INITIAL STUDY

For

Proposed Remedy Selection for Soil and Groundwater
At
Former Pure-Etch Company Facility
1031 Industrial Way
Salinas, California 93906
Monterey County
EPA ID NO. CAD 983 650 490

INITIAL STUDY

The Department of Toxic Substances Control DTSC) has completed the following Initial Study for this project in accordance with the California Environmental Quality Act (21000 et seq., California Public Resources Code) and implementing Guidelines (15000 et seq., Title 14, California Code of Regulations).

I. PROJECT INFORMATION

Project Name: Former Pure-Etch Company Facility

Site Address: 1031 Industrial Way

City: Salinas State: CA Zip Code: 93096 County: Monterey

Contact Person: Ian Hunter

Address: 655 Deep Valley Drive #307

City: Palos Verdes State: California Zip Code: 90270-3189 Phone Number: (310) 265-6670

Project Description:

The project is to approve the Corrective Measure Study (CMS) report dated April 10, 2006 and select remedies to remediate gasoline contaminated soil and groundwater at the former Pure-Etch Company located at 1031 Industrial Way, Salinas, Monterey County, California (See Figure 1, Site Location Map and Figure 2, Topographic Map). The Department of Toxic Substances Control (DTSC) is the lead agency for the California Environmental Quality Act (CEQA) process. DTSC has identified the dual-phase extraction (DPE) as the preferred technology to properly remove the petroleum hydrocarbon contamination, such as benzene, toluene, ethylbenzene and xylenes (BTEX), 1, 2-dichloroethane, ethylene dibromide and naphthalene in the soil and groundwater. DTSC, thus, proposes to approve the following corrective measures:

- Installing up to 4 additional extraction wells as needed around the perimeter of the relatively small area near a closed-in-place underground storage tank (UST). Appropriate permit will be obtained from local regional water quality control board;

- Conducting field test to complete the well installation;

- Implementing dual-phase extraction for 12 to 18 months. Vapor and groundwater will be extracted using negative extraction techniques to remove volatile contaminant mass from soil and groundwater including capillary fringe-groundwater and groundwater in low permeability soil that is not appreciably affected by standard groundwater extraction techniques. Extracted groundwater will be discharged under a permit from sanitation district. Extracted vapors will be treated by carbon and the treated air discharged to the atmosphere under a permit from the local air quality management district. Once on-site contaminant mass and concentrations are reduced to the cleanup goals, i.e., the drinking water standards, or maximum contaminant levels (MCL), at the point of compliance at the Site, the treatment system will be shut down. The approved cleanup goals for groundwater are: 1 parts per billion (ppb) for benzene, 150 ppb for toluene, 300 ppb for ethylbenzene, 1,750 ppb for xylenes, 0.5 ppb for 1,2-dichloroethane, 0.05 ppb for ethylene bromide and 21 ppb for naphthalene.

- Conducting annual groundwater monitoring for five years to gather sufficient information to confirm the effectiveness of the remedy implementation and justify termination of corrective actions, including groundwater monitoring at the Site.

- Entering into a Land Use Covenant between the current land owner and DTSC to have an annual inspection of the Site to ensure that future land use remains industrial and that no drinking water wells are installed onsite.

The estimated timeline for completing the corrective measure activities is outlined below:

Task	Duration
Prepare and survey Site	1 week
Obtain appropriate permits from local agencies	4 weeks
Install up to four extraction wells	4 weeks
Dual-phase extraction	12 to 18 months
Confirmation sampling	4 weeks
Operation, maintenance and maintenance	Up to 5 years

Project Background:

In 1993, the former Pure-Etch Company Facility (Pure-Etch/Facility/Site) purchased the property from Georgia Pacific Corporation and operated at the Site a spent etchant (etching solution no longer usable) recycling facility from 1994 to 1997. Pure-Etch's recycling operation was permitted under a Hazardous Waste Facility Permit issued by DTSC. In 1997, Pure-Etch ceased recycling operations and in 1999, DTSC approved the Facility's closure certification.

A RCRA Facility Assessment (RFA) identified a 1,000-gallon underground storage tank (UST) as a solid waste management unit (SWMU) which needed further investigation. The UST was previously used for storage of gasoline prior to 1960's or 1970's. In 1985, the previous land owners closed-in-place the UST by filling it with concrete under a permit issued by the Monterey County Environmental Health Department. Pure-Etch did not operate the UST. The closed-in-place UST is 5 to 10 feet below the ground surface.

In 1997, an investigation report concluded that gasoline from the closed-in-place UST leaked into the soil prior to its closure in 1985 and further study was necessary to investigate any impacts to groundwater. DTSC has been overseeing the investigation of the Site under a Corrective Action Consent Agreement (Consent Agreement), signed on February 14, 2000, pursuant to section 25187 of the California Health and Safety Code. Under the Consent Agreement, Pure-Etch is required to conduct corrective action, including investigation and clean up of all historic releases of hazardous constituents that may have occurred at the Site, which includes releases to soil and groundwater. The corrective actions included a RCRA Facility Investigations (RFI), Corrective Measures Study (CMS), Remedy Selection, and Corrective Action Implementation (See Figure 3, Corrective Action Process Flow Diagram).

Pure-Etch has completed groundwater and soil investigation for chemicals of concern and has been submitting groundwater monitoring reports to DTSC on a quarterly and annual basis. Results of soil investigation indicated that soil contamination remains in the vadose zone which becomes a continuing source of groundwater degradation via leaching of contaminants to the groundwater. In addition, results of analysis of groundwater samples indicated that the dissolved hydrocarbon plume is migrating beneath Industrial Street along the southwestern Site boundary.

Project Location:

The Site is located at 1031 Industrial Way in Salinas, Monterey County, California and identified by Assessor's Parcel Number 003 571 006. The Site occupies approximately 1.25 acres of land in an industrial area of Salinas at the southeast corner of Industrial Way and Vertin Avenue. The Site is zoned for General Industrial according to the City of Salinas General Plan Land Use and can be accessed from U.S. Highway 101 from the north to South Sanborn Road through Pellet Avenue and Sanborn Place. The surrounding property land use is primarily industrial. The Site is bordered by Kuhlman Electronics to the north and east, Industrial Way to the south parallel to the Union Pacific Railroad and Sanborn Place to the west parallel to Sanborn Road. A railspur enters the southwest portion of the Site from the west.

The entire Site is a fully developed industrial site with paved surfaces and buildings. It is paved with 80% concrete slab and 20% asphalt or concrete. The Site is currently owned by Dan & Linda O'Brien and Carl and Diane Stroub of Plaza Properties, Salinas, California. It is being leased to an automobile towing company and a company that manufactures insect monitoring equipment parts.

The depth to the first groundwater is about 50 feet below ground surface (bgs). The nearest body of water is Alisal Slough located approximately 2,200 feet southwest of the Site. Drinking water in the Salinas area is generally drawn from wells below 180 feet bgs. A nearby water supply well within 1,000 feet north of the former Site, located at the Shippers Development Company site at 634 South Sanborn Road, is reportedly drawing groundwater from 235 feet bgs. The nearest hospital is about 2,640 feet southwest of the Site. The nearest residences are apartments and farm labor camps located 660 feet northwest of the facility. The nearest school is 3,000 feet southwest of the Site. (See Figure 4, Land Use Map).

Agency Having Jurisdiction Over the Project/Types of Permit Required:

1. Monterey County Department of Environmental Health - Permit for installing up to 4 additional extraction wells as needed and decommissioning wells after project completion.

2. Monterey Bay Air Quality Management District - Authority to Construct (ATC) and Permit to Operate (PTO) dual-phase extraction equipment.

3. Salinas City, Community Planning and Development Department - Building Permit associated with electrical/natural gas connections and sub-grade piping related to dual-phase extraction system.

4. Monterey County Regional Water Pollution Control Agency - Permit to discharge to local sanitary sewer.

5. Department of Toxic Substances Control (DTSC) - Approval of corrective action remedy selected for soil and groundwater.

II. DISCRETIONARY APPROVAL ACTION BEING CONSIDERED BY DTSC

☐ Initial Permit Issuance	☐ Closure Plan	☐ Removal Action Workplan
☐ Permit Renewal	☐ Regulations	☐ Interim Removal
☐ Permit Modification	☒ Remedial Action Plan	☐ Other (Specify)

Agency Approving Project: Hazardous Waste Management Program
Standardized Permitting and Corrective Action Branch

Contact Person: Cherry Padilla

Address: 700 Heinz Avenue, Suite 100

City: Berkeley State: CA Zip Code: 94710-2721 Phone Number: 510) 540-3967

III. ENVIRONMENTAL RESOURCES POTENTIALLY AFFECTED

The boxes checked below identify environmental resources which were found in the following ENVIRONMENTAL SETTING/IMPACT ANALYSIS section to be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact".

☒ None Identified	☐ Aesthetics	☐ Agricultural Resources
☐ Air Quality	☐ Biological Resources	☐ Cultural Resources
☐ Geology And Soils	☐ Hazards and Hazardous Materials	☐ Hydrology and Water Quality
☐ Land Use and Planning	☐ Mineral Resources	☐ Noise
☐ Population and Housing	☐ Public Services	☐ Recreation
☐ Transportation and Traffic	☐ Utilities and Service Systems	

IV. ENVIRONMENTAL IMPACT ANALYSIS

The following pages provide a brief description of the physical environmental resources that exist within the area affected by the proposed project and an analysis of whether or not those resources will be potentially impacted by the proposed project. Preparation of this section follows guidance provided in DTSC's California Environmental Quality Act Initial Study Workbook (Workbook). A list of references used to support the following discussion and analysis are contained in Attachment A and are referenced within each section below.

Mitigation measures which are made a part of the project (e.g.: permit condition) or which are required under a separate Mitigation Measure, Monitoring or Reporting Plan which either avoid or reduce impacts to a level of insignificance are identified in the analysis within each section.

1. Aesthetics

Project activities likely to create an impact:

- Installation of up to 4 additional extraction wells as needed around the perimeter of the relatively small area near the closed-in-place underground storage tank.
- Increase in number of trucks/vehicles at the site and on nearby streets to conduct field test to complete the installation.
- Implementation of dual-phase extraction for 12 to 18 months and groundwater monitoring to confirm its effectiveness.

