2.2.5 Hazardous Waste/Materials

2.2.5.1 Regulatory Setting

Hazardous materials and hazardous wastes are regulated by many state and federal laws. These include not only specific statutes governing hazardous waste, but also a variety of laws regulating air and water quality, human health, and land use.

The primary federal laws regulating hazardous wastes/materials are the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA), the Superfund Authorization Re-amendment Act of 1986, and the Resource Conservation and Recovery Act of 1976 (RCRA). The purpose of CERCLA, which is often referred to as Superfund, is to clean up contaminated sites so that public health and welfare are not compromised. The Superfund Amendments and Reauthorization Act of 1986 (SARA) is the re-amendment of CERCLA, which made several important changes and additions to the CERCLA program.

According to the United States Environmental Protection Agency (EPA), SARA:

- Stressed the importance of permanent remedies and innovative treatment technologies in cleaning up hazardous waste sites;
- Required Superfund actions to consider the standards and requirements found in other State and Federal environmental laws and regulations;
- Provided new enforcement authorities and settlement tools;
- Increased State involvement in every phase of the Superfund program;
- Increased the focus on human health problems posed by hazardous waste sites;
- Encouraged greater citizen participation in making decisions on how sites should be cleaned up; and
- Increased the size of the trust fund to $8.5 billion.

RCRA provides for “cradle to grave” regulation of hazardous wastes. Other federal laws include:

- Atomic Energy Act
- Community Environmental Response Facilitation Act (CERFA) of 1992
- Clean Water Act (CWA)
- Clean Air Act (CAA)
- Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA)
- Occupational Safety & Health Act (OSHA)
- Safe Drinking Water Act
- Toxic Substances Control Act (TSCA)

In addition to the acts listed above, Executive Order 12088, Federal Compliance with Pollution Control, mandates that necessary actions be taken to prevent and control environmental pollution when federal activities or federal facilities are involved.

Hazardous waste in California is regulated primarily under the authority of the federal RCRA of 1976 and the California Health and Safety Code. Other California laws that affect hazardous waste are specific to handling, storage, transportation, disposal, treatment, reduction, cleanup, and emergency planning.

Worker health and safety and public safety are key issues when dealing with hazardous materials that may affect human health and the environment. Proper disposal of hazardous materials is vital if it is disturbed during project construction.

2.2.5.2 Affected Environment

An Initial Site Assessment (ISA) was prepared for the I-5/Ortega Highway Interchange Improvement Project (Parsons, 2007). The environmental setting described herein is based on the findings of the ISA. Parsons evaluated the available information collected concerning the subject property and its surroundings to identify any Recognized Environmental Conditions (RECs) according to the American Society for Testing and Materials (ASTM) Standard Practice E 1527-00. The scope of the ISA included file and records review of available current and historical documents pertinent to environmental activities conducted in or near the project site; site reconnaissance; historical topographic maps and aerial photographs review; review of environmental databases and regulatory agency information available to the public for the property and neighboring properties; followed by data evaluation and report preparation.

A Surrounding Uses

The City was incorporated in 1961. The City has grown from a small community of approximately 10,000 people in 1974 to a developed city of 36,078 people in 2005, with a variety of land uses providing open space, recreation, housing, jobs, shopping, and services (City of San Juan Capistrano, 2006a). Table 2.2.5-1 contains a list of the adjacent properties to the project site.

Table 2.2.5-1
Adjacent Properties

Quadrant	Description of Adjacent Properties
Northwest	The Mission Inn, San Juan Elementary School, and the historic San Juan Capistrano Mission are located in the northwest quadrant of the project area. The vegetative portion of Horno Creek is located in this quadrant. According to the City zoning map, this quadrant is zoned public and institutional, and general open space.
Northeast	The former site of a Shell gasoline station and the historic Mission Cemetery are located in the northeast quadrant of the project area. According to the City zoning map, this quadrant is zoned public and institutional, residential single-family, planned community, general commercial, and general open space.
Southeast	A Chevron gasoline station, Unocal (76) gasoline station, Best Western Inn, Denny's restaurant, and a business park are located in the southeast quadrant. According to the City zoning map, this quadrant is zoned planned community and general commercial.
Southwest	A Jack-in-the-Box, Taco Bell, Arby's, McDonald's, Carl's Jr., and Chevron gasoline station are located in the southwest quadrant of the project area. The unchannelized portion of Horno Creek is located in this quadrant. According to the City zoning map, this quadrant is zoned community park, tourist commercial and general commercial.

The project area is fully developed with mostly commercial buildings. Parsons retained the services of an environmental database company, Environmental Data Resources, Inc. (EDR), to search applicable regulatory agency lists and standard environmental record sources to identify locations of potential concern within the ASTM Standard Practice E 1527-00 (Standard) minimum search distances. EDR's search results and associated risk of each site are summarized in Table 2.2.5-2. Table 2.2.5-3 lists a site (Plant Depot School Site) that requires further evaluation. This site has been listed in the SCH and ENVIROSTOR databases, which identify sites that require further evaluation. The remainder of the sites that were identified in the EDR search are located to the east, west, and south (i.e., groundwater does not flow towards the project site from these sites), and they are not within close proximity to the project site (i.e., not within 0.25 mile). They are not expected to pose any risk to the project area; therefore, they are not discussed in Table 2.2.5-2.

