28	2246 S Oak St.	Single-family Residential		Full	X	



2. Site Description

Initial Site Assessment Parcel List							
Map No.¹	APN	Site Address	Existing Land Use	Note	Partial or Full Acquisition	2009 Initial Site Assessment	2013 Initial Site Assessment Addendum
26B	016-101-12	2242 S Oak St.	Single-family Residential		None	--	--
27A	016-102-24	2245 S Oak St.	Single-family Residential		Full	X	
27B	016-102-11	2241 S Oak St.	Single-family Residential		None	--	--
29A	016-102-23	2246 S Kilson Dr.	Single-family Residential		Full	X	
29B	016-102-21	2242 S Kilson Dr.	Single-family Residential		None	--	--
30	016-103-22	2245 S Kilson Dr.	Duplex		Full	X	
31	016-103-23	705 E Warner Ave.	Single-family Residential		Full	X partial	X full
33	016-104-10	2241 S Hickory St.	Single-family Residential		None	--	--
32	016-104-28	2245 S Hickory St.	Single-family Residential		Full	X	
34	016-104-21	809 E Warner Ave.	Single-family Residential		Full	X partial	X full
35	016-104-29	2244 S Halladay St.	Single-family Residential		Full	X	
36	016-105-19	2245 S Halladay St.	Single-family Residential		Full	X	
37	016-105-20	905 E Warner Ave.	Single-family Residential		Full	X	
38	016-105-21	909 E Warner Ave.	Single-family Residential		Full	X	
38A	016-105-22		Open/Vacant	Traffic signal & utility pole	Full		X
39A	016-214-12	2246 S Cedar St.	Single-family Residential		Full	X	
39B	016-214-11	2242 S Cedar St.	Single-family Residential		None	--	--
42	016-212-27	2243 S Cedar St.	Single-family Residential		None	--	--
43	016-212-26	2247 S Cedar St.	Single-family Residential		Full	X	
44	016-212-24	2242 S Evergreen St.	Single-family Residential		None	--	--
45	016-212-25	2246 S Evergreen St.	Single-family Residential		Full	X	
51	016-211-26	2247 S Evergreen St.	Single-family Residential		Full	X	
52	016-211-27	2243 S Evergreen St.	Single-family Residential		None	--	--
53	016-211-25	2246 S Standard Ave.	Single-family Residential		Full	X	
54	016-211-24	2242 S Standard Ave.	Multifamily Residential		None	--	--

2. Site Description

Initial Site Assessment Parcel List							
<i>Map No.¹</i>	<i>APN</i>	<i>Site Address</i>	<i>Existing Land Use</i>	<i>Note</i>	<i>Partial or Full Acquisition</i>	<i>2009 Initial Site Assessment</i>	<i>2013 Initial Site Assessment Addendum</i>
57A	016-120-52	1209 E Warner Ave.	Restaurant/ Offices	Waba Grill	Partial-South Portion	X	
	016-120-49	1201 E Warner Ave.	Restaurant/ Offices	Waba Grill	Partial-South Portion	X	
57B	016-120-48	1221 E Warner Ave.	Industrial/Office	Triton Chandelier	Partial-South Portion	X	
58	016-120-53	1243 E Warner Ave.	Easement	Access drive for building north of SW Gill Inc.	Partial-South Portion	X	
	016-120-54	1231 E Warner Ave.	Industrial/Office	SW Gill Inc.	Partial- South Portion	X	
58A	872-30-13F-173	No Address	Union Pacific Railroad (UPRR) tracks	Railroad	Partial-South Portion	--	--
60	014-281-19	1301 E Warner Ave.	Industrial/Office	Montroy Supply Co.	Partial-South Portion		X
62	014-281-12	1331 E Warner Ave.	Industrial/Office	Beard Printing	None	--	--
63		1335 E Warner Ave.	Industrial/Office	National Electric Alloys	None	--	--
Project Subtotal North Side (APN)		FULL: 30	PARTIAL: 8				
South Side (Listed from West to East)							
2 ²	016-031-54	2301 S. Main St.	Bank	Wells Fargo Bank	Full		X
	016-031-38	2301 S. Main St.	Bank	Parking lot	Full		X
4	016-031-37	124 E Warner Ave.	Duplex		Full	X	
5	016-031-32	128 E Warner Ave.	Duplex		Full	X	
6A	016-031-33	204 E Warner Ave.	Retail Center	Oli's Bakery Building	Partial-North Portion		X
6B	016-031-50	216 E Warner Ave.	Retail Center	Shopping Center	Partial-North Portion		X
6C	016-031-51	222 E Warner Ave.	Retail Center	El Taco Vaquero	Partial-North Portion		X
13	016-031-40	230 E Warner Ave.	Single-family Residential		Partial-North Portion	X	
20	016-034-01	302 E Warner Ave.	Single-family Residential		Partial-Northwest Corner		X
21	016-034-26	310 E Warner Ave.	Single-family Residential		Partial-Northeast Corner		X
22 ³	016-035-01	402 E Warner Ave.	Single-family Residential		Full		X
22A	016-090-26	417 E Central Ave.	Institutional	James Monroe Elementary	None	--	--