Description of Environmental Setting:

The project site is zoned for General Industrial according to the City of Salinas General Plan Land Use and can be accessed from U.S. Highway 101 from the north to South Sanborn Road through Pellet Avenue and Sanborn Place. The surrounding property's land use is primarily industrial. The entire project site is a fully developed industrial site with paved surfaces and buildings. It is paved with 80% concrete slab and 20% asphalt or concrete. The facility features are consistent with the existing surrounding aesthetic characteristics of the area. The installation of additional extraction wells, the small increase in trucks/vehicles at the site and the implementation of the dual-phase extraction around the perimeter of the relatively small area near the closed-in-place underground storage tank will not block views or obstruct scenic vistas open to the public. No changes to lighting are proposed as part of this project; therefore, no new light or glare will be generated from the facility. For these reasons, DTSC finds that the proposed project will not result in impacts upon this resource category, and that no further analysis is required.

Analysis of Potential Impact:

a. Have a substantial adverse effect on a scenic vista.

b. Substantially damage scenic resources, including, but not limited to, tress, rock, outcroppings and historic buildings within a state scenic highway.

c. Substantially degrade the existing visual character or quality of the site and its surroundings.

d. Create a new source of substantial light of glare that would adversely affect day or nighttime views in the area.

Specific References (List a, b, c, etc.): 1, 2, 3, 4

Findings of Significance:

☐ Potentially Significant Impact
☐ Potentially Significant Unless Mitigated
☐ Less Than Significant Impact
☒ No Impact

2. Agricultural Resources

Project activities likely to create an impact: None

Description of Environmental Setting:

The project site is located in an area zoned for general industrial use. The surrounding property land use is primarily industrial. The entire project site is a fully developed industrial site with paved surfaces and buildings. It is paved with 80% concrete slab and 20% asphalt or concrete. The project activities would not convert any farmland or involve other changes in the existing environment which could result in conversion of farmland to non-agricultural uses. DTSC finds that the proposed project will not result in impacts upon this resource category and no further analysis is required.

Analysis of Potential Impact:

a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown as maps prepared to the Farmland Mapping and Monitoring Program of the California Resources Agency.

b. Conflict with existing zoning or agriculture uses, or Williamson Act contract.

c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural uses.

Specific References (List a, b, c, etc.): 1, 5

Findings of Significance:

☐ Potentially Significant Impact
☐ Potentially Significant Unless Mitigated
☐ Less Than Significant Impact
☒ No Impact

3. Air Quality

Project activities likely to create an impact:

- Installation of additional extraction wells as needed around the perimeter of the relatively small area near the closed-in-place underground storage tank.
- Increase in truck/vehicle traffic at the site and on nearby streets to conduct field test to complete the installation.
- Air emission from implementation of dual-phase extraction.

Description of Environmental Setting:

The project site is located in the City of Salinas, County of Monterey, in the Salinas Valley. Salinas Valley is nestled eight miles inland from the City of Monterey, 101 miles south of San Francisco and 325 miles north of Los Angeles. The Salinas Valley is comprised of some 640,000 acres of land stretching 10 to 20 miles wide and 150 miles long. Located in the heart of the valley is the City of Salinas. In the summer, the average temperatures are in the 70's dipping into the 50's at night. During the winter, the temperatures are generally in the 60's dropping to the mid 30's at night. Salinas has an average annual rainfall of 14.14 inches which takes place mainly in the winter and in early spring.

Prevailing winds in Monterey County vary depending on the season. During summer, the entire California coast is exposed to persistent west and northwest winds because of a constant high pressure cell in the eastern Pacific. An inversion layer of hot air over the cool coastal layer is formed as air descends in the Pacific High. The inversion layer prevents vertical air movement and traps air in the basin of Monterey Bay.

During the fall season, air flow is occasionally reversed and winds come from the east or the north. Pollutants generated from the San Francisco Bay Area and the Central Valley are transported into the North Central Coast air basin. Pollutants tend to build up over a period of a few days due to the relatively stationary air mass which is confined by the Pacific High Pressure cell.

During the winter and early spring, air flow is generally in a southeasterly direction. The air quality during this period is usually better, compared to other periods of the year because of the absence of deep, persistent inversions and the occurrence of occasional storms.

The federal government and the State of California have established an Ambient Air Quality Standards (AAQS) for the following criteria pollutants: ozone (O_3), carbon monoxide (CO), nitrogen oxide (NO_2), sulfur dioxide (SO_2), and respirable particulate matter (PM_{10}). Regional monitoring stations that measure ambient concentrations of the criteria pollutants are operated by the Monterey Unified Air Pollution Control District. Air quality is classified on a regional basis by national and state standards. Monterey County is within an area defined as the North Central Coast Air basin.

According to the data collected by Monterey Bay Unified Air Pollution Control District, the North Central Coast Air Basin is a non-attainment area for the State PM_{10} with 12 violations in 1999 (including "flagged" days that were influenced by the Los Padres National Forest fires), 4 days in 2000, 13 days in 2001, 8 days in 2002 and 10 days in 2003 at monitoring stations throughout the air basin. At Salinas Station, the PM_{10} was measured at 52 ug/m^3 on June 2, 2003, while on October 28, 2003, it was measured at 66 ug/m^3 which were above the State standard of 50 ug/m^3 (Source: Monterey Bay Unified Air Pollution Control District). According to the Monterey County Environmental Impact Report dated February 2004, the NOx emissions are currently declining in the North Central Coast Air Basin as a result of adopted controls by the State and Air District. The projected decline in NO_X is based on population forecasts which are used to forecast population related emissions (e.g., vehicle travel, gasoline dispensing, etc.). The latest summary of air quality at the Salinas Station, Monterey County North Central Coast Air Basin is presented in Table 1. Air data collected at the Salinas Station showed that the area is in attainment from 2003 through 2006 while PM_{10} is in attainment for State annual mean from 2004 through 2006.

Table 1. Summary of Air Quality in Monterey County, North Central Coast Air Basin, Salina Station

Pollutant	California Standard	National Standard	2003	2004	2005	2006
Ozone	0.09 ppm (1-hr average)		0.073	0.077	0.069	0.066
Ozone	0.070 ppm (8-hr average)	0.08 ppm (8-hr average)	0.063	0.070	0.057	0.057
Carbon Monoxide (CO)	20 ppm (1 –hr average)	35 ppm (1-hr average)				
Nitrogen Dioxide (NO_2)	0.25 ppm (1-hr average)	0.053 ppm (Annual Arithmetic Mean)				
Sulfur Dioxide (SO_2)	0.25 ppm (1 hour)	0.14 ppm (24-hour)			-	
Respirable Particulate Matter (less than 10 microns) (PM_{10})	20 ug/m^3 (ann arithmetic mean)	50 ug/m^3 (ann. Arithmetic mean)	20.4	17.1	15.8	*
	50 ug/m^3 (24-hr average)	150 ug/m^3 (24-hr average)	67.0	45.0	37.0	39.0

* Insufficient data available to determine the value.

Source: Annual Ozone Summaries for Selected Regions North Central Coast Trends Summary: Salinas - #3 (http:/www.arb/ca/gov/aqmis2/annual_ozone.php)

Analysis of Potential Impact:

a. Conflict with or obstruct implementation of the applicable air quality plan.

The proposed activities for the project will have short-term minimal impacts on air quality and will not conflict or obstruct the implementation of the state and federal air quality plans.

The project is not expected to alter air movements, atmospheric temperature, humidity, or contribute to any change in climate, either locally or regionally. It does not involve activities that could reasonably be expected to create objectionable odors or result in substantial emissions. This project is not expected to release significant quantities of potential ozone depleting gases, potential heat-retentive gases, or gases that may deplete oxygen or result in non-attainment. The implementation of dual-phase extraction (DPE) system to cleanup the petroleum hydrocarbon contamination caused by the closed-in-place underground storage tank (UST) will not generate significant quantities of dust or degrade air resources that will result in a loss of biological diversity. Some groundwater monitoring wells are already in place which could be used for the implementation of the DPE system. Additional 4 extraction wells may be installed at the vicinity of the UST. This installation is of short duration and is done at the beginning of the project. DPE uses a high vacuum system to remove contaminated groundwater and soil vapor. The DPE system conveys soil gas and liquids from the extraction well in separate conduits using separate pumps. Once above ground, the extracted vapors and liquid phase organics are separated and treated with carbon prior to its discharge to the atmosphere. The project proponent and its contractor will comply with the state and federal regulations related to air quality by obtaining permit from a local air district for the operation of the DPE system and complying with the conditions of the permit.

b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation.

The proposed activities are not expected to violate any air quality standard or contribute substantially to an existing or projected air quality violation. Pollutant monitoring in the Salinas Station of the North Central Coast Air Basin indicated that the air quality in the area has been generally good lately. The cleanup of petroleum hydrocarbon caused by the closed-in-place underground storage tank (UST) is a small project. Vapors extracted from the implementation of the DPE system will be trapped by carbon prior to its discharge to the atmosphere. The project proponent and its contractor will obtain a permit from the local air district for the proposed activities as required.

See response “a” above.

c. Result in cumulative considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors).

The proposed activities will not release significant quantities of ozone-depleting gases, particulate matter (PM_{10}) or result in cumulatively net increase of any criteria pollutants for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors). Pollutant monitoring in the Salinas Station of the North Central Coast Air Basin indicated that the air quality in the area has been generally good lately. The cleanup of petroleum hydrocarbon caused by the closed-in-place UST is a small project. Vapors extracted from the implementation of the DPE system will be trapped by carbon prior to its discharge to the atmosphere. The project proponent and its contractor will obtain a permit from the local air district for the proposed activities as required.

See response “a” and "b" above.

d. Expose sensitive receptors to substantial pollutant concentrations.

Sensitive receptors are schools, hospitals and day care centers. There are no hospitals or schools within a quarter of a mile from the former Pure-Etch site. The nearest hospital is about 2,640 feet southwest of the Site. The nearest school is 3,000 feet southwest of the Site. The nearest residences, however, are two apartment complexes and farm labor camps located 660 feet northwest of the facility. See also comments under Hazards and Hazardous Materials Resources.

e. Create objectionable odors affecting a substantial number of people.

