

**APPENDIX L**  
**ENVIRONMENTAL DOCUMENT REVIEW**





# PROJECT REPORT

## R.D. OLSON DEVELOPMENT

2955 Main Street, 3<sup>rd</sup> Floor  
Irvine, California 92614  
Anthony Wrzosek

### ENVIRONMENTAL DOCUMENT REVIEW - DATABASE SEARCH

of

### 6300 HOLLISTER – PARCEL 2

Parcel 2 of 6300 Hollister Avenue  
Goleta, California 93117

---

**PREPARED BY:****EMG**

222 Schilling Circle, Suite 275  
Hunt Valley, Maryland 21031  
(800) 733-0660  
[www.emgcorp.com](http://www.emgcorp.com)

**EMG CONTACT:****Jennifer Upchurch**

Senior Environmental Consultant  
(800) 733-0660, Ext. 7626  
[jupchurch@emgcorp.com](mailto:jupchurch@emgcorp.com)

**EMG Project #:** 100115.11R-001.013

**Date of Report:** January 26, 2012

---

---

**TABLE OF CONTENTS**

---

---

1. Certification .....	1
2. Regulatory Database Review.....	3
3. Conclusions/Recommendations.....	14
4. Appendices .....	15



---

---

## **1. CERTIFICATION**

---

---

EMG has completed an Environmental Document Review – Database Search review of the 6300 Hollister – Parcel 2 (the “Project”) located at Parcel 2 of 6300 Hollister Avenue in Goleta, Santa Barbara County, California 93117.

EMG’s Database Search review was conducted to identify any listings of the Project and listed sites with the potential to impact the environmental integrity of the Project. EMG’s document review included a review of the following documentation:

- The “EDR Radius Map” report prepared by Environmental Data Resources, Incorporated (EDR), dated December 2, 2011
- The search is designed to meet the requirements of the American Society for Testing and Materials (ASTM) Standard E 1527-05 for Environmental Site Assessments. These findings were also compared to the findings in EMG’s previously prepared Phase I Environmental Site Assessment dated December 17, 2008 (EMG Project No. 89635.08r-001.051).

We have performed our services and prepared this Report in accordance with applicable, general accepted environmental consulting practices. We make no other warranties, either expressed or implied, as to the character and nature of such services and product.

This report is exclusively for the use and benefit of the Client identified on the first page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and EMG.

This report is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of EMG.

In expressing the opinions stated in this report, EMG has exercised the degree of skill and care ordinarily exercised by a reasonable prudent environmental professional in the same community and in the same time frame given the same or similar facts and circumstances. Documentation and data provided by the Client, designated representatives of the Client or other interested third parties, or from the public domain, and referred to in the preparation of this assessment, have been used and referenced with the understanding that EMG assumes no responsibility or liability for their accuracy.

The independent conclusions represent our professional judgment based on information and data available to us during the course of this assignment. Factual information regarding operations, conditions, and test data indicated in the documents provided by the Client or their representative has been assumed to be correct and complete. The conclusions presented are based on the data provided, observations, and conditions that existed on the date of the on-site visit.

If you have any questions regarding this report, please contact us at (800) 733-0660, Ext. 7626.

Sincerely,

EMG



Jennifer Upchurch  
Senior Environmental Consultant  
[jupchurch@emgcorp.com](mailto:jupchurch@emgcorp.com)

---

---

## 2. REGULATORY DATABASE REVIEW

---

---

Information about the database review findings is included below. A copy of the database report is appended (Section 4. ).

- **NPL Listing:** The National Priorities (Superfund) List (NPL) is United States Environmental Protection Agency (USEPA's) database of uncontrolled or abandoned hazardous waste sites identified for priority remedial actions under the Superfund Program.
- **Delisted NPL Listing:** The Delisted NPL database is a listing of sites which have been deleted from the NPL list by the USEPA.
- **RCRA-TSD Facilities Listing:** The USEPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA-TSD database is a compilation by the USEPA of reporting facilities that transport, treat, store or dispose of hazardous waste.
- **RCRA-Corrective Action Sites Listing:** The USEPA's Resource Conservation and Recovery Act (RCRA) Corrective Action Sites Listing contains information pertaining to hazardous waste treatment, storage, and disposal facilities (RCRA TSD) which have conducted, or are currently conducting, a corrective action(s) as regulated under RCRA.
- **CERCLIS Listing:** This database is a compilation of sites which the USEPA has investigated or is currently investigating for a release or threatened release of hazardous substances.
- **NFRAP Listing:** This database contains information regarding sites which have been removed from the USEPA CERCLIS database.
- **RCRIS-Generator Listing:** The USEPA identifies and tracks hazardous waste from the point of generation to the point of disposal through the Resource Conservation and Recovery Information System (RCRIS). The RCRIS-Generators database is a compilation by the USEPA of facilities that report hazardous waste generation.
- **Emergency Response Notification System (ERNS):** The ERNS is a national database used to collect information on reported releases of oil or hazardous substances.
- **Federal institutional control registry:** This database contains information on sites with federal institutional controls.
- **Federal engineering control registry:** This database contains information on sites with federal engineering controls.