2. Site Description

Initial Site Assessment Parcel List							
Map No.¹	APN	Site Address	Existing Land Use	Note	Partial or Full Acquisition	2009 Initial Site Assessment	2013 Initial Site Assessment Addendum
				School			
23A	016-035-14	No Address.	Pacific Electric Bike Path (Maple Street Bike Trail)	Bike Path	None	--	--
28A	016-090-25	612 E Warner Ave.	Military	California National Guard Armory	None	--	--
	016-090-24				None		
	016-090-21				None		
28B	016-090-22	2314 S Halladay St.	Open Space	Delhi Park and Community Center	None	--	--
40	016-133-44	2305 S Halladay St.	Multifamily Residential		None	--	--
41	016-133-33	910 E Warner Ave.	Multifamily Residential		None	--	--
46	016-133-32	1002 E Warner Ave.	Multifamily Residential		None	--	--
47	016-133-31	1008 E Warner Ave.	Multifamily Residential		None	--	--
48	016-133-29	1012 E Warner Ave.	Multifamily Residential		None	--	--
49	016-133-47	1016 E Warner Ave.	Multifamily Residential		None	--	--
50A	016-133-43	1020 E Warner Ave.	Multifamily Residential		None	--	--
50B	016-133-28	1106 E Warner Ave.	Single-family Residential		Partial-Northeast Corner		X
55	016-131-18	2301 S Evergreen St.	Single-family Residential		Partial-North Portion		X
56	016-150-09	1224 E Warner Ave.	Industrial/Office	Cherry Aerospace, SPS Fastener Division	Partial-North Portion		X
58A	872-30-13F-19	No Address	Union Pacific Railroad (UPRR)	Railroad	Partial-Northeast Corner	--	--
59	016-150-74	1312 E Warner Ave.	Industrial	Hardy & Harper Asphalt Paving Contractor	Partial-North Portion	X	
61	016-150-52	1312 E Warner Ave.	Industrial/Office	Hardy & Harper Asphalt Paving Contractor	Partial-North Portion		X
		No Address	Access road for			--	--

2. Site Description

Initial Site Assessment Parcel List							
<i>Map No.¹</i>	<i>APN</i>	<i>Site Address</i>	<i>Existing Land Use</i>	<i>Note</i>	<i>Partial or Full Acquisition</i>	<i>2009 Initial Site Assessment</i>	<i>2013 Initial Site Assessment Addendum</i>
			RV Storage Depot and the SCE power substation				
64	016-150-70	1320 E Warner Ave.	Fire Station	City of Santa Ana Fire Station No. 9	Partial-Northeast Corner		X
65	016-150-71	2400 S Grand Ave.	Industrial/Office	Heritage Paper	Partial-North Portion		X
66 ⁴	016-221-01	1504 E Warner Ave.	Office	Parking lot	Partial-North Portion		X
	016-221-31	1500 Brookhollow Dr.	Office	Parking lot	Partial-North Portion		X
	016-221-30	1502 E Warner Ave.	Office	Parking lot	Partial-North Portion		X
	016-221-07	1530 E Warner Ave.	Office	Parking lot	Partial-North Portion		X
	016-221-08	1532 E Warner Ave.	Office	Parking lot	Partial-North Portion		X
Project Subtotal South Side (APN)		FULL: 5			PARTIAL: 19		
ACQUISITION TOTAL (based on property)¹ = 56			FULL: 34			PARTIAL: 22	
ACQUISITION TOTAL (based on APNs) = 62					FULL: 35	PARTIAL: 27	



¹ See Section 2.1.1 of this document.

² Reconstruction of curb return at southeast corner of Warner and Main per the City's standard radius of 35 feet would affect the northeast corner of the existing Wells Fargo Bank building. This would require the partial demolition and reconstruction of the building to accommodate the curb return or the full acquisition of the parcel and demolition of the building. If the building is modified to accommodate the curb return, a partial take of the existing setback area along the parcel in front of the building and parking lot would be required. This parcel was assumed as a full take for the purpose of this study.

³ Requires full acquisition of the parcel on the southeast corner of the Warner and Maple intersection to accommodate the realigned Class I Bike Path.

⁴ One of these five parcels may require City acquisition depending on final design parameters and parking allocation.

¹ Note that multiple APN's comprise some single properties and that one property may have multiple businesses or addresses. Based on Draft Relocation Impact Statement (see Appendix K of this EIR) the total acquisition would be 34 full and 22 partial properties.

2. Site Description

2.1.1 Identification of Parcels

. This Addendum evaluates 6 full parcels and 17 partial parcels that were not within the project boundaries of the 2009 Initial Site Assessment. Figure 3a and 3b is an aerial photograph showing the project area with Main Street on the west to Grand Avenue on the east. The mile long project area has been divided into segments along Warner Avenue. For each segment the Assessor Parcel Numbers (APNs), site addresses, if the parcel is a full or partial parcel acquisition, and if the parcel is located on the north or south side of Warner Avenue are listed.

Main Street to Cypress Avenue

The following table and figure identifies the parcels that are part of the widening project from Main Street to Cypress Avenue. Two additional parcels will be acquired from the south side of Warner Avenue, the Wells Fargo Bank property and adjacent parking lot to the east of the bank.

General Location	Acq No.	North or South	Property Impacted	Address	Partial or Full Take	Structures Impacted?	APN
Main Street to Cypress Avenue	2	S	Wells Fargo Bank	2301 S. Main St.	Full	Yes	016-031-54
	2	S	Wells Fargo Bank Parking	2301 S. Main St.	Full	No	016-031-38



2. Site Description

Warner Avenue from Main Street east to Cypress Avenue

Cypress Avenue to Orange Avenue

The following table and figure identifies the additional parcels that are part of the widening project for Warner Avenue from Cypress Avenue to Orange Avenue. Three additional partial parcels (6A, 6B and 6C) would be acquired on the south side of Warner Avenue. No structures are included in the acquisition. A small strip in front of Oli's Panaderia, the adjacent parking lot, and El Taco Vaquero would be acquired.

General Location	Acq No.	North or South	Property Impacted	Address	Partial or Full Take	Structures Impacted?	APN
Cypress Avenue to Orange Avenue	6A	S	Oli's Panaderia	204 E. Warner Ave.	Partial	No	016-031-33
	6B	S	Shopping Center	216 E. Warner Ave.	Partial	No	016-031-50
	6C	S	El Taco Vaquero	222 E Warner Ave.	Partial	No	016-031-51



Warner Avenue from Cypress Avenue to Orange Avenue

2. Site Description

Orange Avenue to Maple Street

The following table and figure identifies the additional parcels that are part of the widening project for Warner Avenue from Orange Avenue to Maple Street. Two additional parcels (20 and 21) are acquisitions of partial residential parcels on the south side of Warner Avenue. Structures will not be impacted. Tips of the corners are being acquired at the intersection of Orange Avenue and Warner Avenue and at the intersection of Maple Street and Warner Avenue.