The proposed project activities will not create objectionable odors affecting a substantial number of people. The cleanup of petroleum hydrocarbon caused by the closed-in-place UST is a small project. Vapors extracted from the implementation of the DPE system will be trapped by carbon prior to its discharge to the atmosphere eliminating the release of any objectionable odors to the atmosphere.

f. Result in human exposure to Naturally Occurring Asbestos (see also Geology and Soils. f)

Asbestos is not present at the former Pure-Etch site. The site and the surrounding areas were previously agricultural area where asbestos does not occur naturally. It is unlikely that the proposed activities at the site will result in human exposure to naturally occurring asbestos.

Specific References (List a, b, c, etc.): 1, 6, 7, 8, 9

Findings of Significance:

☐ Potentially Significant Impact
☐ Potentially Significant Unless Mitigated
☒ Less Than Significant Impact
☐ No Impact

4. Biological Resources

Project activities likely to create an impact: None

Description of Environmental Setting:

The project site is a fully developed industrial site with paved surfaces and buildings. It is paved with 80% concrete slab and 20% asphalt or concrete. The site provides no habitat for wildlife. There are no riparian lands or wetlands on the site. There are no rare, threatened or endangered species of plants and animals known to exist at the project site as shown in Table 2. A RareFind Report which lists protected plants and animals in the general geographic area is attached as a reference (Reference: Natural Diversity Data Base, Salinas Quad Map, March 8, 2007)

There are no habitats of concern at the project site. Habitats of potential concern are identified at nearby locations in the Salinas Quad Map RareFind Report (Reference: RareFind Report, Natural Diversity Data Base, Salinas Quad Map, March 8, 2007). The nearby habitats identified are the vernal pools within grassland/oak woodland, the closed-cone coniferous forest, chaparral woodland, coastal scrub, cismontane woodland, located in Machine Gun Flats and the eastern part of Fort Ord Military Reservation southwest of Salinas.

Implementation of dual-phase extraction to clean up the petroleum hydrocarbon contamination below the closed-in-place underground storage tank(UST) which previously stored gasoline will not affect the diversity of species or number of any species, will not introduce new species of animals to an area of existing species, will not result in a barrier to the migration or movement of animals, and will not have adverse effects to listed threatened and endangered marine or terrestrial animal species. Furthermore, this project will not conflict with local policies or ordinances protecting biological resources. The implementation of dual-phase extraction will result in permanent long-term reduction of concentrations of petroleum hydrocarbon contaminants in soil and groundwater.

DTSC does not expect this project to have any impacts to any biological resources, so no further analysis is required other than the specific questions required under Section 711.4 of the Fish and Game Code (see below).

Table 2. Federal and California Species with Protected or Sensitive Status Reported at or in the Vicinity of the former Pure-Etch Company Facility, Salinas, California

Common Name & Scientific Name	**Federal Status**	**State Status**	**Found Onsite**	**Location and Habitat of Vicinity**
Amphibians and Reptiles				
California Tiger Salamander *(Ambystoma californeinse)*	Threatened	None	No	Machine Gun Flats in Fort Ord Military Reservation, 0.6 mile NW of Machine Gun Flats, Ford Ord, Monterey, California. . Habitats consist of vernal pool within grassland/oak Woodland
Birds				
Seaside Bird's-Beak *(Cordylanthus rigidus ssp. Littoralis)*	None	Endangered	No	Eastern part of Ft. Ord Military Reservation, Crescent Bluff Road overlooking Merrill Ranch 0.2-1.4 Rd Mile East of Mudhen Lake. East of Seaside, West of Barloy Canyon Road about 0.75 mile WSW of Mudhen Lake, Former Fort Ord Military Reservation. Habitat consists of closed-cone coniferous forest, chaparral woodland, costal scrub, coastal scrub 0-215 M.
Plants				
Sand Gilia *(Gilia tenuiflora ssp. Arenaria)*	Endangered	Threatened	No	Fort Ord, from NR Clausens Ranch, SW to both sides Barloy Canyon Road, East to JCT Pilarcitos Cyn Rd/Jacks Rd., S to Impossible Cyn. Habitat consists of coastal dunes, Coastal scrub, Chaparral (Maritime), Cismontane Woodland.
Monterey spine flower *(Choriznthe pungens var. pungens)*	Threatened	None	No	Fort Ord Military Reservation, from Marina East to Barloy Canyon Road to S-Boundary of base (near HWY 68) Plants have been seen along Blanco Road, 0.1 mile e of Reservation Road, Sand Dunes near Gigling and 0.3 mile E of JCT Reservation Road and Beyer Street. Salinas Valley near Monterey Bay; Mapped in Salinas Valley west of Spreckles.
Contra Costa Goldfields *(Lasthenia conjugens)*	Endangered	None	No	Ford Ord, West and South of Machine Gun Flats, Southwest of Salinas, Ford Ord, about 0.25 mile north of Machine Gun Flats, Southwest of Salinas Habitat consists of valley foothill, grassland, vernal pools, cismontane woodland extirpated from most of its range, extremely endangered.

Analysis of Potential Impact: Describe to what extent project activities would:

a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.

The project is to approve the construction and implementation of the dual-phase extraction system to clean up the petroleum hydrocarbon contamination below the closed-in-place underground storage tank which previously stored gasoline. No hydraulic indicators or wetland conditions were observed within the project area. Since no wetland conditions were encountered within the project area, the aquatic plant life (native or non-native, rare and unique, listed, threatened and endangered) will not be impacted. Therefore the project will not contribute to erosion of soil or change to any vegetation or water resources which will individually or cumulatively result in loss of biological diversity among plants and animals.

The project will not result in change in diversity of species or numbers of any species for plants or have effects on listed, threatened and endangered species and their habitats because the facility has procedures in place that will control releases or escape of hazardous waste to the ground, surface or atmosphere thereby protecting the habitats in the vicinity.

The project, therefore, will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.

b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.

The project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.

See response “a” above.

c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.

The project will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, venal pool, coastal, etc.) through direct removal, filing, hydrological interruption, or other means.

See response “a” above.

d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.

The project will not interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.

See response “a” above.

e. Conflict with local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

The project will not conflict with local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

See response “a” above.

f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

The project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

See response “a” above.

Specific References (List a, b, c, etc.): 1, 10

Findings of Significance:

☐ Potentially Significant Impact
☐ Potentially Significant Unless Mitigated
☐ Less Than Significant Impact
☒ No Impact

5. Cultural Resources

Project activities likely to create an impact:

- Installation of sub-grade piping and electrical/natural gas connections related to the use of dual-phase extraction system;
- Drilling of additional extraction wells and decommission of wells after project completion.

Description of Environmental Setting:

Cultural resources are prehistoric or historic archeological sites, buildings, structures, districts, objects, or places considered important to a culture or community. It could also include those that have been recommended for inclusion in the National Register of Historic Places (NHRP) or are religious or sacred sites. The areas of historic and architectural merit had been identified in the Draft Program Environmental Impact Report for City of Salinas General Plan. The project site is not included among these areas. According to the Monterey County Archeological Sensitivity Map drafted in December 2001, the project site is located at a low archeological sensitivity area. According to the City of Salinas, Draft Environmental Impact Report dated June 2002, no known paleontological resources exist at the site.

There are no known prehistoric or historic archeological sites on or near the project site. In a letter dated April 10, 2007 from the Native American Heritage Commission, a record search of sacred land file failed to indicate the presence of cultural resources in the immediate project area. Twelve Native American contacts listed for Monterey County were individually contacted by telephone and by electronic mail. Two tribal leader responded by e-mail. Mr. Valentin Lopez, Chairman of the Amah Mutsun Tribal Band, reviewed the proposed project at the 1031 Industrial Way and concluded that it is doubtful that culturally important material will be located at the project site. DTSC staff and s representative for the former Pure-Etch met with Mr. Rudy Rosales, Chair for the Ohlone/Costanoan Esselen Nation. Mr. Rosales indicated in his e-mail that he has no concern about the project site or the proposed work that will be done at the site. A separate cultural resources search for the project site and vicinity conducted through the California Historical Resources Information System, Northwest Information Center of Sonoma State University also failed to indicate the presence of cultural resources. In a letter dated September 18, 2007, Mr. Jillian Guldenbrein, Researcher at the Northwest Information Center indicated that their office has no record of any previous cultural resource studies for the proposed project area. In addition,

the proposed project area has a low possibility of containing unrecorded archaeological sites and no further study for archeological resources is recommended.

The proposed project activities involve the installation of sub-grade piping and electrical/natural gas connections related to the use of dual-phase extraction system, drilling of additional extraction wells and decommission of wells when the cleanup project is finished. No impacts to cultural, historical, archeological or paleontological resources are expected as a result of the project and thus, no additional analysis is required.

Analysis of Potential Impact: Describe to what extent project activities would:

a. Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5

b. Cause a substantial adverse change in the significance of an archeological resource pursuant to 15064.5

c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.

d. Disturb any human remains, including those interred outside of formal cemeteries.

Specific References (List a, b, c, etc.): 1, 11, 12, 23, 24, 25

Findings of Significance:

☐ Potentially Significant Impact
☐ Potentially Significant Unless Mitigated
☐ Less Than Significant Impact
☒ No Impact

6. Geology and Soil

Project activities likely to create an impact:

- Installation of up to 4 additional extraction wells around the perimeter of the relatively small area near the closed-in-place underground storage tank.
- Implementation of dual-phase extraction for 12 to 18 months and groundwater monitoring to confirm its effectiveness.

Description of Environmental Setting:

The project site is located in the City of Salinas, County of Monterey, in the Salinas Valley. Salinas Valley is nestled eight miles inland from Monterey, 101 miles south of San Francisco and 325 miles north of Los Angeles. The Site is approximately 60 feet above mean sea level. The typical depth to ground water is approximately 50 feet. Local aquifers at a depth of 300 to 700 feet are used as a source of drinking water. The slop and direction of groundwater flow is generally southwest. During the wet season, perched aquifers may be found at a depth of 10 to 15 feet; however these are not used for drinking water. The nearest water well is approximately 1500 feet to the northeast on Terven Avenue. The nearest downgradient drinking water well is approximately one mile southwest of Blanco Road. The nearest surface water is a reclamation ditch located about one mile east of the site. The Site is not located within a 100-year flood plain.