B Site Reconnaissance

Parsons conducted reconnaissance of the site on August 7, 2006. During the site reconnaissance, obvious indications of hazardous substances were not observed at the project site, nor were any hazardous substance containers or unidentified substance containers observed at the project site.

Aboveground Storage Tanks. No aboveground storage tanks (ASTs) were observed at the subject site. Underground storage tanks (USTs) are located at gas stations in the project area. Leaking USTs have been identified in the EDR radius search, which are discussed in the next section, Records Review.

Indications of Polychlorinated Biphenyls (PCBs). Old transformers in the project area have the potential to contain PCBs. The local utility, San Diego Gas and Electric (SDG&E) (SDG&E, 2006), was contacted to determine if older PCB-containing transformers were located in the project area. Table 2.2.5-4 lists the transformers in the project area.

SDG&E clarified that the Pole Mounted (Pole # 220491) transformer at the Mission Inn Motel was installed in 1963 (transformer number Sta 196-99). Transformers installed prior to 1980 have the potential to contain PCBs. The presence of PCBs can be confirmed only after testing. It was also clarified that additional pole-mounted transformers could be located in the area, which would not be included in Table 2.2.5-4.

Table 2.2.5-2
Risk from EDR Sites

EDR Cluster	Facility Name	Facility Address	EDR Radius	Status	Risk
A	Chevron Station No 98719 (West of I-5)	26988 Ortega Highway	0.25 mi	Gasoline-contaminated soil excavated and removed. Remediation action – January 15, 1988. Case closed (EDR). Soil and groundwater is contaminated by gasoline. Soil and groundwater contamination is being monitored at this parcel (Orange County Health Care Agency Case No. 95UT2).	High
E	San Juan Elementary School	31642 El Camino Real	0.25 mi	Asbestos-containing waste generated. Status – Inactive, action required. An investigation should be made on the status of any disposal action if buildings from the San Juan Elementary School are to be acquired.	High
C	Chevron 93160 (East of I-5)	27112 Ortega Highway	0.25 mi	Drinking water aquifer affected with aqueous solution less than 10 percent organic residue. Remediation action not reported. Case closed (EDR). A previous soil investigation and remediation case at this site has been closed (Orange County Health Care Agency Case No. 91UT90); however, it is recommended that, following acquisition, the soil beneath the USTs and piping should be properly tested for hydrocarbon contamination.	High
C	Shell Service Station	27101 Ortega Highway	0.25 mi	Gasoline-contaminated soil excavated and removed. Remediation action – January 29, 1993. Case closed.	Low
C	Unocal Service Station #5425, Tosco/76 Products Station #5425, Conocophillips Store #5676, Circle K	27164 Ortega Highway	0.25 mi	Gasoline-contaminated soil excavated and removed. Remediation action – February 1, 1993. Case closed.	Low
C	Ortega Highway Cleaners, Capistrano Collection	27184 Ortega Highway	0.25 mi	Halogenated solvents disposed to recycler in 1992.	Low
44	Tim's Photo Processing	27231 Ortega Highway	0.25 mi	Photochemicals/photoprocessing waste disposed to recycler in 1992.	Low
D	Pacific Bell	31776 El Camino Real	0.25 mi	Diesel tank listed. No leak detection reported.	Low
C	Texaco Xpress Lube	27201 Ortega Highway	0.25 mi	Aqueous solution less than 10 percent organic residue disposed to transfer station.	Low
A	Los Cerritos Ranch, Romarco Realty Corp	31642 Avenida Los Cerritos	0.25 mi	Diesel leak detected. Case closed.	Low

Table 2.2.5-2
Risk from EDR Sites

EDR Cluster	Facility Name	Facility Address	EDR Radius	Status	Risk
B	Texaco Station	26874 Ortega Highway	0.25 mi	Groundwater affected by gasoline release. Status – post remedial action monitoring. Although this site is shown to be within the 0.25-mile radius, the site is actually further west. The site has been converted to a parking lot north of the El Camino Real Playhouse. Groundwater contamination would have been transported away from the project site.	Low
D	Arco Station #1706, Mission Arco, Hendrik Rutgers, Prestige Stations Inc.	26851 Ortega Highway	0.25 mi	Drinking water aquifer affected. Remove floating product from water table. Case closed on May 12, 1999.	Low
D	San Juan Partners, SMI Construction	26822 Ortega Highway	0.25 mi	No details reported in UST database. Unspecified oil-containing waste was disposed to recycler.	Low
59	Paul & Kiyoko Goya	27191 Paseo Espada	0.25 mi	No details reported in UST database.	Low
F	Town and Country 1-Hour Cleaners	31654 Rancho Viejo Road South	0.25 mi	Halogenated solvents generated in 1998 and 2004 and sent to recycler.	Low
68	City of San Juan Capistrano	31421 La Mantanza Street	0.50 mi	This site is north of the project site, and since the groundwater flow is north to northwest, releases from this site may have an impact on the project site. “Other organic solids” disposed to transfer station.	Low
U	Polo Cleaners	31105 Rancho Viejo Road	1.0 mi	This site is north of the project site, and since the groundwater flow is north to northwest, releases from this site may have an impact on the project site. Halogenated solvents disposed to transfer station.	Low
130	Marbella Golf Course	30650 Golf Club	1.0 mi	This site is north of the project site, and since the groundwater flow is north to northwest, releases from this site may have an impact on the project site. Gasoline spill reported and soil contaminated. Case closed.	Low

