



## Lincoln Colony Apartments Project

### Appendix D

Site Assessment Memo, December 2020

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December 8, 2020

David Blumenthal, AICP  
Sagecrest Planning and Environmental  
2400 East Katella Avenue, Suite 800  
Anaheim, CA 92806  
dblumenthal@sagecrestplanning.com

RE: 898-914 W Lincoln Ave, Anaheim, California 92805  
Proposal Number: 20-302418.1

Dear Mr. Blumenthal:

Partner Engineering and Science, Inc. (Partner) is pleased to provide this memo regarding the Lincoln Colony Apartment Project Anaheim. Partner understands that the current project is a proposed 44 unit apartment building at 898-914 W Lincoln Ave, Anaheim. The site is currently vacant, but was formerly a car wash and there is a closed LUST case on the site. Due to the proposed change in land use to residential the City is requiring a Site Characterization Report and a Soil Vapor Health Risk Assessment.

Partner prepared a Phase I Environmental Site Assessment for this property for the City of Anaheim for the Lincoln Avenue Widening Project from West Street to Harbor Boulevard, dated August 23, 2016, attached. The ESA made the following findings:

The subject property parcel consists of a 0.55 acre of land is improved with one, 1-story building and associated paved parking areas. The building was constructed in 1954. Onsite operations consist of a car wash. The site also formerly operated as a gasoline station from 1954 to 2000. Access to the subject property is to the north and east from West Lincoln Avenue and South Ohio Street. The partial ROW acquisition will affect the northeast corner of the parcel located adjacent to West Lincoln Street and South Ohio Street, totaling approximately 130 square feet of land that is currently occupied by a pole sign and a parking lot.

No hazardous substances or petroleum products were observed on the subject property during the site reconnaissance. Small quantities of cleaning products and general maintenance supplies are expected to be present at the subject property. Based on the nature of use, these materials are not expected to represent a significant environmental concern.

No evidence of current underground storage tanks (USTs) such as fill ports, piping, or vent pipes was observed or reported onsite. According to available document obtained from the California State Water Resources Control Board (SWRCB), GeoTracker Database, three 10,000-gallon, gasoline USTs and related fueling appurtenances were removed from the north and east side of the building at the subject property in February 2000. Subsequent soil and groundwater investigations indicated that the soil and groundwater at the subject property were impacted with Total Petroleum Hydrocarbons as gasoline (TPHg), benzene, toluene, ethylbenzene, total xylenes, Methyl Tert Butyl Ether (MTBE), and Tert Butyl Alcohol (TBA) in the area of the former gasoline USTs and dispensers.

Groundwater monitoring wells were constructed with screened intervals from approximately 80 to 110 feet below ground surface (bgs) and vapor extraction wells VE1 through VE4 were constructed with screened intervals of 20 to 95 bgs at the subject property. The depth to groundwater beneath has been measured at depths ranging from a high of 72.35 feet bgs on April 16, 2007, to a low of 105.30 feet bgs on December 23, 2009.

Under the oversight of the Regional Water Quality Control Board (RWQCB), FREY Environmental, Inc. (Frey) commenced operation of a skid-mounted, Global Remediat, Model No. 7, catalytic oxidizer, vapor extraction treatment system (VES) at the subject property on February 7, 2014. Frey conducted soil vapor extraction remediation between February 7, 2014 and April 17, 2015. During this time period, approximately 4,551 pounds (752 gallons) of petroleum hydrocarbons were estimated to have been removed from soil beneath the subject property by soil vapor extraction. In August 2016, post remediation soil vapor extraction test was conducted at the subject property.

The data provided by Frey indicate that low levels of petroleum hydrocarbons remain at depths greater than 40 feet below the surface. Groundwater was not impacted at levels above RWQCB criteria. A low threat closure was requested assuming the use would remain commercial. Based on the Closure Summary provided on the State Water Resources Control Board (SWRCB) Geotracker database, Frey completed the remediation and the RWQCB offered unrestricted closure via letter dated June 25, 2018. An unrestricted closure means that the property can be reused for any purpose, not just commercial.

Due to the proposed residential use, a soil vapor survey with samples collected at approximately 5 feet in depth would be the appropriate action to evaluate the current condition of the site. Data would be compared to current DTSC and RWQCB Human Health Risk criteria. The Closure Summary found that soil that remains impacted is at depths of over 40 feet, which would not be encountered with the proposed residential project

We appreciate the opportunity to assist with this project. If I can be of any other assistance, please don't hesitate to contact me via telephone at (310) 622-8855 or e-mail at [dstott@partneresi.com](mailto:dstott@partneresi.com).

Sincerely,

A handwritten signature in black ink that reads "DB Stott". The letters are cursive and somewhat stylized.

Debbie Stott  
Principal