Geologically, Salinas is located near the western edge of the Gabilan Mountains outwash plain. The Salinas River old flood plain lies 3 miles southwest of the site, with the Salinas River at the extreme southwestern edge of this flood plain. Alisal Slough is approximately 3,000 feet southwest of the site.

The geologic rock units present near the site are recent fillings of alluvial sediments, interglacial estuarine clays, and fluvial sediments. Beneath this is the eroded surface of the marine sediments known as the Monterey

Formation. These marine sediments overlay the granitic and metamorphic basement rocks of the Salinian block.

Analysis of Potential Impact: Describe to what extent project activities would:

a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

- Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault. (Refer to Division of Mines and Geology Special Publication 42).
- Strong seismic ground shaking.
- Seismic-related ground failure, including liquefaction.
- Landslides.

Several major and minor faults are known to exist within several miles of the site. The San Andreas Fault is located approximately 13 miles northeast of the site and is known to be active. About 6 miles northeast of the site is a fault called the Gabilan Creek fault. Three miles to the south and southwest of the site is an extension of King City-Reliz Fault. Fourteen miles south of the site is the Tularcitos Fault.

Many seismic events have occurred in the Monterey Bay area from stress releases within the rocks of the Pacific and North American Plates. Studies by Gasch and Associates showed that no seismic events of magnitude 3 or greater are known to have occurred within 3 miles of the Site. Based on the analysis of published geologic literature, Gasch and Associates found no evidence of Holocene Faults within 3,000 feet of the Site. No known active faults underlie the Site. No seismic events have upset the groundwater wells at the site.

b. Result in substantial soil erosion or the loss of topsoil.

Activities related to the project involve the extraction of contaminated groundwater using groundwater wells. Most of the groundwater wells are already onsite and are being used for quarterly sampling and monitoring of chemical constituents of concern. Installation of up to 4 additional extraction wells is a small project and will not contribute to water erosion of the soil. It will not create unstable earth conditions that may expose people or property to geological hazards nor will it change the topography, unique geological features, physical features, or soil conditions because project activities do not include excavation and grading.

c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse.

Since no active faults are known to underlie the Site, the risk to people or property from geologic hazards such as earthquakes, landslides, mudslides, ground failure or similar hazards is expected to be negligible. The project activities will not expose people or structures to potential substantial adverse effects due to strong seismic ground shaking, seismic-related ground failure or landslides. It will not change the siltation, deposition or erosion which may modify the channel of the creek or the bed of the bay because most of the site is already paved with cement and asphalt. (see also response "b" above)

d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property.

See response "c" above.

e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water

disposal systems where sewers are not available for the disposal of water.

The project does not involve the use of septic tanks or alternative waste water disposal systems; therefore, no further analysis of this category is required.

f. Be located in an area containing naturally occurring asbestos (see also Air Quality, f.).

The site is not known to have naturally occurring asbestos; therefore, no further analysis of this category is required.

Specific References (list a, b, c, etc): 1, 13, 14

Findings of Significance:

☐ Potentially Significant Impact
☐ Potentially Significant Unless Mitigated
☒ Less Than Significant Impact
☐ No Impact

7. Hazards and Hazardous Materials

Project activities likely to create an impact:

- Extracting contaminated groundwater ;
- Air emission from implementation of dual-phase extraction for 12 to 18 months.

Description of Environmental Setting:

In 1993, the former Pure-Etch Company Facility (Pure-Etch, Facility or Site) purchased the Site from Georgia Pacific Corporation and operated at the Site a spent etchant (etching solution no longer usable) recycling facility from 1994 to 1997 under a Hazardous Waste Facility Permit issued by the Department of Toxic Substances Control (DTSC). Pure-Etch ceased operations in 1997. In 1998, Pure-Etch began the closure activities under DTSC oversight. DTSC approved the closure certification in December 1999. However, a 1,000-gallon underground storage tank (UST), previously used for storage of gasoline by previous owners, needed further investigation. According to information gathered, the operation of the UST ceased in the 1960s or 1970s before Pure-Etch purchased the property in 1993. In 1985, the previous owners closed-in-place the UST by filling it with concrete under a permit issued by the Monterey County Environmental Health Department (Monterey County). The closed-in-place UST is 5 to 10 feet below the ground surface (bgs). The tank reportedly had not been used for 10 to 25 years prior to its closure in 1985. In 1997, an investigation report concluded that gasoline from the UST leaked into the soil prior to its closure in 1985 and further study was necessary to investigate any impacts to groundwater. DTSC is now overseeing the cleanup of the closed-in-place UST under a Corrective Action Consent Agreement (Consent Agreement) pursuant to section 25187 of the California Health and Safety Code.

In March 1997, Pure-Etch started the soil and groundwater investigations. The investigation (RCRA Facility Investigation, RFI) findings showed that the soil and groundwater beneath the closed-in-place UST have been impacted by historical releases of gasoline and that the soil contamination at the Site is generally limited to a relatively small area in the vicinity of the UST, primarily within the upper clay/silt unit and the upper sand unit to a depth of approximately 40-45 feet bgs. Subsurface investigations beneath the Site determined that soil beneath the UST have been impacted by releases of petroleum hydrocarbons, namely benzene, toluene, ethylbenzene, xylenes (BTEX), 1, 2-dichloroethane, ethylene bromide and naphthalene. The investigations also determined that the middle clay appears to impede the downward vertical migration of contaminants in soil and that soil contamination found below the 45 feet bgs may be due to fluctuations of the water table which is contaminated. The RFI also defined the vertical and lateral extent of petroleum hydrocarbon releases to soil. The lateral extent of shallow groundwater contamination beneath the Site has also been defined.

The lists of agencies that regulate the proposed activities at the former Pure-Etch site to minimize or eliminate hazards associated with the implementation of dual-phase extraction are as follows:

- Monterey County Department of Environmental Health - Permit for installation of additional extraction wells as needed and post-closure destruction of wells.
- Monterey Bay Air Quality Management District - Authority to Construct (ATC) and Permit to Operate (PTO) dual-phase extraction equipment.
- Salinas City, Community Planning and Development Department - Building Permit associated with electrical/natural gas connections and sub-grade piping related to dual-phase extraction system.
- Monterey County Regional Water Pollution Control Agency - Permit to discharge to local sanitary sewer.
- Department of Toxic Substances Control (DTSC) - Approval of corrective action remedy selected for soil and groundwater.

DTSC identified the dual-phase extraction (DPE) as the preferred technology to properly remove the petroleum hydrocarbon contamination in soil and groundwater. Vapor and groundwater will be extracted using negative extraction techniques to remove volatile contaminant mass from soil and groundwater including capillary fringe-groundwater and groundwater in low permeability soil that is not appreciably affected by standard groundwater extraction techniques. Extracted groundwater will be discharged to a local sanitation district. Extracted vapors will be treated by carbon and the treated air will be discharged to the atmosphere under a permit forma local air quality management district. The DPE system will be shut down once on-site contamination mass and concentrations are reduced to the point that cleanup goals, i.e. drinking water standards, or maximum contaminant levels (MCL) are not exceeded at the point of compliance for the site. The approved cleanup goals for groundwater are: 1 parts per billion (ppb) for benzene, 150 ppb for toluene, 300 ppb for ethylbenzene, 1,750 ppb for xylenes, 0.5 ppb for 1,2-dichloroethane, 0.05 ppb for ethylene bromide and 21 ppb for naphthalene. The only hazardous waste generated at the site will be the carbon used in treating extracted vapors. This will be disposed appropriately. The Site will have administrative safety controls that include training, signage, fencing, emergency and contingency plans, and documented operational procedures. With these measures in place, the releases into air and soil will be less than significant. The administrative safety controls will help minimize potential problems resulting from the activities involve in the implementation of DPE system.

The nearest hospital is about 2,640 feet southwest of the Site. The nearest residences are apartments and farm labor camps located 660 feet northwest of the facility. The nearest school is 3,000 feet southwest of the Site.

Analysis of Potential Impact: Describe to what extent project activities would:

a. Create a significant hazard to the public or the environment throughout the routine transport, use or disposal of hazardous materials.

   The project activities would not create a significant hazard to the public or the environment throughout the routine transport, use or disposal of hazardous and non-hazardous wastes. The work will be conducted in accordance with local, state, and federal regulations including the State of California Hazardous Waste Requirements and the State of California Solid (Non-Hazardous) Waste Requirements. The site petroleum hydrocarbon contamination will be handled by environmental contractors and their personnel trained in 40-hour training in compliance with Title 29 CFR 1910.120 and Title8 CCR Section 5192 in handling hazardous materials. The contractors will be responsible for conducting daily safety meeting and training staff in the proper handling of contaminated materials, personnel protective equipment and emergency procedures in accordance with the Site Health and Safety Plan. Contaminated carbon will be sent to offsite permitted facilities designed to manage the waste.

b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.

The project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. The cleanup of petroleum hydrocarbon contamination caused by a 1,000 gallon underground storage tank is small project. The project activities are of short duration, about 12 to 18 months. Access to the small area at the site where the DPE system will be conducted will be restricted to prevent public exposure during groundwater extraction and treatment. Carbon materials trapping the vapors are the only hazardous waste generated. Contaminated carbon will be managed appropriately and disposed to offsite permitted facilities designed to manage the waste. The project will not present a significant public health risk. The treated groundwater will be discharged according to local sanitation permit.

See response "a" above.

b. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school.

Extracted vapors from groundwater extraction of petroleum hydrocarbon are treated by the activated carbon before discharged to the atmosphere according to local air district permit. The proposed clean up activities will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school. There are no existing or proposed schools within one-quarter mile of the project site. The nearest school is 3,000 feet southwest of the Site.

d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to public or the environment.