Table 2.2.5-3
EDR Sites that Require Further Evaluation

EDR Cluster	Facility Name	Facility Address	EDR Radius	Status	Risk
K	Plant Depot School Site	31251 Avenida Los Cerritos	1.0 mi	This site is north of the project site, and since the groundwater flow is north to northwest, releases from this site may have an impact on the project site. This site has been listed in the SCH and ENVIROSTOR databases, which identify sites that require further evaluation.	–

Table 2.2.5-4
List of Transformers

Property	Type	ID Number	Location within Project Site
Denny's Restaurant	SDG&E Concrete Pedestal Mounted 12 kilovolt (kV) Cir 196	D116000	Del Obispo Street
Mission Inn	SDG&E Concrete Pedestal Mounted	Not recorded	Ortega Highway at Del Obispo Street
Mission Inn	SDG&E Small Pole Mounted	Not recorded	Ortega Highway at Del Obispo Street
Chevron Station	SDG&E Concrete Pedestal Mounted 12 kV Cir 196	D116163	26988 Ortega Highway
Chevron Station	SDG&E Concrete Pedestal Mounted	No ID No.	26988 Ortega Highway
Del Taco Restaurant	SDG&E Concrete Pedestal Mounted 12 kV Cir 196	D133241	Del Obispo Street
McDonald's Restaurant	SDG&E Concrete Pedestal Mounted 12 kV Cir 196	D4883457062	Del Obispo Street

Indications of Asbestos. During the site reconnaissance, asbestos-containing materials (ACMs) were not observed in the project site; however, asbestos may occur in the bridge joints of the existing overpass and in older buildings such as those in the San Juan Elementary School, the Mission Inn, and the Chevron and Unocal gas stations.

Indications of Solid Waste Disposal. During the site reconnaissance, solid waste was not observed at the site. Based on available information, no portion of the project site is or was designated as a solid waste disposal site.

Radon. A radon gas assessment has not been conducted on the site; however, radon information from the EPA Web site for California Radon zones (EPA, 2007) indicates that EPA has categorized Orange County as Zone 3 for radon. A Zone 3 classification is for areas with indoor average radon levels that are less than 2 picocuries/liter (pCi/L). The action level recommended by EPA is 4 pCi/L. Given that the project does not include the construction of occupied structures and the exposure level is smaller than 4 pCi/L, radon gas is not considered a concern.

Lead. The proposed project would require road resurfacing and realignment of yellow lane striping (i.e., yellow thermoplastic residue), which would involve potential disturbance and removal of lead-based paint (LBP) used in lane striping. Waste from removal of yellow thermoplastic traffic stripe potentially contains lead chromate in concentrations that exceed thresholds established by the California Health and Safety Code, and it may produce toxic fumes when heated. The requirements for testing, handling, removal, storage, and disposal of the yellow thermoplastic residue lane striping would be addressed in the project special provisions. Yellow thermoplastic residue would

be properly tested by a laboratory certified by the Department of Health Services Environmental Laboratory Accreditation Program. A Lead Compliance Plan would be prepared to minimize worker exposure to lead. Prior to the start of removal activities, the contractor would submit a written work plan to the project engineer for the proper removal, storage, and disposal of the yellow thermoplastic traffic stripe.

LBP may have been used in older buildings, such as those at the San Juan Elementary School, the Mission Inn, and the Chevron and Unocal gas stations. Some of the buildings that comprise the school were constructed between 1948 and 1952, while the Mission Inn buildings and the gas stations were built in the 1960s, as ascertained from historical aerial maps.

Aerially deposited lead (ADL) is common in the immediate vicinity of freeways and highways. Prior to construction, an ADL survey should be performed near the planned excavation areas per Department guidance.

Other Conditions of Concern. Although the project site is not being used for agriculture, given that portions of the project site had been employed for agricultural purposes until the 1950s, pesticide residues may be present in the soil.

2.2.5.3 Environmental Consequences

A Temporary Impacts

Alternatives 3 and 5. Potential hazardous wastes and materials may be present within the project area. Both Alternatives 3 and 5 would require demolition and construction activities that would present a risk of temporary exposure to these materials. The following discussion of temporary impacts pertains to both Alternatives 3 and 5.

The information presented here is based upon the data collected for the ISA (Parsons, 2007) prepared for the project. Based on the ASTM E 1527-00 Standard definition of an REC, RECs that were identified for each parcel in Alternatives 3 and 5 (as well as other parcel details) are summarized in Tables 2.2.5-5 and 2.2.5-6. The ROW maps for each of the alternatives are displayed in Figures 2.2.5-1 and 2.2.5-2.