General Location	Acq No.	North or South	Property Impacted	Address	Partial or Full Take	Structures Impacted?	APN
Orange Avenue to Maple Street	20	S	Residential	302 E. Warner Ave.	Partial	No	016-034-01
	21	S	Residential	310 E. Warner Ave.	Partial	No	016-034-26



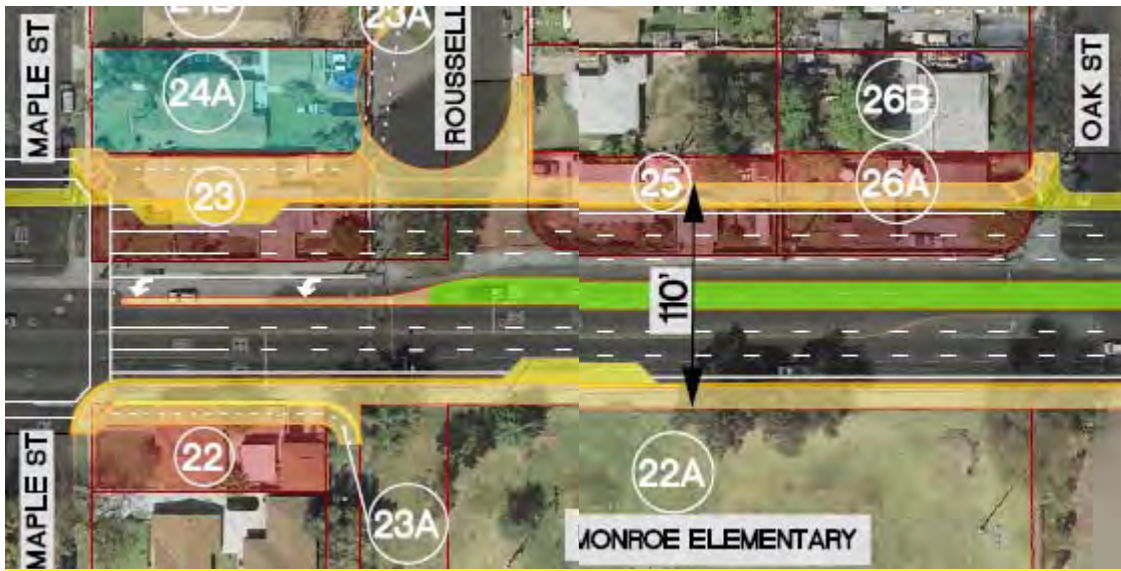
Warner Avenue from Orange Avenue to Maple Street

2. Site Description

Maple Street to Oak Street

The following table and figure identifies the additional parcel that is part of the widening project for Warner Avenue from Maple Street to Oak Street. Parcel 22 is a full residential parcel acquisition on the south side of Warner Avenue at the intersection of Maple Street and Warner Avenue. The residence was constructed in 1954 and is approximately 866 square feet and situated on a lot that is approximately 4,900 square feet. Parcel 24A would be a partial parcel acquisition of a small portion in front and in back of the property.

General Location	Acq No.	North or South	Property Impacted	Address	Partial or Full Take	Structures Impacted?	APN
Maple Street to Oak Street	22	S	Residential	402 E. Warner Ave.	Full	Yes	016-035-01
	24A	N	Residential	2243 S. Maple St.	Partial	No	403-144-11



Warner Avenue from Maple Street to Oak Street

Oak Street to Halladay Street

The following table and figure identifies the additional parcels that are part of the widening project for Warner Avenue from Oak Street to Halladay Street. Parcel 31 and 34 were evaluated as partial parcel acquisitions in 2009 and are now a full parcel acquisition. Both parcels are located on the north side of Warner Avenue.

General Location	Acq No.	North or South	Property Impacted	Address	Partial or Full Take	Structures Impacted?	APN
Oak Street to Halladay Street	31	N	Residential	705 E. Warner Ave.	Full	Yes	016-103-23
	34	N	Residential	809 E. Warner Ave.	Full	Yes	016-104-21

2. Site Description



Warner Avenue from Oak Street to Halladay Street

Halladay Street to Cedar Street

The following table and figure identifies the additional parcels that are part of the widening project for Warner Avenue from Halladay Street to Cedar Street. A small parcel with a separate APN 016-105-22 for the area located between the residence (APN 016-105-21, 909 E. Warner Avenue) and Warner Avenue and is identified as parcel 38A, traffic signal and utility pole. A small area at the intersection of Halladay Street and Warner Avenue would be acquired on the north side of Warner Avenue.

General Location	Acq No.	North or South	Property Impacted	Address	Partial or Full Take	Structures Impacted?	APN
Halladay Street to Cedar Street	38A	N	Traffic signal & utility pole	No Address	Full	No	016-105-22



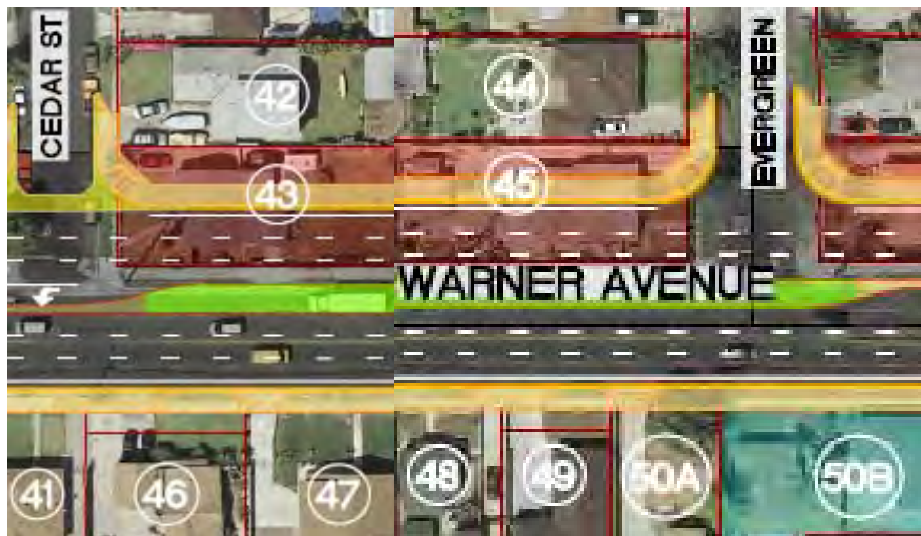
Warner Avenue from Halladay Street to Cedar Street