Research of DTSC's hazardous waste and substance site list showed that the former Pure-Etch site is not included among the so called "Cortese List" compiled pursuant to Government Code Section 65962.5. As a result, the project activities would not create a significant hazard to public or the environment.

e. Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan.

The project activities are limited to a small area outdoor at the Site and would not impair the implementation of or physically interfere with an adopted emergency response or evacuation plan.

Specific References (list a, b, c, etc): 1, 15, 16, 17

Findings of Significance:

☐ Potentially Significant Impact
☐ Potentially Significant Unless Mitigated
☒ Less Than Significant Impact
☐ No Impact

8. Hydrology and Water Quality

Project activities likely to create an impact:

- Installation of extraction wells, sub-grade piping and electrical/natural gas connections related to the use of dual-phase;
- Implementation of dual phase extraction and treatment system of contaminated vapor and groundwater;
- Decommission of wells after project completion.

Description of Environmental Setting:

The former Pure-Etch Company Facility is located on level land with no significant topographic features (USGS 7.5 Minute Topographic Map). The ground elevation of the site is approximately 60 feet above mean sea level. The typical depth to ground water is approximately 50 feet. During the wet season, perched aquifers may be found at a depth of 10 to 15 feet; however these are not used for drinking water. Drinking water in the Salinas area is generally drawn from wells below 180 feet.

A nearby drinking water supply well, located at the Shippers Development Company site at 634 South Sanborn Road, about 1,000 feet north of the project site is reportedly drawing groundwater from 235 feet bgs. The nearest downgradient drinking water well is approximately one mile to the southwest of Blanco Road. The nearest bodies of water are the Alisal Slough located approximately 2,200 feet southwest of the site and a reclamation ditch located about one mile east of the site. The Salinas River is located 3 miles southwest of the site. The Site is not located within a 100-year flood plain.

The Salinas Valley Ground Water Basin contains a series of productive aquifers, which are mined intensively to supply water for agricultural, domestic, and industrial purposes. The shallowest aquifer underlying Salinas is the unconfined "A-aquifer", composed of interbedded and interfingering sands, gravel, silts, and clays. This aquifer is underlain by a relatively continuous, impermeable blue clay layer at approximately 180 feet. This clay separates the A-aquifer and the deeper "180 foot aquifer".

Since perched groundwater is present in the A-aquifer, depth to first groundwater is variable across the City of Salinas. Regional groundwater flow direction across the Salinas area is west-northwest towards the Pacific Ocean. The A-aquifer has been encountered at the Granite Construction Company site (1161 Abbott Street) in a sand aquifer at a depth of 80 to 100 feet bgs. The Granite Construction monitoring well site is less than 1,500 feet southwest of the Pure-Etch property. A nearby water supply well is located at the Shippers Development site at 634 South Sanborn Road less than 1,000 feet north of the Pure-Etch site. The upper perforations of the near by water supply well begin at 235 feet bgs.

The project proponent investigated the soil beneath the Site and found that the soil consists of fine-grained clay and silt from the ground surface to approximately 15 feet, sandy soil from 15 feet to about 38 feet, and mostly fine-grained clay and silt from 38 feet to about 70 feet. The shallow water table lies between 55 and 62 feet below ground surface. The shallow groundwater in Salinas is generally not used for consumption. Drinking water supplies in the City of Salinas are derived from wells typically drilled to depths greater than 180 feet. No drinking water or public wells are located within the shallow water table in the vicinity of the Site.

A 1,000-gallon underground storage tank (UST), previously used for storage of gasoline prior to 1960, was identified in the RCRA Facility Assessment (RFA) as a solid waste management unit (SWMU) which needed further investigation. Previous owners (not the former Pure-Etch Company) legally closed-in-place the UST in 1985 by filling it with concrete under a permit issued by the Monterey County Environmental Health Department. The tank reportedly had not been used for 10 to 25 years prior to its closure in 1985. An investigation report in 1997 concluded that gasoline from the UST leaked into the soil and reached the shallow groundwater prior to its closure in 1985.

Exposure of people and property to tidal waves is very unlikely since the project site is not situated on a shoreline. It is nestled eight miles inland from the City of Monterey (see Figures 1 & 2). Therefore, damage to the site from a tsunami is not anticipated.

Analysis of Potential Impact: Describe to what extent project activities would:

a. Violate any water quality standards or waste discharge requirements.

The project activities would not violate any water quality standards or waste discharge requirements. The project will enhance water quality at the Site by removing contaminated groundwater and the source of contamination. Groundwater extracted from the site will be treated and discharged according to local sanitation district permit requirements of the Monterey County Regional water Pollution Control

Agency. Vapors from the extracted groundwater will be treated with carbon according to the local air quality management district's permit.

b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficient in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted).

The project activities will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficient in aquifer volume or a lowering of the local groundwater table level. Drinking water in the Salinas area is generally drawn from wells below 180 feet. The contamination at the Site appears to be limited to a relatively small area in the vicinity of the UST primarily within the upper clay/silt unit and the upper sand unit to a depth of approximately 40-45 feet below ground surface (bgs). The RCRA Facility Investigation findings showed that the soil contamination found below the 45 feet bgs may be due to fluctuations of the water table which is contaminated. This shallow groundwater is not used for drinking. The implementation of the dual-phase extraction (DPE) at the shallow groundwater which will occur over a period of 12 to 18 months will improve water quality at the Site.

c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off-site.

There are no perennial streams or other natural surface bodies of water at the project site. The nearest bodies of water are the Alisal Slough located approximately 2,200 feet southwest of the site and a reclamation ditch located about one mile east of the site. The Salinas River is located 3 miles southwest of the site. The project activities would involve installation of 2 -4 extraction wells around the perimeter of the relatively small area near the closed-in-place UST. It will not involve excavation or grading at the Site. Hence, the proposed project activities will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off-site.

d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off-site.

There are no perennial streams or other natural surface bodies of water at the project site. The nearest bodies of water are the Alisal Slough located approximately 2,200 feet southwest of the site and a reclamation ditch located about one mile east of the site. The Salinas River is located 3 miles southwest of the site. The project activities do not alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off-site. The Site is not located within a 100-year flood plain.

e. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff.

The proposed project activities will not create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff. Groundwater extracted from the site will be treated and discharged according to local sanitation district permit requirements of the Monterey County Regional water Pollution Control Agency. Vapors from the extracted groundwater will be treated with carbon according to the local air quality management district's permit.

f. Otherwise substantially degrade water quality.

The proposed project activities will not degrade water quality nor will it violate water quality standards or waste discharge requirements. It will have beneficial impact on water quality by removing the

contaminated shallow soil and impacted groundwater. The new and existing groundwater monitoring wells will be used to monitor groundwater quality at the Site over the required monitoring period.

g. Place within a 100-year flood hazard area structures which would impede or redirect flood flows.

The proposed project does not involve constructing or placing structures within a 100-year flood hazard area that would impede or redirect flood flows. The Site is not located within a 100-year flood plain.

h. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam.

The Site is not located within a 100-year flood plain. There are no levees or dam in the vicinity of the project site which could result in exposing people or structures to risk or loss, injury or death involving flooding as a result of the failure of a levee or dam. It is unlikely that the project activities would result to exposure of people or structures to a significant risk or loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam.

i. Inundation by sieche, tsunami or mudflow.

The Site is located in the City of Salinas, County of Monterey, in the Salinas Valley. Salinas Valley is nestled eight miles inland from the City of Monterey. The Site is approximately 60 feet above mean sea level. There are no lakes within 4 miles of the facility. The Salinas River is located 3 miles southwest of the site. Therefore, the project site is unreachable by sieche or waves that could form as a result of seismic disturbances from Salinas River. There are no perennial streams or other natural surface bodies of water at the project site. The nearest bodies of water are the Alisal Slough located approximately 2,200 feet southwest of the site and a reclamation ditch located about one mile east of the site. Hence mudflow at the project site is highly unlikely.

Specific References (list a, b, c, etc): 1, 3, 7, 8, 15, 17

Findings of Significance:

☐ Potentially Significant Impact
☐ Potentially Significant Unless Mitigated
☐Less Than Significant Impact
☒ No Impact

9. Land Use and Planning

Project activities likely to create an impact: None

Description of Environmental Setting:

The project site is located within an area currently designated as general industrial land use category by the City of Salinas General Plan. The entire project site is a fully developed industrial site with paved surfaces and buildings. It is paved with 80% concrete slab and 20% asphalt or concrete. The surrounding property land use is composed of mixed, light commercial and industrial properties. The Site is bordered by Kuhlman Corporation, an electrical transformer manufacturer, and L&M Machine Shop to the north and east. Sanborn Road, an elevated roadway, and Sanborn Place are to the west. Monterey Vegetables and Feed Seeds warehouse, Salinas Van and Storage are southwest of the site. A railspur enters the southwest portion of the Site from the west. One of the proposed remedies is to entering into a land use covenant which will restrict the Site only to be commercial or industrial use. This is consistent with the current land use. The project therefore will not have any impacts to the existing land use and thus no additional analysis is required. See also comments under Agricultural Resources.

Analysis of Potential Impact: Describe to what extent project activities would:

a. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.

b Conflict with any applicable habitat conservation plan or natural community conservation plan.

Specific References (list a, b, c, etc): 1, 3

Findings of Significance:

☐ Potentially Significant Impact
☐ Potentially Significant Unless Mitigated
☐Less Than Significant Impact
☒ No Impact

10. Mineral Resources

Project activities likely to create an impact: None

Description of Environmental Setting:

The project is located in the industrial area of the City of Salinas, County of Monterey, California. A Mineral Resource Zone-2 (MRZ-2) mineral resource area has been identified by the California Division of Mines and Geology in the Greater Salinas area north of the City of Salinas. Some non-metallic mineral mining is also present. This area is not at the project site.

The project activities would not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state or result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. Approval of the dual-phase extraction (DPE) to clean up the petroleum hydrocarbon contamination caused by the closed-in-place underground storage tank (UST) will not deplete, or hinder the extraction of natural resources of value to the region. The project site does not have any mineral resource of value to the region. This project will not use a significant amount of energy and will not result in the long-term use of natural resources. Hence, no additional impact to this category is needed.

Analysis of Potential Impact: Describe to what extent project activities would:

a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state.

b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.