The following is a list of hazardous materials that were identified to be present in the project area. Standard provisions and requirements that would apply during project construction for treatment and handling of these materials are noted, where applicable.

Asbestos. Asbestos may occur in the bridge joints of the existing overpass, and in older buildings such as those at the San Juan Elementary School, the Mission Inn, and the Chevron gas stations. Some of the buildings that comprise the school were constructed between 1948 and 1952, while the Mission Inn buildings and the gas stations were built in the 1960s, as ascertained from the historical aerial maps. As a result, ACM management protocols must be followed if these structures are demolished.

The site detail report of the EDR search has identified asbestos-containing waste that was generated at the San Juan Elementary School with “Status – Inactive, action required.” Further investigation is recommended.

Impact HWM-1 **Asbestos.** Asbestos may occur in the bridge joints of the existing overpass and in older buildings such as those at the San Juan Elementary School, the Mission Inn, and the Chevron and Unocal gas stations.

Hydrocarbons. The soil and groundwater are contaminated by gasoline at the Chevron gas station at 26988 Ortega Highway. Since the groundwater gradient is in a southerly direction towards San Juan Creek, the groundwater and soil at downstream sites (i.e., Arby's, Del Taco, and McDonald's) have also been contaminated. Partial or full takes of these businesses are planned for Alternatives 3 and 5. Monitoring of the soil and groundwater at the gas station and the downstream sites is currently ongoing (Orange County Health Care Agency Case No. 95UT2). Lateral dispersion of the gasoline plume may also have affected the soil and groundwater at the Jack-in-the-Box site that is located west of the Chevron gas station at 26942 Ortega Highway. A partial take of this business is planned under Alternative 3.

Impact HWM-2 **Hydrocarbons.** The soil and groundwater are contaminated by gasoline at several gasoline and business sites.

Lead. Waste from removal of yellow thermoplastic traffic stripe potentially contains lead chromate in concentrations that exceed thresholds established by the California Health and Safety Code, and it may produce toxic fumes when heated. The requirements for testing, handling, removal, storage, and disposal of the yellow thermoplastic residue lane striping would be addressed in the project special provisions.

LBP may have been used in older buildings such as those at the San Juan Elementary School, the Mission Inn, and the Chevron and Unocal gas stations. Some of the buildings that comprise the school were constructed between 1948 and 1952, while the Mission Inn buildings and the gas stations were built in the 1960s, as ascertained from historical aerial maps. Appropriate procedures would be adopted if buildings with LBP are demolished to accommodate project construction.

Impact HWM-3 **LBP.** The proposed project would require road resurfacing and realignment of yellow lane striping (i.e., yellow thermoplastic residue), which would involve potential disturbance and removal of LBP used in lane striping. LBP may have been used in older buildings such as those at the San Juan Elementary School, the Mission Inn, and the Chevron and Unocal gas stations.

ADL is common in the immediate vicinity of freeways and highways. Prior to project construction, an ADL survey would be performed near the planned excavation areas, per Department guidance.

Impact HWM-4 **ADL.** ADL is common in the immediate vicinity of freeways and highways.

Table 2.2.5-5
Alternative 3 – Parcel Details and RECs

APN	Address	Name of Business	Type of Operation	Acquisition Area, (Square Feet)	Type of Take	REC	Description of REC
124-160-47	26942 Ortega Highway	Strosche In Ranch	Jack-in-the-Box Restaurant	22, 400	Full	Hydrocarbons (petroleum contamination), pesticides	Soil and groundwater contamination exists in the Chevron gas station site to the east of this parcel. Groundwater and soil are currently being monitored at the Chevron site, so there is potential for contamination of this parcel from lateral movement and diffusion of the plume. Testing of the groundwater and soil is recommended.
668-241-26	31776 Del Obispo Street	Schwartz, S. Alan	Arby's	17,772	Full	Hydrocarbons (petroleum contamination), pesticides	Soil and groundwater contamination exists in the Chevron gas station site to the north of this parcel. Since the groundwater gradient is southerly towards San Juan Creek, the groundwater and soil contamination in this parcel is currently being monitored (Orange County Health Care Agency Case No. 95UT2).
668-241-03	26988 Ortega Highway	Chevron USA	Chevron Gas Station (west of I-5)	12,420	Full	Asbestos, hydrocarbons (petroleum contamination), LBP, PCBs, pesticides	Soil and groundwater is contaminated by gasoline. Soil and groundwater contamination is being monitored at this parcel (Orange County Health Care Agency Case No. 95UT2). Station was built in the 1960s, so asbestos and LBP may have been used. SDG&E clarified that a Concrete Pedestal Mounted (ID# D116163) transformer exists on the site. Transformers installed prior to 1980 have the potential to contain PCBs, and they should be tested for PCB leaks.