2. Site Description

Cedar Street to Evergreen Street

The following table and figure identifies the additional parcels that are part of the widening project for Warner Avenue from Cedar Street to Evergreen Street. One parcel, 50B, is a partial acquisition at the southwest corner of Evergreen and Warner Avenue.

General Location	Acq No.	North or South	Property Impacted	Address	Partial or Full Take	Structures Impacted?	APN
Cedar Street to Evergreen Street	50B	S	Residential	1106 E. Warner Ave.	Partial	No	016-133-28



Warner Avenue from Cedar Street to Evergreen Street

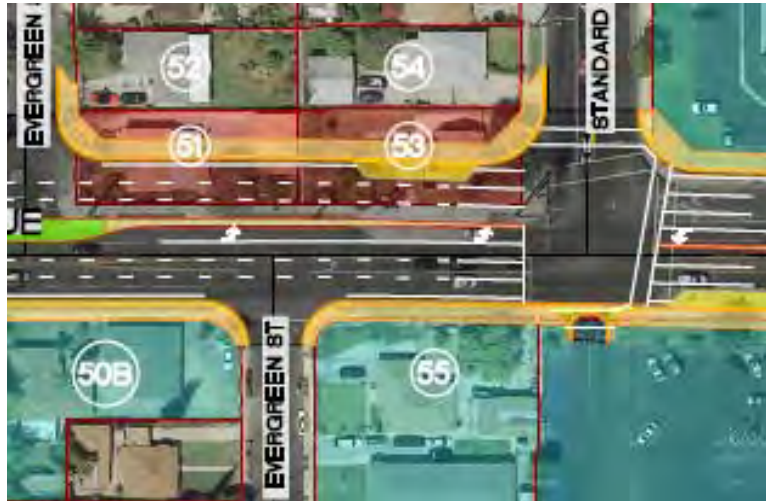


2. Site Description

Evergreen Street to Standard Avenue

The following table and figure identifies the additional partial parcel that is part of the widening project for Warner Avenue from Evergreen Street to Standard Avenue. Parcel 55 is a partial residential parcel on the south side of Warner Avenue.

General Location	Acq No.	North or South	Property Impacted	Address	Partial or Full Take	Structures Impacted?	APN
Evergreen Street to Standard Ave	55	S	Residential	2301 S. Evergreen St.	Partial	No	016-131-18



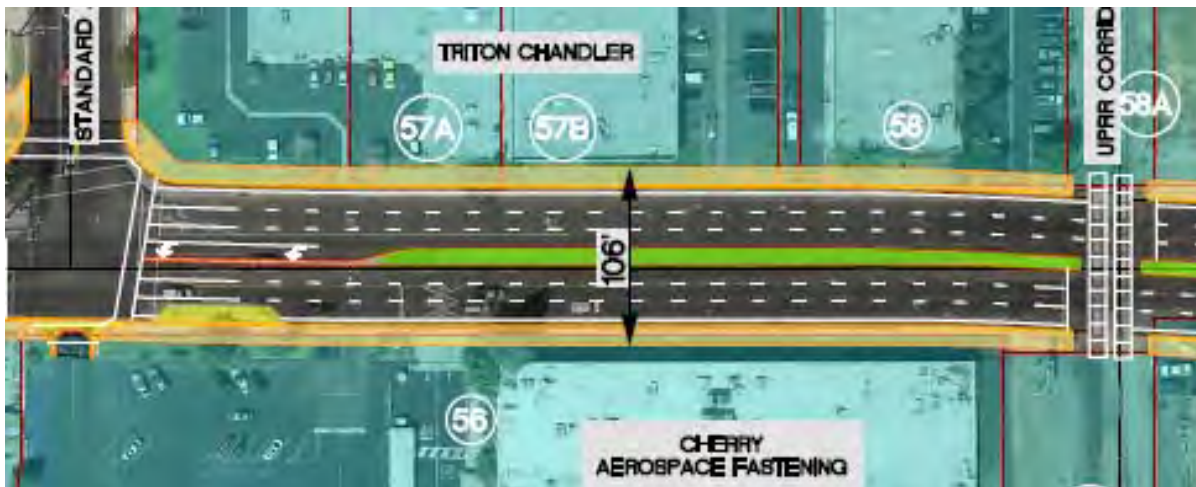
Warner Avenue from Evergreen Street to Standard Avenue

2. Site Description

Standard Avenue to Railroad Tracks

The following table and figure identifies the parcels that are part of the widening project for Warner Avenue from Standard Avenue to the Union Pacific Railroad Corridor. Parcel 56 is partial commercial acquisition on the south side of Warner Avenue.

General Location	Acq No.	North or South	Property Impacted	Address	Partial or Full Take	Structures Impacted?	APN
Standard Ave to RR	56	S	Cherry Aerospace, SPS Fastener Division	1224 E. Warner Ave.	Partial	No	016-150-09



Warner Avenue from Standard Avenue to Railroad Tracks

2. Site Description

Railroad Tracks to Hathaway Street

The following table and figure identifies the additional parcel acquisition that is part of the widening project for Warner Avenue from the Union Pacific Railroad Corridor to Hathaway Street. Two partial parcels (60 and 61) would be acquired on the north and south side of Warner Avenue.