Specific References (list a, b, c, etc): 1, 18

Findings of Significance:

☐ Potentially Significant Impact
☐ Potentially Significant Unless Mitigated
☐ Less Than Significant Impact
☒ No Impact

11. Noise

Project activities likely to create an impact:

- Drilling and installing of 2 – 4 groundwater extraction wells ;and decommissioning wells after project completion;
- Pumping contaminated groundwater;
- Arrivals and departures of pickup trucks/vehicles used by proponent's contractors.

Description of Environmental Setting:

The site is located within the industrial/commercial area of the City of Salinas. There are no schools, hospitals or other noise sensitive receptors located within 2,500 feet of the project site. The maximum acceptable noise level for a commercial land use designation is 65 dBA while that for industrial is 70 dBA as measured at the property boundary according to the City of Salinas exterior noise standards. The maximum acceptable noise level for residential areas is 60 dBA. The City of Salinas Noise Regulations also limits noise-generating construction activities to between the hours of 7 am and 9 pm. In addition, the operation of noise-generating equipment is required to be performed at sufficient distances such that persons of normal sensitivities are not unreasonably disturbed. At the Site, background noise is created from traffic along Sanborn Road and other

adjacent roadways. Noise measured at Sanborn Road was 65 dBA according to the future noise contour of the General Plan, City of Salinas.

Dual-phase extraction (DPE) system is the proposed remedy for the cleanup of the petroleum hydrocarbon contamination caused by the closed-in-place 1,000-gallon underground storage tank (UST) at the project site. Most of the extraction wells which will be used for the DPE system are already in place and are being used for quarterly groundwater sampling and monitoring of chemicals of potential concern. Additional 4 extraction wells may be installed. Noise may be created by the use of the drilling equipment for the installation of 4 additional wells. This noise however is minimal and will be done during daytime business hours for about 4 days at the beginning of the project. The use of the DPE system to cleanup the petroleum hydrocarbon is a small project with duration of 12 to18 months. The only equipment that will generate noise during DPE operation is the soil vapor extraction pump. A minimum of two arrivals and departures of pickup trucks/ vehicle used by consultant would be comparable to normal traffic at the area. All these project activities are of short term duration and will not contribute significantly to existing noise in area.

Analysis of Potential Impact: Describe to what extent project activities would:

a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.

   Noise generated for the project will be minimal. The use of the DPE system to cleanup the petroleum hydrocarbon is a small project with duration of 12 to18 months. The only equipment that will generate noise during DPE operation is the soil vapor extraction pump which will be operated during the hours of 7 am and 9 pm which is in compliance with the City of Salinas Noise Regulations. The use of drilling equipment for installation of up to 4 additional wells will generate noise during business hours for about 4 days at the beginning of the project. A minimum of two arrivals and departures of pickup trucks/ vehicle used by consultant would be comparable to normal traffic at the area. All these project activities are of short term duration and will not contribute significantly to existing noise in area.

b. Exposure of persons to or generation of excessive groundbourne vibration or groundbourne noise levels.

   The project activities are of short term duration and will not contribute significantly to existing groundbourne vibration and groundbourne noise in area. (see also response "a" above)

c. A substantial permanent increase in ambient noise levels in the vicinity above levels existing without the project.

   The project activities are of short term duration. There is no permanent increase in ambient noise levels in the vicinity of the project above levels existing without the project.

d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project.

   The approval of the remedies to cleanup petroleum hydrocarbon contamination caused by the closed-in place 1,000-gallon UST at the project site will not have any impact on the existing noise level. The proposed project activities will be conducted during the hours of 7 am and 9 pm which is in compliance with the City of Salinas Noise Regulations. There is no substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project.

Specific References (a, b, c, etc): 1, 19, 20, 21

Findings of Significance:

☐ Potentially Significant Impact
☐ Potentially Significant Unless Mitigated
☒ Less Than Significant Impact

☐ No Impact

12. Population and Housing

Project activities likely to create an impact: None

Description of Environmental Setting:

The City of Salinas is the largest city in the county of Monterey, having a population of 143,776 in 2000. Salinas Valley is 10-20 miles wide and 150 miles long and is comprised of approximately 640,000 acres. The proposed dual-phase extraction system to clean up petroleum hydrocarbon contamination is a small project with duration of 12 to18 months.

The proposed project activities will not entail an increase in existing employee base. A consultant who does the groundwater monitoring work for the Site will conduct the remediation work. No additional staff is needed to manage the project. Therefore, the proposed project is not expected to alter the location, distribution, density, or growth of the population, affect existing housing or create a demand for additional housing. Additionally, because the proposed project is to install up to 4 groundwater extraction wells, minor modifications to an existing facility, impacts upon the quality or quantity of existing recreational opportunities is not expected from the proposed project. Therefore, this project will not impact the population and housing, and no additional analysis is required.

Analysis of Potential Impact: Describe to what extent project activities would:

a. Induce substantial population growth in area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure).

b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.

c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.

Specific References (list a, b, c, etc): 1, 4, 8

Findings of Significance:

☐ Potentially Significant Impact
☐ Potentially Significant Unless Mitigated
☐ Less Than Significant Impact
☒ No Impact

13. Public Services

Project activities likely to create an impact: None

Description of Environmental Setting:

The proposed project is located within the existing facility in an industrial area of the City of Salinas. The public service infrastructure, including fire, police, emergency services, and utilities, are in place for use as necessary within the project area.

The Salinas Fire Department provides both emergency response and prevention services to the community. The Fire Department is headquartered at 65 West Alisal, Suite 210, and has six substations located throughout the City. Two hospitals serving Salinas are Salinas Valley Memorial Hospital and the Natividad Medical Center.

Salinas Valley Memorial Hospital is a privately owned institution with a broad range of acute care services to serve the entire Salina Valley community. The Natividad Medical Center is a county owned, 163-bed, full-serve, acute care, teaching hospital affiliated with the University of California, San Francisco School of Medicine. The Natividad Medical Center, nearest to the project site, is approximately 3,500 feet of the project site.

The project does not require any increase in the existing public services provided by the City of Salinas. No additional staff is needed to manage the project. Hence, the project will not contribute to increase in demand for public services. Therefore, the project will not have impact on public services at the area, and thus no additional analysis is required.

Analysis of Potential Impact: Describe to what extent project activities would:

a. Result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:

- Fire protection
- Police protection
- Schools
- Parks
- Other public facilities

Specific References (list a, b, c, etc): 1, 4, 8

Findings of Significance:

☐ Potentially Significant Impact
☐ Potentially Significant Unless Mitigated
☐ Less Than Significant Impact
☒ No Impact

14. Recreation

Project activities likely to create an impact: None

Description of Environmental Setting:

The City of Salinas owns and operates a range of park and recreational facilities within the community. Recreation facilities designated for meetings, lessons, exhibits, or other events include the Community Center at Sherwood Park and the Downtown Recreation Center. Additionally, recreation buildings are available at Dorado Central, and Closter Parks and the Breadbox Recreation Center. There are also several private recreational facilities serving Salinas including the Salinas Golf and Country Club, Salinas Community YMCA, and Rodeo Association/Sports Complex.

The proposed project activities will not entail an increase in existing employee base. The proponent's contractor who has been monitoring the groundwater quality for the Site will conduct the remediation work. No additional staff is needed to manage the project. Hence, the project will not contribute to increase in population in the area which could increase the use of existing neighboring parks or other recreational facilities or require construction or expansion of recreational facilities. Therefore, the project will not impact the resources in recreation, and thus no additional analysis is required.

Analysis of Potential Impact: Describe to what extent project activities would:

a. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.

b. Include recreational facilities or require construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

Specific References (list a, b, c, etc): 1, 4, 8

Findings of Significance:

☐ Potentially Significant Impact
☐ Potentially Significant Unless Mitigated
☐ Less Than Significant Impact
☒ No Impact

15. Transportation and Traffic

Project activities likely to create an impact:

- Arrivals and departures of consultant/contractor cars for installation of sub-grade piping and electrical/natural gas connections related to the use of dual-phase extraction system and installation of up to 4 additional extraction wells and decommission of wells after project completion.

Description of Environmental Setting:

The project site is located at 1031 Industrial Way, Salinas, California and can be accessed from U.S. Highway 101 from the north to South Sanborn Road through Pellet Avenue and Sanborn Place to the southwest corner of Industrial Way and Vertin Avenue. Highway 101 is a major state highway and is approximately 2,500 feet from the site. Highway 101 (section closer to the Site) has an average 24-hour traffic volume of 22,853 to 26,947 vehicles. Sanborn Road is a major arterial roadway that has a 24-hour traffic volume of 28,837 to 31,518 vehicles. (Reference: ADT Volumes under General Plan Buildout with Eastern Expressway, City of Salinas Draft EIR, June 2002). Other state highway corridors at the greater Salinas area are Highways 68 and 183.

The vehicular traffic associated with the project activities is minimal in relation to the existing traffic load and capacity of the street system. The overall traffic increase is estimated at 4 pickup trucks/vehicles per day for one week during the well installation; three pickup trucks/vehicles per month for 12 to 18 months to replace carbon filters and conduct groundwater monitoring; and two pickup trucks/vehicles per quarter for five years for quarterly qroundwater monitoring events.

Analysis of Potential Impact: Describe to what extent project activities would:

a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections).

The vehicular traffic associated with the project activities at the project site is minimal in relation to the existing traffic load and capacity of the street system. The overall traffic increase is estimated at 4 pickup trucks/vehicles per day for one week during the well installation; three pickup trucks/vehicles per month for 12 to 18 months to replace carbon filters and conduct groundwater monitoring; and two pickup trucks/vehicles per quarter for five years for quarterly qroundwater monitoring events. Due to the minimal number of vehicles needed and temporary duration of the project, the project is not expected to substantially impact the transportation or circulation in the project area.

b. Exceed, either individually or cumulatively, a level of service standard established by the country congestion management agency for designated roads or highway.

The proposed project activities will not entail an increase in existing employee base. The same consultant who does the groundwater monitoring work for the Site will conduct the remediation work.