- **EnviroStor (SHWS) Listing:** The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifies sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites. The CalSites listing is no longer updated by the state agency. It has been replaced by EnviroStor.
- **California Spill, Leak, Investigation, and Cleanup database (SLIC) Listing:** The SLIC database is a listing of sites under investigation by the Regional Water Quality Control Board that do not qualify for the LUST program. These sites typically include miscellaneous releases, not necessarily related to underground storage tanks, and usually involve groundwater contamination.
- **SWF Listing:** This database is a comprehensive listing of all State Permitted Solid Waste Landfills.
- **Leaking Underground Storage Tanks:** This database contains a summary of information pertaining to leaking underground storage tank (LUST) sites identified by the state.
- **Underground Storage Tanks:** This database contains a summary of information pertaining to registered underground storage tanks (USTs) identified by the state.
- **State Brownfield sites:** This database contains information on Brownfield sites as maintained by the State.
- **State Voluntary Cleanup Sites:** This database contains a listing of sites which are in the State voluntary cleanup program
- **State institutional control registry:** This database contains information on sites with institutional controls as maintained by the State.
- **State engineering control registry:** This database contains information on sites with engineering controls as maintained by the State.
- **Tribal equivalent NPL Listing:** This database contains information on Tribal equivalent NPL sites.
- **Tribal equivalent CERCLIS Listing:** This database contains information on Tribal equivalent CERCLIS sites.
- **Tribal Brownfield sites:** This database contains information on Tribal Brownfield sites.
- **Tribal Voluntary Cleanup Sites:** This database contains a listing of sites which are in the Tribal voluntary cleanup program
- **Tribal SWF Listing:** This database contains information on Tribal SWF sites.
- **Tribal LUST:** This database contains information on Tribal LUST sites.
- **Tribal UST:** This database contains information on Tribal UST sites.
- **Tribal institutional control registries:** This database contains information on Tribal sites with institutional controls.
- **Tribal engineering control registries:** This database contains information on Tribal sites with engineering controls.



EMG also reviewed the unmappable sites in the database report, cross-referencing addresses and site names. Unmappable sites are environmental risk sites that cannot be plotted with confidence, but can be located by zip code or city name. In general, a site cannot be geocoded because of inaccurate or missing location information in the record provided by the agency. Any identified unmappable site within the specified search radii is included below.

The following table indicates the number of sites identified for each regulatory database within the specified search radii:

Database	On-site	Adjacent	Remaining within 1/8 mile	1/8 - 1/4 mile	1/4 - 1/2 mile	1/2 - 1 mile
NPL	0	0	0	0	0	0
Delisted NPL	0	0	0	0	0	N/A
RCRA-TSD	0	0	0	0	0	N/A
RCRA-CORRACTS	0	0	0	1	0	1
CERCLIS	0	0	0	0	0	N/A
NFRAP	0	0	0	1	0	N/A
RCRIS-Generators	1	0	2	N/A	N/A	N/A
ERNS	1	N/A	N/A	N/A	N/A	N/A
TRI	0	0	N/A	N/A	N/A	N/A
FINDS	1	N/A	N/A	N/A	N/A	N/A
Federal Inst. Controls	0	N/A	N/A	N/A	N/A	N/A
Federal Eng. Controls	0	N/A	N/A	N/A	N/A	N/A
Envirostor (SHWS)	1	0	1	1	1	4
Hist Cal Sites						
SWF/SWRCY	0	0	0	0	1	N/A
LUST	0	0	2	5	12	N/A
SLIC	0	0	2	3	0	N/A
UST	1	0	N/A	N/A	N/A	N/A
State Brownfield	0	0	0	0	0	N/A
State VCP	0	0	0	0	0	N/A
State Inst. Controls	0	N/A	N/A	N/A	N/A	N/A
State Eng. Controls	0	N/A	N/A	N/A	N/A	N/A
Tribal UST	1	0	N/A	N/A	N/A	N/A
Tribal LUST	0	0	0	0	0	N/A
CHMIRS	1	N/A	N/A	N/A	N/A	N/A
FUDS	0	0	0	0	0	1
Haznet	1	N/A	N/A	N/A	N/A	N/A
EMI	1	N/A	N/A	N/A	N/A	N/A
Notify 65	1	N/A	N/A	N/A	N/A	N/A
Hist Cortese	0	0	0	3	8	N/A

Based on review of the regulatory database report, and by cross-referencing name, address, and zip code, EMG concludes that the Project is listed as follows:

**APPLIED MAGNETICS; BURROUGHS CORPORATION**

**6300 Hollister Avenue**

**Distance: N/A (The Project)**

**Direction: N/A (The Project)**

**Databases listed on: SLIC, UST, Historic UST, HAZNET, RCRA-Generator, RCRA-Nongen, ERNS, Notify 65, CUPA listings, CHMIRS, EMI,**

The above site is a former tenant at the Project. No additional information was identified in the CUPA or Notify 65 databases. Information in the SLIC database indicates the site was initially developed in 1964 by the Defense Research Corporation later known as Burroughs Corporation (a software development company). In 1983, AMC acquired the facility for manufacturing magnetic products for computer hard drives. In 1999, AMC ceased its operations and the facility was closed. During AMC's operation of the facility, regulated substances were stored and used at the site. At the end of 1999, M&E was retained by AMC to conduct a Phase I Environmental Site Assessment (ESA) of the facility in preparation for sale of property. The Phase I ESA found that hazardous materials release incidents had occurred at the facility; however, Santa Barbara County Fire Department, Protection Services Division (PSD) determined that the release incidents did not cause adverse impacts to the environment. Nearby facilities, including the Raytheon facility located west of AMC on Hollister Avenue, were found to have caused chlorinated VOC impacts to soil and groundwater. In 2000, related to AMC's attempt to sell the property and in consideration of the chemical use at the AMC Hollister Facility and the known environmental conditions at nearby facilities, AMC directed M&E to conduct a Phase II ESA using Geoprobe-sampling equipment. The objective of the Phase II ESA was to confirm the presence or absence of hazardous substances in the subsurface at twelve locations near areas where regulated substances were used, stored, or otherwise present. The results of the M&E Phase II ESA indicated no soil impacts were present. However, VOCs including chlorinated VOCs were detected in the groundwater samples from the northern portion of the site. The concentrations were generally low, except for one PCE level of 100 parts per billion detected at the loading dock. Since there is no evidence that chlorinated VOCs were ever used at the AMC Hollister facility or that there has been a VOC release to the environment at the site, it was concluded that the VOCs detected in the groundwater had migrated under the site from off site sources. In the spring of 2001, a potential buyer retained AES to conduct a Limited Phase II Groundwater and Soil Sampling Program at the AMC Hollister facility. The purpose of the subsequent investigation was to further evaluate areas of environmental concern identified in the M&E Phase II ESA. A total of thirty Geoprobe and nine hand auger sampling points were completed across the site, including seven Geoprobe locations inside the building. No VOCs were detected in any of the soil samples between the near surface and groundwater. Chlorinated VOCs were detected in the groundwater samples collected from the northern portion of the site, including one PCE level of 380 ppb from the ground water beneath the building. Although AES acknowledged two possible off site sources (west and north), AES concluded that a PCE "hot spot" in shallow groundwater beneath the northwest corner of the building was from an on site source not yet found. To address the AES hypothesis of an on site PCE source not yet found, AMC directed URS to conduct a focused soil gas survey to explore for residual VOC vapors in soil at the specific areas of concern identified by AES. An additional soil gas, soil, and groundwater investigation was conducted by HMC in February 2008 which showed no areas of previously unassessed soil gas, soil, or groundwater impacts at the site (further discussed below).

Information in the UST database indicates three historic USTs were registered to the Project. These USTs were reportedly installed in 1983 and closed in place as part of the decommissioning of the wastewater treatment system in 2002.

Information in the ERNS database indicates that in 1992, five gallons of “photo resist stripper” was released from a tank which overflowed to a containment, which in turn overflowed and released approximately two gallons to the floor. In 1994, an unknown quantity of sulfuric acid was released to the parking lot and reportedly cleaned up by the responsible party. The media affected was land. The release was under investigation, and the state was to be called. In 1992, 61 gallons of sulfuric acid were released from failure of primary and secondary tanks. The media affected was land. The release was reportedly being cleaned up by the discharger. In 1993, two gallons of sulfuric acid were released to a walkway from broken lines on a wastewater treatment system. The release was reportedly cleaned up by agency personnel under the supervision of the Santa Barbara County Fire Department. No radiation was reportedly released. In 1990, an unknown quantity of weak acid solution (cyanide fumes) was released to the site drainage system due to a fire. The runoff was contained to the site drainage system and was reportedly cleaned up by the responsible party. No other information was provided.

Information in the RCRA-Generator and Nongen databases indicates no violations found. Information in the HAZNET database indicates this former tenant generated organic solids, oxygenated solvents, waste oil and organic liquid mixtures.