General Location	Acq No.	North or South	Property Impacted	Address	Partial or Full Take	Structures Impacted?	APN
RR Tracks to Hathaway Street	60	N	Montroy Supply Company	1301 E. Warner Ave.	Partial	No	014-281-19
RR Tracks to Hathaway Street	61	S	Hardy & Harper Asphalt Paving Contractor (former Sakioka Farms warehouse building)	1312 E. Warner Ave.	Partial	No	016-150-52



Warner Avenue from Railroad Tracks to Hathaway Street

2. Site Description

Hathaway Street to Grand Avenue

The following table and figure identifies the two additional parcels that are part of the widening project for Warner Avenue from Hathaway Street to Grand Avenue. A portion of parcel 64 and 65 will be acquired along this segment of Warner Avenue

General Location	Acq No.	North or South	Property Impacted	Address	Partial or Full Take	Structures Impacted?	APN
Hathaway Street to Grand Ave	64	S	City of Santa Ana Fire Station No. 9	1320 E. Warner Ave.	Partial	No	016-150-70
	65	S	Heritage Paper	2400 S. Grand Ave.	Partial	No	016-150-71



Warner Avenue from Hathaway Street to Grand Avenue

East of Grand Avenue

The following table and figure identifies the five additional parcels that are part of the widening project for Warner Avenue east of Grand Avenue. One of these five parcels may require City acquisition depending on final design parameters and parking allocation. A portion of parcels in 66 will be acquired along this segment of Warner Avenue

General Location	Acq No.	North or South	Property Impacted	Address	Partial or Full Take	Structures Impacted?	APN
East of Grand Ave.	66	S	Office	1504 E. Warner Ave.	Partial	No	016-221-01
	66	S	Office	1500 Brookhollow Dr.	Partial	No	016-221-31
	66	S	Office	1502 E. Warner Ave.	Partial	No	016-221-30

2. Site Description

	66	S	Office	1530 E. Warner Ave.	Partial	No	016-221-07
	66	S	Office	1532 E. Warner Ave.	Partial	No	016-221-08

East of Grand Avenue

2.1.2 Name of Site Operators

The Wells Fargo Bank, located at 2301 S. Main Street at the southeast corner of the intersection of Warner Avenue and Main Street is an additional acquisition. A residence located on the south side of Warner at the southeast corner of Warner Avenue and Maple Street is a planned acquisition for the full parcel. On the north side of the corridor, partial acquisition of the parking lots at Montroy Supply Company at 1307 E. Warner Avenue is planned. On the south side of Warner Avenue partial acquisition of parcels at Oli's Panaderia, Cherry Aerospace and Heritage Paper are planned.

2.1.3 Site Location Map

The United States Geological Survey (USGS) topographic map for the site is the Tustin, California Quadrangle (USGS 1965). The USGS topographic map was used as the source for site setting information. The site is located in Orange County at approximately 33.716° north latitude and 117.853° west longitude.

2.2 SITE AND VICINITY DESCRIPTION

The project area for this Addendum includes the acquisition of 6 full parcels and the acquisitions of a portion of 19 additional parcels. Two of the 6 full parcel acquisitions include structures, Wells Fargo Bank and a single family residence. Figure 2 shows existing site and immediately adjacent property features. No structures will be impacted for the 19 partial parcels that would be acquired.

The area is primarily residential with a school, a National Guard armory, commercial buildings located on the eastern portion and the western portion of the project area.

The site vicinity is an area with typical Mediterranean climate, characterized by hot dry summers and mild winters. The Western Regional Climate Center collected climatic data in Santa Ana from 1948 to 2005. The mean temperature in the area ranges from a low of 45.1° Fahrenheit (°F) in the winter to a high of 84.2°F in the summer, though extremes of 22°F and 110°F have been recorded. The average annual precipitation is 13.01 inches per year and snowfall is extremely rare in this area.

2.3 PHYSICAL SETTING

Subsurface explorations were not performed for this evaluation; therefore site geology and hydrology were evaluated on the basis of readily-available public information or references, and/or based upon our experience and understanding of subsurface conditions in the subject property area.

2. *Site Description*

2.3.1 Topography

Topographically, the site generally slopes to the west-southwest. Based on a review of the USGS 7.5-minute Topographic Series, Anaheim, California Quadrangle Map (USGS 1981), surface elevation of the subject property is approximately 106 feet above mean sea level (msl).

2.3.2 Geologic Information

The proposed site is located on the Coastal Plain of Orange County, in the southern portion of the Los Angeles Basin within the Peninsular Ranges Geomorphic Province. The Peninsular Ranges Geomorphic Province extends approximately 900 miles southward from the Los Angeles Basin to Baja California, Mexico and is characterized by elongated northwest-trending mountain ranges separated by sediment-floored valleys (Yerkes et al. 1965). The most dominant structural features of the province are the northwest-trending fault zones, most of which die out, merge with, or are terminated by the steep reverse faults at the southern margin of the San Gabriel and San Bernardino Mountains within the Transverse Ranges Geomorphic Province.

Based on information provided in groundwater monitoring reports for the area, groundwater flow is toward the south southwest. Groundwater beneath the Arco Smog Pro Service Station has been measured ranging from 7 to 12.5 feet below ground surface.

2.3.3 Naturally Occurring Asbestos Containing Minerals

Based on information provided by the California Division of Mines and Geology (CDMG), no naturally-occurring serpentine rock or rock formations that may contain a significant quantity of asbestos are located in the site vicinity, upstream or within a ten-mile radius (CDMG 2000b).



2. *Site Description*

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3. Site History

3.1 PAST USAGE OF THE SITE

Past usage of the site was assessed through a review of aerial photographs and a file review. Copies of historical references reviewed are included in Appendix A.