Table 2.2.5-5
Alternative 3 – Parcel Details and RECs

APN	Address	Name of Business	Type of Operation	Acquisition Area, (Square Feet)	Type of Take	REC	Description of REC
668-241-02	26988 Ortega Highway	Chevron USA	Chevron Gas Station (west of I-5)	7,400	Full	Asbestos, hydrocarbons (petroleum contamination), LBP, PCBs, pesticides	Soil and groundwater is contaminated by gasoline. Soil and groundwater contamination is being monitored at this parcel (Orange County Health Care Agency Case No. 95UT2). Station was built in the 1960s, so asbestos and LBP may have been used. SDG&E clarified that a Concrete Pedestal Mounted (ID# D116163) transformer exists on the site. Transformers installed prior to 1980 have the potential to contain PCBs, and they should be tested for PCB leaks.
668-241-28	N/A	Schwartz, S. Alan	Parking	3,313	Partial	Hydrocarbons (petroleum contamination), pesticides	Soil and groundwater is contaminated by gasoline. Soil and groundwater contamination is being monitored at this parcel (Orange County Health Care Agency Case No. 95UT2).
668-241-27	31780 Del Obispo Street	Schwartz, S. Alan	Del Taco	1,494	Partial	Hydrocarbons (petroleum contamination), pesticides	Soil and groundwater contamination exists in the Chevron gas station site to the north of this parcel. Since the groundwater gradient is southerly towards San Juan Creek, the groundwater and soil contamination in this parcel is currently being monitored (Orange County Health Care Agency Case No. 95UT2).
668-241-06	31822 Del Obispo Street	McDonald's Corp.	McDonald's Restaurant	282	Partial	Hydrocarbons (petroleum contamination), pesticides	Soil and groundwater contamination exists in the Chevron gas station site to the north of this parcel. Since the groundwater gradient is southerly towards San Juan Creek, the groundwater and soil contamination in this parcel is currently being monitored (Orange County Health Care Agency Case No. 95UT2).
666-131-19	27164 Ortega Highway	Franks, Edward C.	Access to 76 Station	555	Partial	Pesticides	See footnote.

Table 2.2.5-5
Alternative 3 – Parcel Details and RECs

APN	Address	Name of Business	Type of Operation	Acquisition Area, (Square Feet)	Type of Take	REC	Description of REC
666-131-18	27164 Ortega Highway	Franks, Edward C.	Access to 76 Station	1,130	Full	Pesticides	See footnote.
666-131-03	27112 Ortega Highway	Chevron USA	Chevron Gas Station (east of I-5)	19,367	Full	Asbestos, LBP, pesticides	Station was built in the 1960s, so asbestos and LBP may have been used. A previous soil investigation and remediation case at this site has been closed (Orange County Health Care Agency Case No. 91UT90).
666-131-04	27112 Ortega Highway	Chevron USA	Chevron Gas Station (east of I-5)	47,916	Full	Asbestos, LBP, pesticides	Station was built in the 1960s, so asbestos and LBP may have been used. A previous soil investigation and remediation case at this site has been closed (Orange County Health Care Agency Case No. 91UT90).
666-131-12	27174 Ortega Highway	Capistrano Inn	Motel	12,426	Partial	Pesticides	See footnote.

– Since the project area was used for agricultural purposes until the 1950s, pesticide residues may be present in all of the parcels.
– Parcel maps provided in Figures 2.2.5-1 and 2.2.5-2.

Table 2.2.5-6
Alternative 5 – Parcel Details and RECs

APN	Address	Name of Business	Type of Operation	Acquisition Area, (Square Feet)	Type of Take	REC	Description of REC
124-170-05	31642 El Camino Real	San Juan Elementary School	Elementary School	33,15	Partial	Asbestos, LBP, pesticides	Asbestos and LBP may occur in older buildings at San Juan Elementary School. Some of the buildings that comprise the school were constructed between 1948 and 1952. As a result, proper management protocols should be included if these structures are demolished.
124-170-15	26891 Ortega Highway	Gretchen Stroscher-Thompson	Motel	4,719	Partial	Asbestos, LBP, PCBs, pesticides	Asbestos and LBP may occur in older buildings at the Mission Inn. Some of the buildings that comprise the motel were constructed between 1948 and 1952. As a result, proper management protocols should be included if these structures are demolished. SDG&E clarified that the Pole Mounted (Pole # 220491) transformer at the Mission Inn was installed in 1963 (transformer number Sta 196-99). Transformers installed prior to 1980 have the potential to contain PCBs, and they should be tested for PCB leaks.
124-170-16	26891 Ortega Highway	Gretchen Stroscher-Thompson	Motel	16,988	Full	Asbestos, LBP, PCBs, pesticides	Asbestos and LBP may occur in older buildings at the Mission Inn. Some of the buildings that comprise the motel were constructed between 1948 and 1952. As a result, proper management protocols should be included if these structures are demolished. SDG&E clarified that the Pole Mounted (Pole # 220491) transformer at the Mission Inn was installed in 1963 (transformer number Sta 196-99). Transformers installed prior to 1980 have the potential to contain PCBs, and they should be tested for PCB leaks.