Work will be conducted onsite and will not cause congestion on Sanborn Road. Therefore, activities related to the project will not cause an increase in traffic, individually or cumulatively and contribute to exceeding the level of standard established by the City of Salinas congestion management agency for designated roads or highway.

c. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).

The project does not involve building roads, sharp curves or dangerous intersections. The proposed project activities will be conducted onsite in a small area where the closed-in-place underground storage tank is located. Activities related to the project will not create hazards due to design features.

d. Result in inadequate emergency access.

The proposed project activities will not result in inadequate emergency access as the Site access gates will be secured; only opened and unlocked during the project's operating hours. Remediation activities will be held outdoor at the Site.

e. Result in inadequate parking capacity.

The project activities do not entail an increase in employee base. Only one or two vehicles will be used to install wells, replace carbon filters, monitor groundwater quality. Therefore, no demand for new parking will be generated by the remediation activities at the Site. Activities related to the project will not result in inadequate parking capacity.

f. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks).

The project activities do not entail changing the adopted policies, plans, or programs supporting alternative transportation. The project pickup trucks/vehicles will use Highway 101 and Sanborn Road, a major arterial road at the City of Salinas which is consistent with the Circulation Element of the General Plans for the City of Salinas. The remediation activities will be conducted at the small area on the Site and is not expected to increase traffic hazards to motor vehicles, bicyclists, or pedestrians or result in inadequate emergency access.

Specific References (list a, b, c, etc): 1, 4, 22

Findings of Significance:

☐ Potentially Significant Impact
☐ Potentially Significant Unless Mitigated
☒ Less Than Significant Impact
☐ No Impact

16. Utilities and Service Systems

Project activities likely to create an impact:

- Disposal of treated wastewater to local sanitary sewer through the Monterey County Regional Water Pollution Control Agency;
- Installation of sub-grade piping and electrical/natural gas connections related to the use of dual-phase extraction system;
- Installation of additional extraction wells as needed and post-closure destruction of wells.

Description of Environmental Setting:

The former Pure-Etch site (Site) is an existing site where public utilities are available throughout the area. The Site is connected to water, sewer, electricity and natural gas. Salinas is served by two private water companies: the Alco Water Service and the California Water Service. High quality ground water is obtained from deep wells. Electrical service is delivered by Pacific Gas and Electric Company. Collection and disposal of refuse is provided by BFI Waste Services of Salinas. They are also responsible for collecting recyclable products. Salinas is served by the Monterey Country Regional Water Pollution Control agency which operates the regional treatment plant in Marina. The City of Salinas operates an industrial waste treatment plant for food processing and related industries.

The implementation of dual-phase extraction will be in an open area and does not need heating and air conditioning. Minimal increase in electricity and natural gas usage may occur as a result of the project;

however, existing electric services are adequate to meet this need. No new utility service is required. It will not require the development of a new source of energy because the project will use only a small amount of electricity for sub-grade piping related to dual-phase extraction system. The project will not present a significant on this resource category.

Analysis of Potential Impact: Describe to what extent project activities would:

a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board.

The treated groundwater (wastewater) generated at the Site is proposed to be discharged to the Monterey County Regional Water Pollution Control Agency (local Agency) under a permit. The permit will require the analytical testing and profiling to confirm that the discharge requirements are met. Therefore, the proposed activities would not exceed the wastewater treatment requirements of the local Agency.

b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.

The project is a cleanup of petroleum hydrocarbon contamination caused by a 1,000-gallon closed-in-place underground storage tank. It is a small project. The contaminated groundwater extracted by the dual-phase extraction system will be treated onsite and discharged to a local sanitary sewer under a permit. The proposed activities will not require the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.

c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.

The proposed project is the cleanup of petroleum hydrocarbon contamination caused by a 1,000-gallon closed-in-place underground storage tank. The project will not require or result in the construction of new storm water drainage facilities or expansion of existing facilities

See response “b” above”.

d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed.

The proposed activities will not use significant amount of water. Sufficient onsite water supplies are available for the project. No new or expanded water entitlements are needed for the project.

e. Result in determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the projects projected demand in addition to the providers existing commitments.

The Monterey County Regional Water Pollution Control Agency has adequate wastewater treatment capacity to serve the project needs.

f. Be served by a landfill with sufficient permitted capacity to accommodate the projects solid waste disposal needs.

Petroleum contaminated carbon waste is the only solid waste which would be generated from the project activities. Only a small number of spent carbon filters will be generated and will not impact the disposal facility capacity.

g. Comply with federal, state, and local statutes and regulations related to solid waste.

The project will comply with the federal, state and local statutes and regulations related to solid waste. Hazardous wastes generated onsite will be disposed of to a permitted disposal facility.

Specific References (list a, b, c, etc): 1, 4,

Findings of Significance:

☐ Potentially Significant Impact
☐ Potentially Significant Unless Mitigated
☒ Less Than Significant Impact
☐ No Impact

17. Mandatory Findings of Significance

Analysis of Potential Impacts. Describe to what extent project activities would:

a. Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

The project allows for the implementation of dual-phase extraction at the small area where the closed-in-place underground storage tank (UST) is located. There are no fish or wildlife species at the site. There are no rare or endangered plants or animals at the project site. The area where the project is located has no historic structures, hence no artifacts of California history or pre-history is affected. The nature, extent and setting of the project activities will not have the potential to degrade the quality of the environment or substantially reduce the habitat of a fish or wildlife species, or cause a fish or wildlife population to drop below self-sustaining levels. The project will not threaten to eliminate a plant or animal community or reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or pre-history. Proper engineering and administrative controls, employee training, and adherence to local, state, and federal safety regulations will help ensure that there are no releases to the environment. Approval of the selected remedy will remove the contaminant mass permanently from the site's groundwater and have little potential to result in added threats to human health and the environment during implementation. Furthermore, the selected remedy will result in permanent long-term reduction in concentrations of petroleum hydrocarbon contamination in soil and groundwater.

b. Have impacts that are individually limited but cumulatively considerable. "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.]

The impacts on the individual resources were examined and discussed in this Initial Study. The project (approval of the remedies to clean up the petroleum hydrocarbon contamination caused by the closed-in-place UST at the former Pure-Etch Site) is not expected to result in any public controversy over its environmental effects. This project will not generate wastes for which there are limited methods of disposal. No new technology will be needed for any aspects of the clean up. The project will not have impacts that are individually limited but cumulatively considerable. Proper engineering and administrative controls, employee training, and adherence to local, state, and federal safety regulations will help ensure that there are no releases to the environment. Approval of the remedies will remove the contaminant mass permanently from the site groundwater and have little potential to result in added threats to human health and the environment during implementation. Furthermore, the selected remedy will result in permanent long-term reduction in concentrations of petroleum hydrocarbon contamination in soil and groundwater.

c. Have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly.

The impacts on the individual resources were examined and discussed in this Initial Study. The project (approval of the remedies for soil and groundwater at the former Pure-Etch Company Facility) is not expected to result in substantial adverse effects on human beings, either directly or indirectly. Proper engineering administrative controls, employee training, and adherence to local, state, and federal safety regulations will help ensure that there are no releases to the environment. The project activities will not have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly. Approval of the remedies will remove the contaminant mass permanently from the site groundwater and have little potential to result in added threats to human health and the environment during implementation. Furthermore, the selected remedy will result in permanent long-term reduction in concentrations of petroleum hydrocarbon contamination in soil and groundwater.

Specific References (list a, b, c, etc): 1, 4, 6, 7, 8, 9, 10, 11, 12

Findings of Significance:

☐ Potentially Significant Impact
☐ Potentially Significant Unless Mitigated
☒ Less Than Significant Impact
☐ No Impact

VI. DETERMINATION OF APPROPRIATE ENVIRONMENTAL DOCUMENT

On the basis of this Initial Study:

☒ I find that the proposed project COULD NOT have a significant effect on the environment. A NEGATIVE DECLARATION will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED DECLARATION will be prepared.

☐ I find that the proposed project MAY HAVE a significant effect on the environment. An ENVIRONMENTAL IMPACT REPORT will be prepared.

DTSC Project Manager Signature		Date
Cherry Padilla DTSC Project Manager Name	Hazardous Substance Scientist DTSC Project Manager Title	(510) 540-3967 Phone #
DTSC Branch Chief/Section Chief Signature		Date
Wei Wei Chui DTSC Section Chief Name	Section Chief DTSC Section Chief Title	(510) 540-3975 Phone #

Figure 1. Site Location Map, Former Pure-Etch Company Facility, 1031 Industrial Street, Salinas, California