Based on a review of historical aerial photographs, the project area was primarily agricultural (orchard and grass crops) from 1938 through the mid 1940s. Residential developments started in the 1940s and by the early 1950s, no agricultural activities remained.

3.1.1 Historical Aerial Photographs

Aerial photographs for the site obtained from GeoSearch for the years of 1938, 1947, 1952, 1960, 1968, 1977, 1983, 1994 and 2005 were reviewed for the subject site. Copies of the aerial photographs are included in Appendix A.

- 1938 – The portion of the site north of Warner Avenue appears to be primarily agricultural with scattered residential. The area south of Warner Avenue appears to have limited agriculture with some residential. Multiple buildings are located on the Wells Fargo parcel. The railroad that crosses Warner Avenue east of Standard Avenue is apparent.
- 1947 – The project area has more residential development to the north and south of Warner Avenue. Agricultural operations are located on the eastern portion of Warner Avenue in the project area.
- 1952 – More residential development is located to the north and south of Warner Avenue. The northeast corner of Warner Avenue and Main Street has a building with a similar shape to the Arco Smog Pro Service Station that is located at the corner today. The remaining areas of the subject site appear relatively unchanged in comparison to the 1947 aerial photograph.
- 1960 – The National Guard building is now apparent on the south side of Warner Avenue. On the eastern portion of Warner Avenue there is less agricultural use and commercial buildings are not present.
- 1968 – Continued development of the project area with more residences filling in the remaining open spaces. The only remaining agricultural use is south of Warner Avenue near the eastern border of the project area.
- 1977 – The Wells Fargo bank building is located on the southeast corner of Warner Avenue and Main Street. The Monroe Elementary School is now apparent to the west of the National Guard building.
- 1983 – On the north side of Warner Avenue near Standard Avenue, one of the buildings appears to have been replaced with a larger building. The remaining area appears relatively unchanged in comparison to the 1977 aerial photograph.
- 1994 – Most of the agricultural fields that were located near the southeast corner of the site are no longer apparent. The remainder of the site appears relatively unchanged in comparison to the 1983 aerial photograph.
- 2005 – The site appears relatively unchanged in comparison to the 1995 aerial photograph.



3. Site History

3.1.2 Prior Agricultural Use

Based on a review of aerial photographs and historic topographic maps, portions of the project area were used for agricultural purposes from at least 1938 through the 1940s. After the 1940s, agricultural operations were primarily located near Grand Avenue.

3.1.3 Mines

Based on the review of historical sources (aerial photographs and historic topographic maps) and the database search report, there is no evidence to indicate that the site was ever utilized for mining operations.

3.1.4 Illegal Drug Manufacturing

The proposed site was not identified by the California Hazardous Material Incident Report System (CHMIRS) which is maintained by the California Office of Emergency Services and contains information regarding hazardous material incidents such as accidental releases or spills. Drug-related waste was not observed on the site during the site inspection.

3.1.5 Prior U.S. Government Ownership

There is no indication that the property was owned by the U.S. Government or utilized for military operations. Parcels associated with the National Guard Armory located at 612 Warner Avenue are not being acquired and are not part of the project.

3.2 PAST USAGE OF ADJOINING PROPERTIES

Based on review of historical aerial photographs, the area to the north east was used for agricultural purposes, row crops and orchards through the mid 1960s. Areas to the north and south of Warner Avenue were developed with residential properties and on the west end of Warner Avenue near Main Street shopping centers and strip malls were developed and commercial properties were developed on the east end of Warner near Grand Avenue.

3.2.1 Aerial Photographs

Aerial photographs for the site obtained from GeoSearch for the years of 1938, 1947, 1952, 1960, 1968, 1977, 1983, 1994 and 2005 were reviewed for the adjoining properties and are included in Appendix A.

- 1938 – Scattered residences are located to the north and south. Orchards and row crops are located to the north and east.
- 1947 – More residential developments are located to the north and south of the project area. The remaining adjoining land appears relatively unchanged in comparison with the 1938 aerial photograph.
- 1952 – More tract homes are located to the north of the site. The remaining adjoining properties appear relatively unchanged in comparison to the 1947 aerial photograph.
- 1960 – Orchards are no longer located north of the project area. Commercial development is occurring near Grand Avenue.

3. *Site History*

- 1968 – The adjoining properties appear relatively unchanged in comparison to the 1960 aerial photograph.
- 1977 – Continue development with one remaining orchard located to the north. The remaining adjoining properties appear relatively unchanged in comparison to the 1968 aerial photograph.
- 1983 – More commercial buildings are located north of Warner Avenue near Grand Avenue. The adjoining properties appear relatively unchanged in comparison to the 1977 aerial photograph.
- 1994 –The adjoining properties appear relatively unchanged in comparison to the 1983 aerial photograph.
- 2005 – The adjoining properties appear relatively unchanged in comparison to the 1994 aerial photograph.



3. *Site History*

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4. Environmental Records Review

The Planning Center|DC&E utilized the electronic database service Environmental Data Resources, Inc. (EDR) to complete the environmental records review. The database search was used to identify properties that may be listed in the referenced Agency records, located within the ASTM-specified search radii indicated below:

- NPL sites: 1 mile
- CERCLIS sites: 0.5 mile
- CERCLIS NFRAP sites 0.5 mile
- Federal ERNS: Site only
- RCRA non-CORRACTS TSD facilities: 0.5 mile
- RCRA CORRACTS TSD facilities: 1 mile
- RCRA Generators:..... Site & Adjoining
- Envirostor: 1 mile
- Registered Underground Storage Tanks: Site & Adjoining
- State Landfills and Solid Waste Disposal Sites: 0.5 mile
- State Leaking Underground Storage Tanks:0.5 mile

A review of selected regulatory agency databases for documented environmental concerns on the site, or in close proximity to the site, was conducted by EDR.

A copy of the Radius Report, dated February 11, 2013 is included in Appendix B.