EMG conducted a review of file information from the California Geotracker website and as provided to EMG. Pertinent information is as follows:

- EMG reviewed a Soil Gas Survey/Verification Soil Sampling letter report prepared by URS, and dated July 31, 2001. The letter report indicates that this letter was submitted to the Fire Department describing soil gas and verification soil sampling conducted at the Project on July 5 and 6, 2001. The sampling was performed in accordance with the scope of work prepared by URS, dated June 29, 2001 and approved by the Fire Department in a letter dated July 2, 2001.

The purpose of the investigation was to supplement previous sampling events and constitute the final phase of the environmental investigation for soil. The soil investigation concentrated on soil investigation in the four specific areas of concern which were identified in groundwater during the two previous investigations. The previous investigations had not identified soil impacts to the Project. However, groundwater impacts were previously identified. It was concluded that the VOCS in groundwater were likely from off-site sources. However, although two possible off-site sources were identified, one “hot spot” near the northwest corner of the building was potentially from an on-site source not yet identified.

The four areas of concern identified were the groundwater PCE “hot spot” near the loading dock; an area of 1,1-DCE in groundwater near the equipment area north of the building; an area along the north perimeter of the Project; and an area north and south of the hazardous waste storage area. Eighteen borings were sampled for soil gas and soil matrix. A total of 28 soil gas samples and 27 soil samples were analyzed. The laboratory results from Area 1 identified PCE at 12 ppb in one sample; however, nearby and verification samples were non-detect. The laboratory results from Area 2 identified TCE at 23 ppb and 1,1DCE at 1.5 ppb each in one sample; however verification samples were non-detect and it was concluded the original results were from groundwater within the capillary fringe. The laboratory results from Area 3 were non-detect. The laboratory results from Area 4 identified TCE at 26 ppb and 1,1-DCE at 3ppb each in one sample; however, the verification samples were non-detect and it was concluded the original results were from groundwater within the capillary fringe.

- EMG reviewed a Groundwater Sampling Report, MW-1, prepared by URS, and dated April 28, 2005. The PCE concentrations in the two samples were 5.0 ppb, which was an order of magnitude lower than previous events. 1, 1-dichlorethene and trichloroethene were below the detection limit. 1,4-dioxane was not analyzed. VOC levels were declining since 2001. The next sampling was to be conducted in October of 2005 (not on the Geotracker website).

- EMG reviewed a Groundwater Sampling Report, MW-1, prepared by URS, and dated April 17, 2006. The PCE concentrations in the two samples were 6.6 and 6.3 ppb. 1, 1-dichloroethene was detected at 1.7 and 1.6 ppb and 1,1,1 Trichloroethane was detected at 0.26 and 0.38 ppb. Trichloroethene was not detected. 1,4-dioxane was not analyzed. VOC levels were declining since 2001. The next sampling was to be conducted in October of 2006 (not on the Geotracker website).
- EMG reviewed a Groundwater Sampling Report, MW-1, prepared by URS, and dated May 25, 2007. The PCE concentrations in the sample had increased from 13 to 19 ppb. 1, 1-dichloroethene was detected at 7.4 ppb. Trichloroethene was detected at 1.1 ppb. VOC levels were declining since 2001.
- EMG reviewed a Monitoring and Reporting document, prepared by the Regional Water Quality Control Board, and dated August 7, 2007. The document indicates that the Project was required to sample MW-1 annually.
- EMG reviewed a letter from the Santa Barbara County Fire Department to the Project, dated November 5, 2007. Information in the letter indicated that the Fire Department had reviewed a Phase I ESA report, dated January of 2006. Based on the review and a subsequent meeting regarding the hotel to be constructed on the Project, the Fire Department indicated that the ESA mistakenly indicated that remediation of hexavalent chrome from an off-site source was pending. The release to the northern portion of the Project was believed to be from the Neal Feay property sewer line. The Fire Department indicated that the hexavalent chromium soil impacts related to that release were remediated to the satisfaction of the Fire Department as documented in a NFA letter dated August 28, 2003. However, the chlorinated solvents in groundwater from the Neal Feay site were still being investigated. As such, the Fire Department did not agree with the recommendation to destroy the monitoring well.

Closure letters issued by the Fire Department for soil at the Project were for specific portions of the Project and did not apply to the entire site. The Fire Department recommended that the following be incorporated into the building permit for the Project:

- Allow access to responsible parties for remediation purposes.
- Perform a new soil vapor survey and groundwater assessment for the Project. Soil vapors were to be collected from the proposed building footprint and groundwater assessment would be conducted to delineate the lateral extent of the plume at the Project. A workplan was to be submitted by December 31, 2007.
- Subsequently, a Remedial Action Plan was to be prepared.
- A soil management plan was to be in place during construction for handling potentially impacted soils.
- A NPDES permit would be needed for dewatering during construction.
- The Fire Department would be the oversight agency for this Project.
- The new address for the separate parcel was to be provided once available.