Figure 2 Topographic Map Showing Site Location

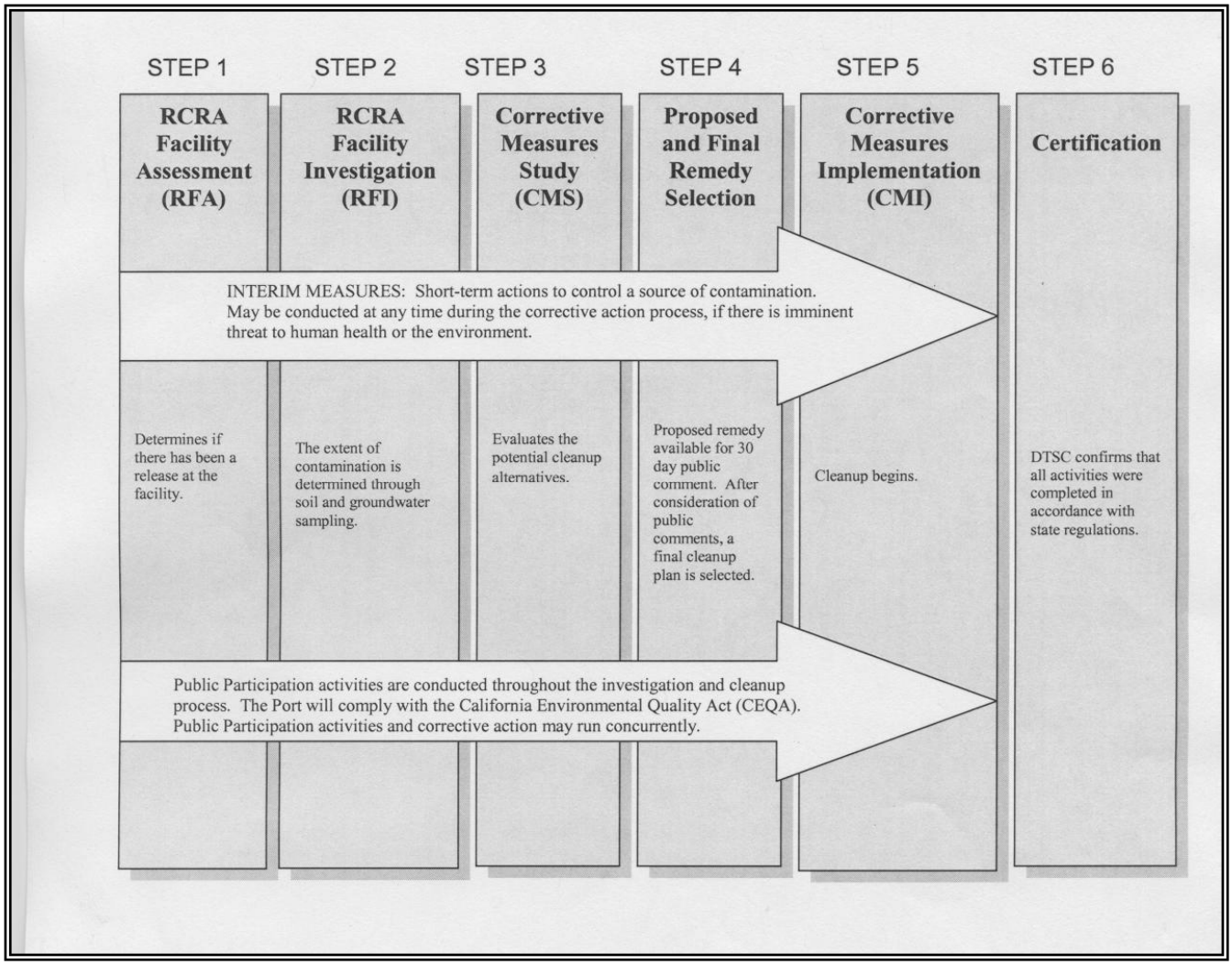

Figure 3. Corrective Action Process Flow Diagram.

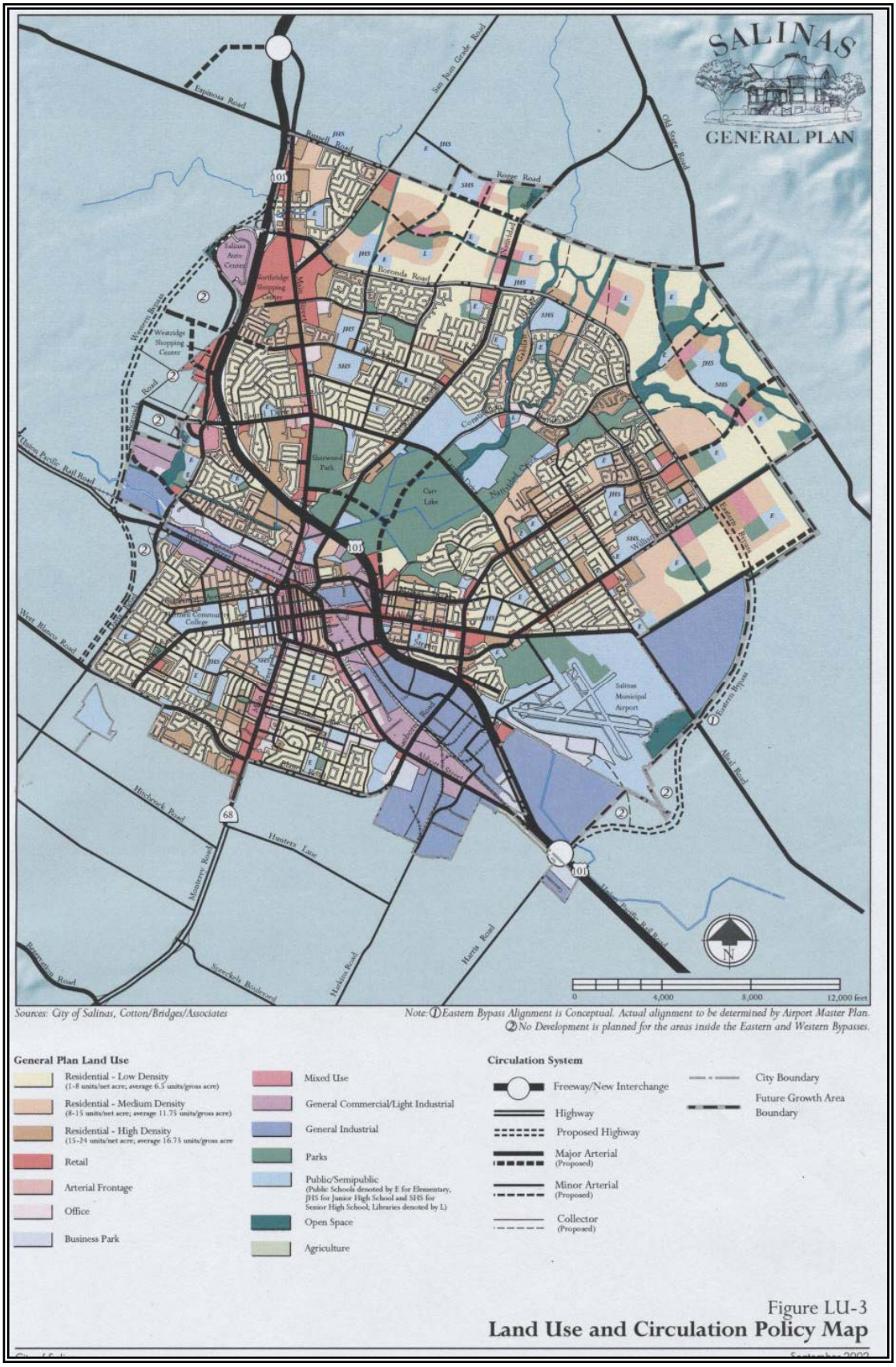

Figure 4. Land Use, City of Salinas, California

ATTACHMENT A

INITIAL STUDY REFERENCE LIST

For

Proposed Remedy Selection for soil and Groundwater
Former Pure-Etch Company Facility
1031 Industrial Way
Salinas, California 93906
Monterey County
EPA ID NO. CAD 983 650 490
(Project Name)

---

1. Corrective Measures Study for the Former Pure-Etch Company Facility, 1031 Industrial Way, Salinas, California. April 2006.

2. Monterey County Officially Designated Scenic Highway. www.dot..ca.gov/hq/LandArch/scenic_highways/monterey. April 12, 2007

3. City of Salinas Zoning Map, Department of Development and Engineering Services, Community Planning and Development. Salinas Municipal Code, Chapter 37. November 7, 2006

4. City of Salinas, Our Community. www.salinas.com/profile

5. RCRA Operation Plan, Pure-Etch Company, Salinas, California, February 1993

6. Annual Ozone Summaries for Selected Regions North Central Coast Trends Summary: Salinas - #3 (http:/www.arb/ca/gov/aqmis2/annual_ozone.php). April 2007

7. CEQA Air Quality Guidelines Prepared by Monterey Bay Unified Air Pollution Control District, Governing Board. Adopted October 1995, Revised June 2004

8. Monterey County Environmental Impact Report, Air Quality Section, February 2004

9. Monthly Climate Summary for Salinas Airport, California, Western Regional Climate Center. *wrcc@dri.edu.* April 2007

10. RareFind Report, Salinas Quad Map Information dated April 8, 2007. California Department of Fish and Game. Natural Diversity Data Base. March 8, 2007

11. Debbie Pilas-Treadway, Native American Heritage Commission, Sacramento, California. Letter to Guenther Moskat, Department of Toxic Substances Control, Sacramento, California from Debbie Pilas-Treadway, Native American Heritage Commission. April 10, 2007.

12. Historic and Architectural Resources, Draft Program Environmental Impact Report. Salinas General Plan. City of Salinas. June 2002

13. Initial Study for Pure-Etch Company Hazardous Waste Storage and Treatment Facility. Department of Toxic Substances Control File. Revised August 26, 1994

14. Fault Analysis Study for Pure Etch, A Division of Diversified Recycling Technology, 1031 Industrial Street, Salinas, California by Gash & Associates, Inc. 3299-C Montero Circle, Rancho Cordova, California March 1993

15. Phase III RCRA Facility Investigation Report. Former Pure-Etch Company Facility, 1031 Industrial Street, Salinas, California. March 29, 2004

16. Sensitive Population Map, Pure-Etch Company, Salinas, California. By Lee & Pierce Inc., Salinas, California. November 11, 1993

17 John Lane. Ground Zero Analysis Inc. Electronic mail to Cherry Padilla of the Department of Toxic Substances Control, State of California. April 19, 2007

18. Monterey County Draft General Plan, Monterey County Mineral Resources, Map #9, Greater Salinas Section. May 23, 2002

19. www.co.monterey.ca.us/mcwra/deir_svwp_2001/5-12.htm

20. Noise Element, City of Salinas General Plan, September 2002

21. Salinas Airport Future Noise Contours, Figure N-1, City of Salinas General Plan, September 2002

22. Existing (2000) ADT Volumes Based on Traffic Counts and Model Validation, Draft Program EIR, Salina General Plan, City of Salinas. June 2002

23. Rudy Rosales. Ohlone/Costanoan Esselen Nation. Electronic mail to Cherry Padilla of the Department of Toxic Substances Control, State of California. September 9, 2007

24. Valentin Lopez. Amah Mutsun Tribal Band. Electronic mail to Cherry Padilla of the Department of Toxic Substances Control, State of California. August 22, 2007

25 Jillian E. Guldenbrein. Researcher. California Historical Resources Information System, Northwest Information Center, Sonoma State University, Sonoma, California. Mail to Ian Hunter, Pure-Etch Company, Salinas, California. September 18, 2007

Attachment B

Natural Diversity Database

Salinas Quad

March 8, 2007