Table 2.2.5-6
Alternative 5 – Parcel Details and RECs

APN	Address	Name of Business	Type of Operation	Acquisition Area, (Square Feet)	Type of Take	REC	Description of REC
649-301-01	31642 El Camino Real	San Juan Elementary School	Elementary School	40,075	Full	Asbestos, LBP, pesticides	Asbestos and LBP may occur in older buildings at the San Juan Elementary School. Some of the buildings that comprise the school were constructed between 1948 and 1952. As a result, proper management protocols should be included if these structures are demolished.
649-301-02	31642 El Camino Real	San Juan Elementary School	Elementary School	14,325	Partial	Asbestos, LBP, pesticides	Asbestos and LBP may occur in older buildings at the San Juan Elementary School. Some of the buildings that comprise the school were constructed between 1948 and 1952. As a result, proper management protocols should be included if these structures are demolished.
666-131-03	27112 Ortega Highway	Chevron USA	Chevron Gas Station	19,367	Full	Asbestos, LBP, pesticides	Station was built in the 1960s, so asbestos and LBP may have been used. A previous soil investigation and remediation case at this site have been closed (Orange County Health Care Agency Case No. 91UT90).
666-131-04	27112 Ortega Highway	Chevron USA	Chevron Gas Station	47,916	Full	Hydrocarbons (petroleum contamination), pesticides	Station was built in the 1960s, so asbestos and LBP may have been used. A previous soil investigation and remediation case at this site have been closed (Orange County Health Care Agency Case No. 91UT90).
666-131-12	27174 Ortega Highway	Capistrano Inn	Motel	12,828	Partial	Pesticides	See footnote.
666-131-18	27164 Ortega Highway	Franks, Edward C.	Access to 76 Station	1,130	Full	Pesticides	See footnote.
666-131-19	27164 Ortega Highway	Franks, Edward C.	Access to 76 Station	1,747	Partial	Pesticides	See footnote.

Table 2.2.5-6
Alternative 5 – Parcel Details and RECs

APN	Address	Name of Business	Type of Operation	Acquisition Area, (Square Feet)	Type of Take	REC	Description of REC
668-241-02	26988 Ortega Highway	Chevron USA	Chevron Gas Station (west of I-5)	7,400	Full	Asbestos, hydrocarbons (petroleum contamination), LBP, PCBs, pesticides	Soil and groundwater is contaminated by gasoline. Soil and groundwater contamination is being monitored at this parcel (Orange County Health Care Agency Case No. 95UT2). Station was built in the 1960s, so asbestos and LBP may have been used. SDG&E clarified that a Concrete Pedestal Mounted (ID# D116163) transformer exists on the site. Transformers installed prior to 1980 have the potential to contain PCBs, and they should be tested for PCB leaks.
668-241-03	26988 Ortega Highway	Chevron USA	Chevron Gas Station	12,420	Full	Asbestos, hydrocarbons (petroleum contamination), LBP, PCBs, pesticides	Soil and groundwater is contaminated by gasoline. Soil and groundwater contamination is being monitored at this parcel (Orange County Health Care Agency Case No. 95UT2). Station was built in the 1960s, so asbestos and LBP may have been used. SDG&E clarified that a Concrete Pedestal Mounted (ID# D116163) transformer exists on the site. Transformers installed prior to 1980 have the potential to contain PCBs, and they should be tested for PCB leaks.
668-241-26	31776 Del Obispo Street	Schwartz, S. Alan	Arby's	17,772	Full	Hydrocarbons (petroleum contamination), pesticides	Soil and groundwater contamination exists in the Chevron gas station site to the north of this parcel. Since the groundwater gradient is southerly towards San Juan Creek, the groundwater and soil contamination in this parcel is currently being monitored (Orange County Health Care Agency Case No. 95UT2).

Table 2.2.5-6
Alternative 5 – Parcel Details and RECs

APN	Address	Name of Business	Type of Operation	Acquisition Area, (Square Feet)	Type of Take	REC	Description of REC
668-241-28	N/A	Schwartz, S. Alan	Parking	159	Partial	Hydrocarbons (petroleum contamination), pesticides	Soil and groundwater is contaminated by gasoline. Soil and groundwater contamination is being monitored at this parcel (Orange County Health Care Agency Case No. 95UT2).
– Since the project area was used for agricultural purposes until the 1950s, pesticide residues may be present in all of the parcels. – Parcel maps provided in Figures 2.2.5-1 and 2.2.5-2.							

This page intentionally left blank.