- EMG reviewed a Soil Gas, Groundwater, and Soil Sampling report, prepared by Hazard Management Consulting, Inc., and dated February, 2008 (included in the August 2 URS letter discussed below). The Fire Department had requested the investigation, based on review of a study for the proposed hotel. The Project included the western portion of the larger parcel. One monitoring well was identified at the Project. Five soil gas samples were collected and analyzed for VOCs. Benzene and toluene were detected in two samples below reporting limit but above method detection limit, but not detected in a duplicate sample in SG-1. Nine groundwater samples were collected. No VOCs were detected in four of the samples. PCE was detected in three samples at the eastern portion of the Project. TCE and 1,1 DCE were detected in GW-3. Trace amounts of benzene, toluene, chloroform, chloromethane, and vinyl chloride were also detected. Thirty soil samples were collected and twenty were analyzed for VOCs. PCE was detected in one sample (GW-3-15') at 0.014 ppm. VOCs were detected in GW-1-3' including acetone, 2-butanone, toluene. Acetone and butanone were also detected in GW-8-3'. The report concluded that soil gas sampling did not detect chlorinated VOCs in the footprint of the proposed building. Toluene and benzene were detected, but not in duplicate samples and concentrations were below residential shallow soil gas human health screening levels. PCE was detected in groundwater along the eastern side. The results were consistent with previous sampling. The VOCs detected in soil samples were below 0.1 ppm. The results of the assessment did not identify previously unassessed soil, soil gas, or groundwater impacts related to prior operations, and conditions were compatible with construction of a hotel.
- EMG reviewed a Groundwater Sampling Report, MW-1, prepared by URS, and dated May 19, 2008. The PCE was detected at 9.3 ppb. 1, 1-dichlorethene was detected at 5.8 ppb. Trichloroethene was detected at 1.1 ppb. VOC levels were similar to previous sampling events. The next sampling was to be conducted in March of 2009.
- EMG reviewed a Groundwater Sampling Report, MW-1, prepared by URS, and dated May 19, 2009. The PCE was detected at 3.6 and 3.2 ppb. 1, 1-dichlorethene was detected at 3.1 and 2.8 ppb. Trichloroethene was not detected. 1,1-trichloroethane and all other VOC compounds were not detected above laboratory reporting limits. The next sampling was to be conducted in March of 2009.
- EMG reviewed a Groundwater Sampling Report, MW-1, prepared by URS, and dated May 5, 2010. The PCE was detected at 5.4 and 5.6 ppb. 1, 1-dichlorethene was detected at 2.0 and 1.8 ppb. Trichloroethene was not detected. 1,1-trichloroethane and all other VOC compounds were not detected above laboratory reporting limits. The next sampling was to be conducted in March of 2011.
- EMG reviewed a letter from the RWQCB to the Project, dated July 22, 2010. The letter indicated that estimated cost for the oversight of cleanup was \$1,900.
- EMG reviewed a letter from the RWQCB to the Project, dated March 22, 2011. The letter indicated that the Water Board had required soil and groundwater monitoring programs for several properties in the Goleta area for investigation of TCE groundwater impacts. Based on the investigation, the Water Board would require additional information at several sites identified as potential sources (including the Project). Workplans were required to be submitted to the Water Board, based on an identified scope of work which included soil gas survey, additional soil sampling, assessment of shallow groundwater, and assessment of deep groundwater. A letter dated April 22, 2011 from URS requested an extension for submission of the workplan.
- EMG reviewed a Groundwater Sampling Report, MW-1, prepared by URS, and dated May 27, 2011. The PCE was detected at 4.5 and 4.3 ppb. 1, 1-dichlorethene was detected at 1.2 ppb. Trichloroethene was not detected. 1,1-trichloroethane and all other VOC compounds were not detected above laboratory reporting limits. The next sampling was to be conducted in March of 2012.

- EMG reviewed a letter from URS to the RWQCB, dated August 2, 2011. The letter indicated that URS had conducted a review of existing data for the Project and neighboring properties. No information was identified that the Project utilized the types of solvents identified in groundwater. Continued groundwater monitoring demonstrated that the TCE was detected in shallow groundwater, Project operations did not contribute to the regional contamination of groundwater. The letter indicated that based on the previous investigations at the Project, no further assessment was warranted at the Project. Groundwater gradient was reported as variable based on different locations. URS recommended that all groundwater elevation data for properties in the region be reviewed and a universal elevation reference for all regional wells be developed so data is consistent. URS recommended no additional investigation at the Project to identify TCE sources. In addition, an understanding of regional groundwater gradient was needed for source identification. The letter included the Soil Gas, Groundwater, and Soil Sampling report, prepared by Hazard Management Consulting, Inc., and dated February, 2008 (discussed above) which concluded that no previously unassessed soil, soil gas, or groundwater impacts related to prior operations were identified and conditions were compatible with construction of a hotel.

