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Hazardous Materials: Previous on-site and off-site uses have contributed to the presence of hazardous materials in the soil and groundwater at the site. These are summarized below and documented in the Phase I report attached to this statement. The project will follow City and CEQA required mitigations to manage hazardous materials during construction and operation of the project.

There are elevated concentrations of various petroleum hydrocarbon (TPH) compounds, semi-volatile organic compounds (SVOCs), and volatile organic compounds (VOCs) and pesticides in the groundwater below the site from a previous pest control business. The project team's environmental consultants believe that that existing site and subsurface conditions (e.g., concrete floor slab and foundation system) are effectively limiting the mobility of the groundwater plume and find that the plume is stable. Therefore, in their present state, residual impacts present below the site do not appear to be posing a significant risk to human health and the environment.

The former Veriflo Facility (2246 Fifth St., off-site) is located approximately 200 feet east-southeast of the subject site and operated as a metals-finishing plant. Historical metals finishing operations at this facility resulted in the release of VOCs, primarily trichloroethene (TCE), tetrachloroethene (PCE), and vinyl chloride (VC). Investigations indicate groundwater impacts have migrated downgradient and offsite towards the northwest, which is in the direction of the subject site.

Several of the subject site's facilities currently and/or historically used chlorinated solvents, hazardous materials, and petroleum products. No spills or evidence of any releases were reported for current or historical facilities. However, the current and historical uses of these chemical products at the subject site may have contributed to impacts identified in the Phase I report.

Soils/Geotechnical Findings: The site is blanketed by medium stiff to very stiff clay fill with variable sand and gravel content. The fill is underlain by native alluvium consisting of interbedded layers of stiff to hard clay with varying sand content and medium dense to very dense clayey sand with varying gravel content. Near surface soil may be highly to very highly expansive. The project team's geotechnical analysis indicates the underlying soils below the groundwater are not susceptible to liquefaction because of their cohesion. The analysis indicates clay layers at deeper depths may experience cyclic softening during a major earthquake event but concludes the risk of lateral spreading to be nil. Following site demolition, the existing fill below the proposed building would be over-excavated and recompacted. Foundations and slabs would be designed and constructed to resist the effects of the expansive clay.

Traffic: A Traffic Impact Analysis has been completed and is part of the Use Permit application. As outlined above, the project proposes a robust TDM program and improvements that aim to further reduce vehicle trips and promote the use of alternative modes of transportation.