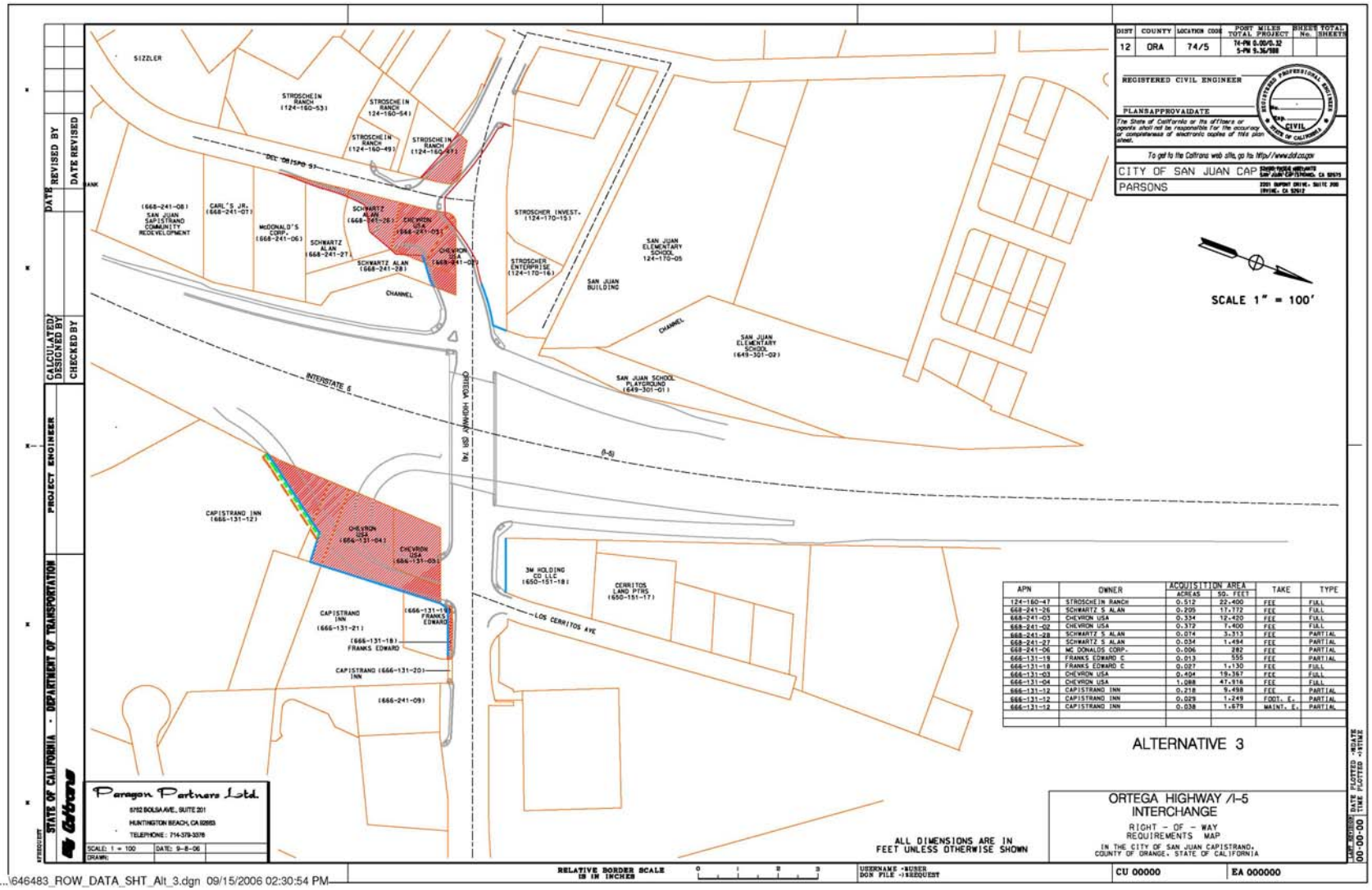
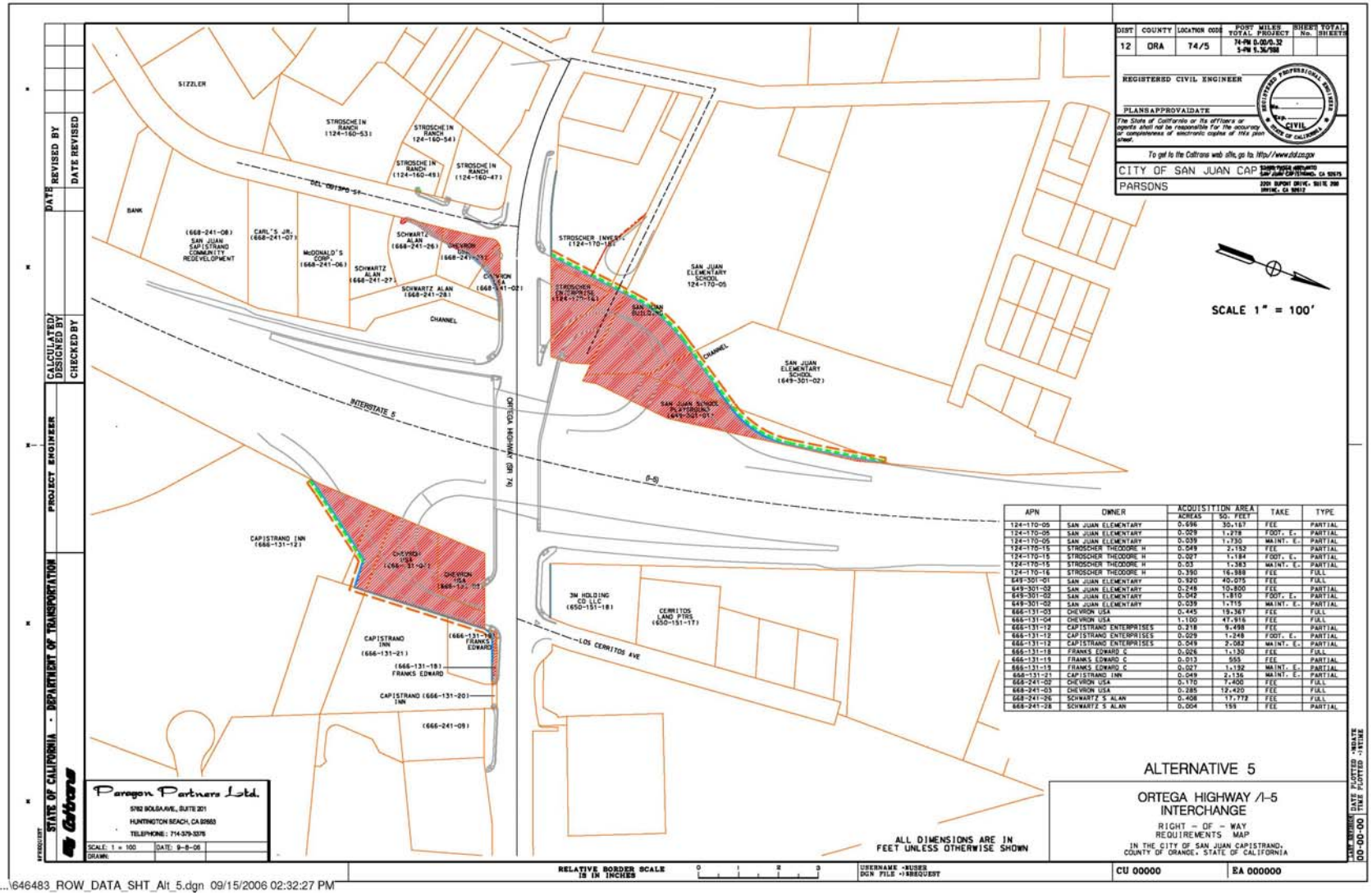