The Wells Fargo Bank located at the southeast corner of Main Street and Warner Avenue has a leaking underground storage tank. The following is a summary of information provided for the above-listed databases with identified facilities.



4.1 STANDARD ENVIRONMENTAL RECORDS REVIEW

4.1.1 NPL Sites

National Priorities List (Superfund) is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program.

- The project site is not listed as a NPL site.
- The database search did not identify any NPL sites within a 1 mile radius of the project site.

4.1.2 CERCLIS Sites

CERCLIS 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). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

4. Environmental Records Review

- The project site is not listed as a CERCLIS site.
- The database identified nine CERCLIS sites within a 0.5 mile radius of the project site.

4.1.3 CERCLIS NFRAP Sites

CERCLIS NFRAP Sites are archived sites that have been removed and archived from the inventory of CERCLIS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this 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. This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

- The project site is not listed as a CERCLIS NFRAP site.
- The database search identified eight CERCLIS NFRAP sites with a 0.5 mile radius of the project site. A complete listing and details of the sites are included in Appendix B.

4.1.4 Federal ERNS

Emergency Response Notification System (ERNS) records and stores information on reported releases of oil and hazardous substances.

- The project site is not listed on the Federal ERNS database.

4.1.5 RCRA CORRACTS Facilities

CORRACTS is a list of handlers with RCRA Corrective Action Activity. The database shows which nationally-defined corrective action core events have occurred for every handler that has had corrective action activity.

- The project site is not listed on the RCRA CORRACTS Facilities database.
- The database search identified three CORRACTS sites within an approximately 1 mile radius of the project site. A complete listing is included in Appendix B.

4.1.6 RCRA Generators

The RCRA Generator list is maintained by the EPA to track facilities that generate hazardous waste.

- The subject site is listed as a RCRA Generator.
 - Cherry Aerospace, located at 1224 E. Warner Avenue is a RCRA Large Quantity Generator. There are no violations or enforcement actions reported.
- The database search identified multiple RCRA Generators within a one-mile radius of the project area. A complete listing is included in Appendix B.

4. Environmental Records Review

4.1.7 Envirostor

The EnviroStor database, maintained by the DTSC, contains both known and potential hazardous substance sites. 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

- The subject site is not listed as an EnviroStor site.
- The database search identified 50 EnviroStor facilities within one mile of the project site. The sites are included in Appendix B. Two sites are under active investigation with the DTSC and have the potential to impact the project site.
 - Cherry Aerospace located on the south side of Warner Avenue at 1224 E. Warner Avenue is under the oversight of the DTSC for soil and groundwater assessment. Tetrachloroethylene, trichloroethene and Freon 113 have been found in groundwater in the area and DTSC requested a subsurface investigation to assess current and former waste storage/management units at the facility. An investigation was conducted that resulted in the request for additional assessment at the facility for heavy metals, volatile organic compounds and total petroleum hydrocarbons. The DTSC concluded that the facility contaminated the soil and groundwater beneath the site. The site is an open case and the extent of contamination has not been determined.
 - Diesel Logistics located on the north side of Warner Avenue at 1331 E. Warner Avenue is under the oversight of the DTSC. The facility was used to repair diesel engines. The subsurface has been impacted with VOCs and petroleum hydrocarbons. The DTSC has requested additional investigation to delineate the extent of contamination. The facility is considered to be a potential source for the contaminated groundwater in the area.



4.1.8 Cortese List

The Cortese list database identifies hazardous waste sites selected for remedial action and underground storage tank (UST) properties having a reportable release and is maintained by the EPA/Office of Emergency Information.

- The subject site is not listed on the Cortese list.
- The database search identified two current Cortese sites and 30 Historical Cortese sites within a half-mile radius of the subject property. A full listing of the Cortese sites is included in Appendix B.

4.1.9 Registered Underground Storage Tanks (USTs)

The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the State Water Resources Control Board's Hazardous Substance Storage Container Database.

4. Environmental Records Review

- The project area is not listed on the Registered UST list. The Arco Station was identified in the 2009 Initial Site Assessment.
- The database search identified four Registered UST sites within a quarter-mile radius of the subject property. A full listing of the Registered UST sites is included in Appendix B.

4.1.10 State Leaking Underground Storage Tanks (LUST)

The State Water Resources Control Board's Leaking Underground Storage Tank Information System contains an inventory of Leaking Underground Storage Tank (LUST) Incident Reports.

- The subject site is listed on the LUST list.
 - Wells Fargo Bank located at 2301 South Main Street was identified on the LUST list. A gasoline or diesel release was discovered in 2006. The site is an open investigation with the Santa Ana Regional Water Quality Board. Site assessment activities are incomplete and no corrective action to date has occurred. Groundwater has been impacted. The facility is undergoing groundwater monitoring activities. This facility could impact the project site.
- The database search identified 73 facilities on the LUST list within a ½-mile radius of the project site. A full listing is included in Appendix B.

4.2 ADDITIONAL ENVIRONMENTAL RECORDS REVIEW

Additional records were not reviewed as part of this Initial Site Assessment Addendum.

5. *Data Gap Identification*

Because this is an Initial Site Assessment Addendum, several steps normally conducted in a standard Phase I were omitted. No site owners or adjacent land owners were interviewed for this assessment and questionnaires for the site or adjoining properties were not completed. A site inspection of the additional parcels was not conducted. Chain-of-title documentation was not reviewed for each of the parcels so it could not be ascertained if the Title reports contain environmental liens or other information related to environmental condition of the property.



5. *Data Gap Identification*

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6. Findings and Conclusions

This Initial Site Assessment Addendum was performed by adaptation of the scope and limitations of the American Society for Testing and Materials (ASTM) 1528 Standard. The City of Santa Ana is proposing a widening project to accommodate projected growth and current congestion. The proposed project involves the widening of Warner Avenue, between Main Street and Grand Avenue, from its current four lanes to six lanes and includes the acquisition of parcels located on Warner Avenue. An Initial Site Assessment was prepared for the widening project in October 2009 that evaluated 29 full parcels and the 8 partial parcels along this one mile segment of Warner Avenue. This Addendum evaluates 6 full parcels and 19 partial parcels that were not within the project boundaries of the 2009 Initial Site Assessment. Some of the new parcels were evaluated as partial parcels in the 2009 evaluation and are now full parcel acquisitions. The project currently proposes City acquisition of 35 full and 27 partial parcels based on assessor parcel numbers.

