
APPENDIX I

INITIAL SITE ASSESSMENT

MEMORANDUM

To: Richard Oliver
From: Sally Rideout, Senior Planner
Cc: Steven M. Kinsella, David Rodriguez, John Noori
Date: May 13, 2010

Re: Initial Site Assessment: Proposed EVA Lane Driveway Approach on Airline Highway - Gavilan College San Benito Campus/Fairview Corners Residential Project

Message:

To assess the proposed project for potential hazardous waste involvement an initial site assessment (ISA) has been prepared for the project following Caltrans guidelines as presented in Appendix DD – Preparation Guidelines for Initial Site Assessment (ISA) Checklist for Hazardous Waste of the Project Development Procedures Manual (Caltrans, July 1999). The ISA is based on information provided in the EIR for the development project. The proposed EVA lane driveway approach will require an encroachment permit from Caltrans, District 5, for construction of the driveway approach and access onto State Route 25. Attached is a completed Caltrans Initial Site Assessment Checklist for the above-referenced project. The results of the checklist indicate that there are no hazards or hazardous materials associated with the project site, and no further review is required. Therefore the project is in compliance with ASTM Standard E1527-05, and a Phase I Environmental Site Assessment will not be required. If you have any questions, please contact me at extension 210.

GAVILAN SAN BENITO CAMPUS AND FAIRVIEW CORNERS RESIDENTIAL SPECIFIC PLAN PROJECTS INITIAL SITE ASSESSMENT (ISA) CHECKLIST

This Initial Site Assessment was prepared using the format presented in the Caltrans *Project Development Procedures Manual* (July 1999), Appendix DD, Hazardous Waste.

PROJECT INFORMATION

District: Caltrans District 5

County: San Benito County

Route: State Route 25 (Airline Highway)

Kilometer Post (Post Mile): N/A

EA: N/A

Description: The proposed project is a new driveway approach on State Route 25 (Airline Highway) located approximately 2,700 feet east of the intersection of Airline Highway and Fairview Road in San Benito County (hereinafter “project site”). The project would affect approximately 1.2 acres within the Caltrans right-of-way. Use of the driveway and access road would be restricted to emergency vehicles only. The proposed driveway would accommodate the installation of an emergency vehicle access lane between the highway and the proposed *Fairview Corners Residential Specific Plan* project site. The proposed emergency vehicle access (EVA) road would extend from the southeastern corner of the *Fairview Corners Residential Specific Plan* site to

Airline Highway along the east boundary of the Gavilan San Benito Campus site. Figure 1, Aerial Photograph, presents the location of the project site and identifies an area of potential impact.

Project Manager: David Rodriguez Phone #: 408-848-4800 (Gavilan College District)
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Steven M. Kinsella, Superintendant/President, 408-848-4800
Gavilan College

Project Engineer: John Noori, Kier & Wright Phone #: 408-727-6665
Civil Engineers & Surveyors, Inc.

PROJECT SCREENING

1. Project Features:

New R/W? No. The proposed new driveway approach would be constructed within the existing right-of-way.

Excavation? Yes. Minimal grading and excavation are required to construct the driveway and approach.

Railroad Involvement? No.

Structure demolition/modification? No.

Subsurface utility relocation? No.

2. Project Setting

Rural or Urban: Rural

Current land uses: The project site is currently unimproved right-of-way on the north side of Airline Highway. The area of potential impact extends beyond the existing right-of-way onto adjacent rangeland, which consists of an agricultural field of cultivated barley that is annually disced and periodically grazed by cattle.

Adjacent land uses (industrial, light industry, commercial, agricultural, residential, etc.): Unimproved rangeland is located to the north, east and west, with rural residential uses and grassland along

Harbern Way further to the north. The Ridgemark Golf and Country Club, which includes a gated residential community, is located to the south across Airline Highway.

3. Check federal, State, and local environmental and health regulatory agency records as necessary, to see if any known hazardous waste site is in or near the project area. If a known site is identified, show its location on the attached map and attach additional sheets, as needed, to provide pertinent information for the proposed project.

A check of the Department of Toxic Substance Control Envirostor website (www.envirostor.dtsc.ca.gov/public/) reveals that there are no recorded local, state or federal hazardous waste sites or incidents recorded on or within one mile of the subject property (2010).

4. Conduct Field Inspection.

Site visit date: **January 14, 2010**. Sally Rideout and Christine Bradley, EMC Planning Group Inc. No evidence of hazards was identified.

Storage Structures/Pipelines:

Underground tanks? No.

Surface tanks? No.

Sumps? No.

Ponds? No

Drums? No.

Basins? No.

Transformers? No.

Landfill? No

Other? None

Contamination: (spills, leaks, illegal dumping, etc.)

Surface staining? No.

Oil sheen? No.

Odors? No.

Vegetation damage? No.

Other? None

Hazardous Materials: (asbestos, lead, etc.)

Buildings? No.

Spray-on fireproofing? No.

Pipe wrap? No.

Friable tile? No.

Acoustical plaster? No.

Serpentine? No.

Paint? No.

Other? None

5. Additional record search, as necessary, of subsequent land uses that could have resulted in a hazardous waste site: Please see response to Number 3.

6. Other comments and/or observations: None.

ISA DETERMINATION

Does the project have potential hazardous waste involvement? **No.**

If there is known or potential hazardous waste involvement, is additional ISA work needed before task orders can be prepared for the Investigation? **No.**

If "YES," explain; then give an estimate of additional time required: **N/A**

A brief memo should be prepared to transmit the ISA conclusions to the Project Manager and Project Engineer.

ISA Conducted by: Christine Bradley, EMC Planning Group Inc. **Date:** April 30, 2010

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