Figure 2.2.5-1
Right-of-Way Requirements Map – Alternative 3

This page intentionally left blank.



...\646483_ROW_DATA_SHT_Alt_5.dgn 09/15/2006 02:32:27 PM

Figure 2.2.5-2
Right-of-Way Requirements Map – Alternative 5

This page intentionally left blank.

PCBs. Old transformers in the project area have the potential to contain PCBs. SDG&E clarified that the Pole Mounted (Pole # 220491) transformer at the Mission Inn was installed in 1963 (transformer number Sta 196-99). Transformers installed prior to 1980 have the potential to contain PCBs, and they should be tested for PCB leaks. SDG&E clarified that there might be additional transformers that contain PCB in the project area, so an investigation to identify such transformers should be conducted. Once they are identified, SDG&E would perform at-cost testing for PCBs and PCB leaks on these transformers.

Impact HWM-5 PCBs. Old transformers in the project area have the potential to contain PCBs.

Pesticides. Given that the project site was employed for agricultural purposes until the 1950s, pesticide residues may be present in the soil. Prior to the initiation of construction activities, surface and near-surface soil samples should be collected in excavation areas and analyzed for pesticides. Although this is not anticipated to result in worker health and safety concerns, if pesticides are detected, soil handling and disposal options would need to be evaluated.

Impact HWM-6 Pesticides. Pesticide residues may be present in the soil from past agricultural uses in the area.

B Permanent Impacts

There would be no permanent risk of exposure to hazardous materials after demolition and project construction activities are completed.

2.2.5.4 Avoidance, Minimization, and/or Mitigation Measures

A Temporary Measures

Below is a list of measures that would be followed to reduce construction-related impacts of Alternatives 3 and 5.

MM HWM-1 ACM management protocols must be included. The Contractor shall submit notification forms to the California Air Resources Board (CARB) a minimum of 30 days prior to demolition. ACM removal shall conform to Cal-OSHA requirements in Title 8 Sections 1529 and 341. Packaging, storage, transporting, and disposing of ACM shall conform to Cal-OSHA Title 22, Division 4, Chapter 20.

MM HWM-2 Waste from removal of yellow thermoplastic traffic stripe, as well as residue from older buildings (if removed), shall be properly tested by a laboratory certified by the Department of Health Services Environmental Laboratory Accreditation Program. A Lead Compliance Plan must be prepared to minimize worker exposure to lead. Prior to the start of removal activities, the Contractor must submit a written work plan to the project engineer for the proper removal, storage, and disposal of the yellow thermoplastic traffic stripe.

MM HWM-3 Prior to construction, an ADL survey must be performed near the planned excavation areas per Caltrans guidance.

MM HWM-4 Pole-mounted transformers in the project area shall be investigated to identify transformers that contain PCBs. Once identified, SDG&E must perform at-cost testing for PCBs and PCB leaks on these transformers.

MM HWM-5 Prior to the initiation of construction activities, surface and near-surface soil samples must be collected in excavation areas and analyzed for pesticides. Although this is not anticipated to result in worker health and safety concerns, if pesticides are detected, soil handling and disposal options shall be evaluated and implemented, as appropriate.

B Permanent Measures

None required.