**RAYTHEON EW OPERATIONS**

**6380 Hollister Avenue**

**Distance: Adjacent**

**Direction: West**

**Databases listed on: CORRACTS, RCRA-TSD, CERC-NFRAP, SLIC**

Based on review of the document discussed below, documented groundwater flow is to the southeast, and toward the Project. Information in the CORRACTS database indicates as of 2003 migration of contaminated groundwater is under control and human exposures are under control. Information in the RCRA-TSD database indicates violations exist, but all of the violations have met compliance. Information in the CERC-NFRAP database indicates the site has been archived. Information in the SLIC database indicates the site is undergoing verification monitoring. Based on review of previous reports listed above, it appears that this site may have impacted the Project on the far western portion. However, based on the information discussed above for the Project, the RWQCB had determined that the plume had been adequately delineated, and the contaminants on the Project appeared to be from on site or the north-northeast.

EMG reviewed a First Semiannual 2011 Groundwater and Remedial Progress Monitoring report for this site, prepared by Otie, and dated May of 2011. This report indicated that twenty-eight wells are to be sampled semi-annually. Eighteen are shallow wells and ten are deep wells. Four of the deep wells are located on the property to the northeast (Building H9). Enhanced in situ bioremediation was conducted at this site beginning in 2003. The shallow groundwater monitoring results identified PCE, TCE, cis-1,2-DCE, trans-1,2-DCE, 1,1-DCA, 1,1-DCE, and vinyl chloride. Fourteen of the seventeen wells showed exceedances of the State MCLs for drinking water (including cis-1,2-DCE and VC in MW-11 in the road directly adjacent to the Project). Samples were below the RWQCB Screening levels except for six wells for VC. Fluctuations were within historical ranges except MW-112 and WP-13R. Four of the deep wells did not exhibit concentrations above reporting limits. Six wells showed concentrations of PCE, TCE, 1,1-DCA and 1,1-DCE. Samples were below the RWQCB Screening levels. The report concluded that the EISB implementation continued to be effective. Concentrations had generally showed decreasing trends over time. Slight increases in the main or east area had been observed and were potentially related to groundwater fluctuations but evaluation of these trends was recommended. Based on the above information, this site may have the potential to have impacted the Project, although, it appears that the groundwater impacts are generally decreasing. The Project may want to keep apprised of the status of this case due to the slight increases in the main/east area, near the Project.

**E.G.G.**

**130 Robin Hill Road**

**Distance: Adjacent**

**Direction: North**

**Database listed on: SLIC**

Based on review of groundwater contour maps from investigations at this site, the documented groundwater flow in the area of this site is variable, but toward the Project in the most recent sampling. Information in the SLIC database indicates this site is “undergoing assessment and interim remedial action” as of August 2008. The potential contaminant is listed as Trichloroethylene. Based on the available information, this site is impacted by the same TCE groundwater contamination that has impacted the Project. The source at this site was inconclusive as of 2005. Additional work was required in 2006 by the Regional Water Quality Control Board. The investigation was conducted and the Water Board was reviewing the data as of 2007.

EMG reviewed a Site Closure Request and Letter Report, prepared by Waterstone Environmental, Inc., dated October 26, 2011. The report indicated that additional groundwater sampling and soil sampling had been conducted for additional delineation of the TCE plume beneath this site per request of the RWQCB. Waterstone had conducted initial groundwater and soil sampling in November of 2006 to determine whether this site was a source of TCE in groundwater. The highest concentration of TCE in groundwater was 32 ug/l. This was compared to 160 ug/l identified on the Neal Feay property. It was concluded that the TCE at this site was the result of migration from the Neal Feay property. The results from the 2011 sampling event indicated that the TCE concentrations at the Project showed decreasing from the east to west, with the highest concentration being 53 ug/l as compared to 243 ug/l at the Neal Feay property during the same time frame. Other constituents detected at this site were 1,1 DCE, was concluded to be from the Neal Feay property as well. A NFA determination was requested for this site. Based on this information, no further action appears warranted regarding this site. Additional information regarding the Neal Feay site is discussed below.

**NEAL FEAY COMPANY**

**133 S La Patera**

**Distance: Adjacent**

**Direction: Northeast**

**Database listed on: CUPA Listings**

Based on review of the most recent monitoring report, the documented groundwater flow at this site is to the south-southwest, and had shifted from south-southeast in late 2010 and north in 2008 and early 2010. EMG reviewed a First Semi-annual 2011 Groundwater Monitoring Report, prepared by Rincon Consultants, and dated April, 2011. No discussion of the results was included in this report. However, the concentrations of TCE in shallow MW-2 in the southwest corner of this site appear to have increased through early 2010 and then decreased. The concentrations in deep well MW4 and shallow MW-3 in the western portion of this site appear to have decreased over time. Based on review of the above information and other available information discussed above for 130 Robin Hill Road, this site appears to have historically impacted the Project. Given the shift in groundwater flow, and likely extent of the groundwater impacts associated with this site, the Project should remain apprised of the status of this case.

