

Appendix 4.6

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To:	<u>Nicole Carter, CMCA</u>	Date:	<u>October 26, 2006</u>
From:	<u>Eric Snelling</u>	Project No:	<u>0701-0051</u>
Subject:	<u>Cotati Downtown Specific Plan – Hazardous Materials Research</u>	Copy to:	<u></u>

This memorandum addresses known or suspected hazardous waste sites within the proposed Cotati Downtown Specific Plan area in Cotati, California, based on review of readily-available agency-maintained environmental databases. These risks are primarily associated with the potential for hazardous materials storage, underground and aboveground storage tanks, and the historical sites located within the boundaries of the proposed Specific Plan Area.

Methodology

An environmental records search was conducted by Environmental Data Resources, Inc. for the Specific Plan Area to identify known or suspected areas of contamination, underground storage tank locations, solid waste management facilities, and hazardous waste treatment, storage, and/or disposal locations. The research activities provide an overview of the environmental conditions of the Specific Plan Area and are not intended to replace property-specific Phase I environmental site assessments or any parcels within the Specific Plan Area.

Setting

The Specific Plan Area contains a mixture of residential, retail commercial, service commercial, and public facility land uses. The Specific Plan Area includes approximately 60 acres and is centered along Old Redwood Highway east of U.S. Highway 101.

Findings

A review of environmental databases completed for the Specific Plan Area identified several sites with known or suspected contamination resulting from previous or current uses. The identified sites include 4 leaking underground fuel tanks sites as shown in Table 1 below.

Table 1 – Sites Identified Within Cotati Downtown Specific Plan Area

Site Name	Address	Case	Status
Shell Service Station	7675 Old Redwood Highway	LUST	Groundwater affected. Remedial action underway.
Beacon Service Station	7716 Old Redwood Hwy.	LUST	Groundwater affected. Remediation Plan submitted.
Ultramar Service Station	7898 Old Redwood Hwy.	LUST	Groundwater affected, post-remediation monitoring underway
Unocal Service Station	8600 Old Redwood Hwy.	LUST	Groundwater affected, post-remediation monitoring underway.

Source: Environmental Data Resources, Inc., EDR Radius Map Report, December 19, 2006.

Notes:

LUST – Leaking Underground Storage Tank Site under regulatory oversight.

Additionally, several LUST sites listed with a status of “Case Closed” were listed on the EDR database report. It should be noted that residual soil contamination may be present at each of these listed LUST sites, even sites with a Case Closed status. Additional remedial activities may be required by local or state regulatory agencies if grading activities during redevelopment would disturb remaining areas of contaminated soils.

Additional sites were listed on the regulatory databases reviewed as currently or previously containing underground storage tanks (USTs), generating small quantities of hazardous wastes, or handling hazardous materials in reportable quantities. The listing of sites as containing USTs or handling hazardous materials or wastes is not necessarily an indication of site contamination.

The assessment and clean-up of properties may be required as part of site re-development which would be managed via existing regulations with oversight provided by the local CUPA and the RWQCB. Established cleanup goals will be applied to contaminated sites and the sites remediated before development is allowed to occur.

A copy of the EDR Radius Map report will be forwarded to you along with this memorandum. Please contact me if you have questions or need additional information. Thank you for the opportunity to be of service to Crawford, Multari, and Clark Associates.