The purpose of this assessment is to evaluate site history, existing observable conditions, current site use, and current and historic uses of surrounding properties to identify the potential presence of Recognized Environmental Conditions (RECs) in connection with the subject site. RECs are defined by ASTM as “the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on a property or into the ground, groundwater, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include de minimis conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis are not recognized environmental conditions.”

RECOGNIZED ENVIRONMENTAL CONDITIONS

The goal of the assessment is to identify Recognized Environmental Conditions (RECs), as defined in the Standard and in Section 1 of this Initial Site Assessment Addendum. This assessment revealed evidence of recognized environmental conditions in connection with the property following an adaptation of the ASTM standard for Transaction Screen Process Reports.

The Wells Fargo Bank located at 2301 S. Main Street is under the oversight of Santa Ana Regional Water Quality Control Board for a former underground storage tank. Shallow groundwater is impacted with petroleum hydrocarbons. This site is an open case and the extent of contamination has not been determined.

HISTORICAL RECS AND KNOWN OR SUSPECT ENVIRONMENTAL CONDITIONS

This assessment has revealed one suspect environmental condition and no HRECs in connection with the project site. Some of the parcels that are being acquired historically had been used for agricultural purposes from at least 1938 to the late 1940s. The Planning Center|DC&E has tested numerous similar agricultural sites in Southern California under the oversight of the Department of Toxic Substances Control for residual persistent organochlorine pesticides and has generally not found concentrations of pesticides in soil at levels of concern. Organochlorine pesticides that are typically the pesticides of concern for residual pesticides were not commonly used until the 1950s, after agriculture ceased at the project site. The historic agricultural operation that occurred over 60 years ago is considered to be a de minimus condition that would generally not be the subject of an enforcement action if brought to the attention of appropriate government agencies. Based on the amount of grading that has occurred in the area for road construction and construction of buildings and parking lots, the possibility of residual pesticides above levels of concern is considered to be minimal.



6. Findings and Conclusions

Bordering the project areas are two sites that are under the oversight of regulatory agencies that have impacted soil and/or groundwater. Cherry Aerospace located on the south side of Warner Avenue at 1224 E. Warner Avenue is under the oversight of the Department of Toxic Substances Control (DTSC) for soil and groundwater assessment. Tetrachloroethylene, trichloroethene and Freon 113 have been found in groundwater in the area and DTSC requested a subsurface investigation to assess current and former waste storage/management units at the facility. An investigation was conducted that resulted in the request for additional assessment at the facility for heavy metals, volatile organic compounds and total petroleum hydrocarbons. The DTSC concluded that the facility contaminated the soil and groundwater beneath the site. The site is an open case and the extent of contamination has not been determined.

Diesel Logistics located on the north side of Warner Avenue at 1331 E. Warner Avenue is under the oversight of the DTSC. The facility was used to repair diesel engines. The subsurface has been impacted with VOCs and petroleum hydrocarbons. The DTSC has requested additional investigation to delineate the extent of contamination. The facility is considered to be a potential source for the contaminated groundwater in the area.

Based on the age of the structures that are being acquired, there is a potential for the presence of asbestos containing materials and lead-based paint in the buildings. An asbestos survey and lead-based paint survey are recommended prior to any renovation or demolition activities that would potentially disturb the existing building materials. In addition, due to transformers observed on-site during the site visit, isolated portions of the site may have been impacted with polychlorinated biphenyls (PCBs). By following standard protocols for abating lead-based paint and asbestos containing materials during demolition, and properly decommissioning transformers, these issues are not expected to impact the site based on the proposed land use.

SUMMARY

Based on the results of this assessment, one Recognized Environmental Condition was identified in connection with the site. The Wells Fargo Bank parcel located at 2301 S. Main Street is under the oversight of Santa Ana Regional Water Quality Control Board for a former underground storage tank. Shallow groundwater is impacted with petroleum hydrocarbons. This site is an open case with the regulatory agency and the extent of contamination has not been determined. The former underground storage tank site has the potential to impact the project site with petroleum hydrocarbons.

This assessment has revealed one suspect environmental condition. The site had historically been used for agricultural purposes from at least 1938 to about the late 1940s. Based on the age of the possible pesticide use (pre organochlorine pesticide formulation), testing for persistent pesticides at similar sites in Southern California, the probability of residual pesticides present in soil at levels of concern in soil at the site is very low and no assessment for pesticides is recommended.

Due to the age of the structures onsite, an asbestos survey and lead-based paint survey are recommended prior to any renovation or demolition activities that would potentially disturb the existing building materials. Due to the presence of transformers isolated portions of the site may have been impacted with polychlorinated biphenyls (PCBs). By following standard protocols for abating lead-based paint and asbestos containing materials during demolition, and properly decommissioning transformers, these issues are not expected to impact the site based on the proposed land use.

Observation should be made during any future site development for areas of possible contamination such as but not limited to the presence of buried debris, waste drums, stained soil, septic tanks. Should such materials be encountered, further investigation and analysis may be necessary at that time.

7. *Credentials*

This Initial Site Assessment Addendum was prepared by Michael Watson, under the direct supervision of Denise Clendening, Ph.D., who served as the project manager of this project. The qualifications of the Initial Site Assessment preparers are provided in Appendix D.



7. *Credentials*

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8. *References*

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8. *References*

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Appendix

Appendix A Historical Research Documentation



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Appendix B Environmental Database Search Report



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Appendix

Appendix C Qualifications of Environmental Professionals



Appendix

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