**CITY OF SANTA BARBARA AIRPORT; SB AVIATION**

1301 Firestone Road/20 Arnold Place

**Distance:** Adjacent

**Direction:** South

**Databases listed on:** LUST, UST, Cortese

Based on review of the USGS Topographic Map, this site is located topographically down-gradient from the Project and estimated groundwater flow in the area of the site is to the southwest, parallel to and away from the Project. Information in the LUST database indicates the two cases are closed for this site. Information in the UST database indicates there is one inactive UST registered for this site. No information is located on the Cortese database. Based on estimated groundwater flow and the regulatory status, this site is not anticipated to have adversely impacted the environmental integrity of the Project.

**SANTA BARBARA CHRYSLER DEALERSHIP**

6290 Hollister Avenue

**Distance:** Adjacent

**Direction:** East

**Databases listed on:** LUST, UST, RCRA-Generator, Haznet

Based on review of the USGS Topographic Map, this site is located topographically cross-gradient from the Project and estimated groundwater flow in the area of the sites is to the southwest, parallel to and possibly toward the Project. Information in the LUST database indicates this site is undergoing site assessment for contamination including benzene in groundwater with uses other than drinking water. Review of a Second Quarter 2008 quarterly monitoring document for this site, prepared by Padre Associates, and dated June 11, 2008 indicated that no VOCs, PCBs, or TPH were detected in groundwater with the exception of MTBE in one sample. The report concluded that there was very limited soil and groundwater contamination present in the vicinity of the former USTs, and that MTBE detected was likely from an off site source. Padre recommended case closure. Information in the UST database indicates two USTs are registered to this site. Information in the RCRA-Generator database indicates no violations found. Information in the Haznet database indicates that this site generated unspecified solvent mixture waste. Based on the above information, no further action or investigation is recommended regarding this site.

**ROBIN HILL ROAD/HOLLISTER AVE.**

**Distance:** Adjacent

**Direction:** Southwest

**Database listed on:** Notify 65

No information was identified in the Notify 65 database. It should be noted that this database is not longer updated by the regulatory agency since 1993. Based on review of the investigations conducted at the Project, and surrounding area, this site is not anticipated to have adversely impacted the environmental integrity of the Project.

**USCOE/ARITOR-TANK #304/SC CITY VACANT BUILDING 304**

1401 Firestone Road

**Distance:** Approximately 317 feet

**Direction:** South-Southeast

**Database listed on:** LUST, UST

Based on review of the USGS Topographic Map, this site is located topographically downgradient from the Project and estimated groundwater flow in the area of the sites is to the southwest, away from the Project. Information in the LUST database indicates the case is closed for this site. Based on distance from the Project, estimated groundwater flow, and the regulatory status, this site is not anticipated to have adversely impacted the environmental integrity of the Project.



**VEECO INSTRUMENTS LLC**

**112 Robin Hill Road**

**Distance: 341 feet**

**Direction: North**

**Database listed on: SLIC**

Based on review of the USGS Topographic Map, this site is located topographically cross-gradient from the Project and estimated groundwater flow in the area of the sites is to the southwest, parallel to and potentially toward the Project. Information in the SLIC database indicates this site is undergoing assessment. The potential contaminant is listed as Trichloroethylene. Based on the available information, this site has been investigated with the 6380 Hollister and as part of the 133 La Patera investigation. Sampling from March of 2011 included in the 6380 Hollister assessment indicated that TCE was detected at 180 ppb in a deep well on the southeast corner of this site. Review of a Property Screening Workplan, prepared by Otie, and dated May 2011 indicated that previous assessments had identified TCE and other chlorinated VOCs at this site. The workplan was prepared pre directive from the RWQCB for additional investigation in to the TCE contamination in the area. Based on the available information, this site is not anticipated to have impacted the Project. However, the Project may want to keep apprised of the status of this investigation as it relates to TCE contamination in the area.

**USCOE-TANK #239**

**640 Mollenhaver Road**

**Distance: Approximately 669 feet**

**Direction: East-northeast**

**Database listed on: LUST**

Based on review of the USGS Topographic Map, this site is located topographically upgradient from the Project and estimated groundwater flow in the area of the sites is to the southwest, towards the Project. Information in the LUST database indicates the case is closed for this site. Based on distance from the Project and the regulatory status, this site is not anticipated to have adversely impacted the environmental integrity of the Project.

