

ENVIRONMENTAL SITE REVIEW MEMORANDUM

17631 CAMERON LANE AND 17642 BEACH BOULEVARD

HUNTINGTON BEACH, CALIFORNIA

EEC Environmental has prepared this fact sheet to provide information to the public related to recent environmental activities conducted at 17631 Cameron Lane and 17642 Beach Boulevard, Huntington Beach, California (Site). Environmental activities included the completion of both Phase I and II Environmental Site Assessments (ESAs) at both parcels. Currently, EEC is providing environmental consulting services during construction activities including staffing a full-time onsite environmental professional.

BACKGROUND

The approximately 1.6-acre Site consists of two vacant lots identified as Assessor Parcel Numbers (APNs) 167-042-08 (17631 Cameron Lane) and 167-042-09 (17642 Beach Boulevard) in Huntington Beach, Orange County, California. The Site was historically used for residential and agricultural purposes. On March 18, 2020, EEC completed a Phase I ESA for the Site. The Phase I ESA identified the following potential environmental concerns in connection with the Site:



- Potential residual pesticides in soil as a result of former agricultural use during the 1930s to 1950s.
- Potential leaching of lead into soil in the locations of older residences as a result of paint chips settling onto soil over time.
- Potential buried materials and/or residual contamination from the use of the southeast corner of the Site for storage of unknown materials.

Between April 6 and July 21, 2020, EEC performed a multi-phase site investigation to determine if the potential environmental concerns identified in the Phase I ESA resulted in environmental impacts at the Site. Investigation activities included the completion of a geophysical survey, used to identify buried materials in the subsurface, and the advancement of a total of 52 soil borings for the collection of soil samples which were sent to a State of California certified laboratory for analysis. Borings were advanced to depths ranging from approximately 0.5 to 24 feet below ground surface (bgs), the approximate depth of groundwater beneath the Site.

Collected soil samples were analyzed for a wide variety of constituents including pesticides, metals, volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), and petroleum hydrocarbons. Laboratory analysis indicated that soil at the Site was impacted with lead, pesticides, and hexavalent chromium. These constituents were detected at multiple locations at the Site above regulatory screening levels; however, it should be noted that not all analyzed soil samples contained these constituents at elevated levels.

Once these constituents were discovered, the Orange County Health Care Agency (OCHCA) was engaged to provide oversight to ensure that all work was completed in accordance with regulatory agency requirements. Following the completion of field activities and data analysis, multiple technical reports were submitted to OCHCA for review and comments. **In response to these submittals, OCHCA issued letters on May 22, 2020 and August 21, 2020, approving the proposed redevelopment activities as a homeless shelter and concluded that impacted soil at the Site will not be a threat following the installation of the asphalt cap at the Site (Attachment, OCHCA Response Letters). The placement of asphalt cap is beneficial as it eliminated the possibility of dermal contact and the impacts soil becoming airborne fugitive dust.**

Currently, EEC has been contracted to provide environmental consulting services throughout Site redevelopment activities and will have an active presence at the Site during the duration of the project. Our onsite tasks will include but not be limited to: dust monitoring (both visual and with instruments), observation and documentation of proper soil excavation activities associated with impacted soils, pre-sampling and confirmation that all imported soil is environmentally acceptable to placement at the Site, and to verify that all applicable environmental standards and procedures are adhered to in order to be protect public health and the environment.

Complete copies of these reports are available to the public; however, presented below are anticipated Questions & Answers we hope you find useful.

What is Hex Chrome and where did it come from? Chromium is a naturally occurring element. It occurs in the environment in two forms: trivalent chromium (Cr III), which is natural and an essential nutrient in small amounts, and hexavalent chromium (Cr IV), which is most commonly produced by industrial processes and is toxic to humans. Industrial sources of chromium include ore refining, chemical processing, cement production, automobile brake linings and catalytic converters, leather tanneries, wood treatment, chrome plating, and chrome pigments; however, it is unclear as to why it is on this Site. Health effects include damage to the respiratory tract (such as bronchitis, asthma, and pneumonia) and gastrointestinal and neurological effects from inhalation exposure.

Is there a risk to those living and working near or at the proposed facility? The OCHCA concluded that impacted soil at the Site will not be a threat following the installation of the asphalt cap at the Site. As previously stated, the placement of asphalt cap is beneficial as it eliminated the possibility of dermal contact and the impacts soil becoming airborne fugitive dust.

What type of work is occurring on the site? Proposed activities include grading and utilities installations, and the complete coverage of the Site with 4 inches of asphalt for the proposed homeless shelter.

What is the duration of the construction project? The shelter is scheduled to be completed and open by November 2020.

What is the City doing to ensure construction occurs in a manner to protect the public (or be good neighbors)? The City of Huntington Beach has hired environmental professionals (EEC) to ensure that the project meets the requirements of South Coast Air Quality Management District Rule 1466 and those of OCHCA. The purpose of AQMD Rule 1466 is to minimize off-site fugitive dust emissions containing toxic air contaminants by reducing particulate emissions in the ambient air as a result of earth-moving activities.

Is dust control required? Yes, dust control is required by AQMD Rule 1466.

Is sampling required? Yes, during the project, both up- and down-wind samples will be collected every 30 minutes or less throughout the project.

Will Site workers have the proper training and protection? Yes, due to the documented presence of elevated concentrations of the project COCs, all onsite personnel are required to complete the United States Occupational Safety and Health Administration (OSHA) 40-hour Hazardous Waste Operations and Emergency Response (HAZWOPER) training.

What if someone observed something of concern? Please contact the AQMD (1-800-CUT-SMOG, the City of Huntington Beach (add number), or EEC Environmental (714)667-2300.

Are there permits? Yes, a wide variety of permits have been secured for this project including, but not limited to, AQMD Rule 1466 notification, grading permits, stockpile permit, etc.

Should there be any questions regarding the contents of this document, please contact the City of Huntington Beach or the undersigned at (714) 667-2300 or dbernier@eecenvironmental.com.

Sincerely,

EEC Environmental



David Bernier, PG
Vice President / Principal Geologist

Attachment: OCHCA Response Letters