The remaining listed sites are located greater than 500 feet from the Project. Some of these sites may be impacted or be sources of the TCE plume affecting groundwater. Based upon such factors as topographic relation, the estimated groundwater flow direction, and regulatory status, as well as sampling conducted at the Project, no further action or investigation appears warranted regarding these sites.

---

---

### **3. CONCLUSIONS/RECOMMENDATIONS**

---

---

EMG has evaluated the documents provided and based on this review, and presents the following conclusions and/or recommendations:

Based on review of the current regulatory database report, EMG identified no significant changes when compared to the previous regulatory database search.

Based on review of the regulatory database report, the Project is listed on several regulatory databases. Information from the California Geotracker website indicates that several investigations and ongoing monitoring have been conducted at the Project and adjacent and/or nearby sites. Based on the information reviewed for the Project as well as the adjacent sites at 6380 Hollister, 130 Robin Hill, and 133 La Patera, the Project was impacted reportedly from a historic release from the Neal Feay property, for which MW-1 continues to be monitored. The Project should keep apprised of the ongoing groundwater investigations in the area, given documented variable groundwater flow, and proximity to the Project. EMG recommends that during construction of the proposed hotel, if any impacted soil or groundwater is encountered, they be handled following all applicable regulations and directives from the RWQCB and Fire Department be followed.

---

---

## **4. APPENDICES**

---

---

APPENDIX A: Regulatory Database Report

APPENDIX B: Resumes

---

---

**APPENDIX A:  
REGULATORY DATABASE REPORT**

---

---

**Project #: 100115.001.013**

6300 Hollister - Parcel 2

Parcel 2 of 6300 Hollister Avenue

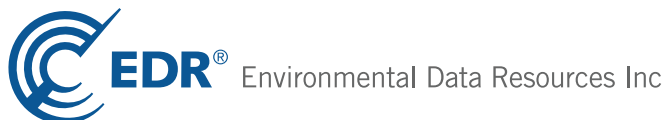
Goleta, CA 93117

Inquiry Number: 3217695.1s

December 02, 2011

# The EDR Radius Map™ Report

Prepared for EMG



440 Wheelers Farms Road  
Milford, CT 06461  
Toll Free: 800.352.0050  
[www.edrnet.com](http://www.edrnet.com)

---

---

**APPENDIX B:  
RESUMES**

---

---

## JENNIFER L. UPCHURCH

*Senior Environmental Consultant*

### *Education*

- Bachelor of Art, Marine Affairs/University of Miami, 1992
- Two years Coursework towards Masters in Marine Policy, University of Delaware, 1996

### *Project Experience*

- **Commercial and Residential Properties** – Ms. Upchurch has performed over 40 environmental site assessments for various types of property, including conducting environmental regulatory and historical research, and prepared reports for over 300 environmental site assessments. In addition, Ms. Upchurch has reviewed over 2,200 Phase I environmental site assessments, prepared by others.
- **Portfolio Management** – Ms. Upchurch has managed over 60 Phase I environmental site assessment portfolios, including large scale portfolios, such as 200 bowling centers, 350 nursing centers, 128 bottled gas facilities, 67 manufactured home communities, 63 self storage facilities, 52 hotels, and 32 gas stations.
- **University of Maryland Hagerstown Educational Center** – Ms. Upchurch was responsible for conducting a full hazardous materials investigation on a vacant commercial structure in Hagerstown, Maryland. The investigation included a full asbestos inspection, lead-based paint inspection, survey for microbiological growth, and inventory of possible PCB-containing components and unused chemicals. Ms. Upchurch prepared the investigation report, conducted subsequent design surveys, and prepared abatement specifications for the Project. Additionally, Ms. Upchurch was responsible for review of abatement contractor submittals and oversight of the staff conducting abatement monitoring at the Project, and participated in the project status meetings.
- **Way Station** – Ms. Upchurch has conducted over 50 lead-based paint inspections for various clients participating in the Maryland Department of the Environment, Lead Risk Reduction Program. As a Maryland licensed Lead Risk Assessor, Ms. Upchurch was responsible for communicating to clients, the requirements of the Program and assessment options available, scheduling and conducting the lead-based paint inspections, and preparation of forms and documentation required by Maryland Department of the Environment.

### *Industry Tenure*

- Environmental: 1996
- EMG: July, 2003

### *Industry Experience*

- Office
- Industrial
- Higher Education
- Healthcare
- Retail
- Government
- Multi-family Residential

### *Active Licenses/Registration*

- Certified EPA/AHERA Building Inspector/PS2250405, 1997
- Maryland Department of the Environment, Certified Water Sampler/JU2394, 2001
- Maryland Certified Lead-based Paint Inspector/Risk Assessor, 2000
- RMD LPA-1 Lead Paint Inspection System, 2000
- Niton XRF Spectrum Analyzer, 2001

### *Regional Location*

- Hunt Valley, Maryland

