

## MEMORANDUM

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**To:** Caitlin Munson, Dudek  
**From:** Audrey Herschberger, Stephanie Chao, Dudek  
**Subject:** Hazardous Materials Assessment for Santee Community Center  
**Date:** April 17, 2025  
**Attachments:** A – Figure 1, Project Location  
B - Historic Aerial Photographs

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This hazardous materials assessment was conducted for the proposed Santee Community Center Project (project), which proposes development in the downtown area of the City of Santee, in the southwestern portion of San Diego County. The proposed project site is 5.20 acres of a current parking lot, grass field, and paved walking paths located north and east of and adjacent to a city-owned YMCA facility, located at 10123 Riverwalk Drive (Attachment A, Site Map). The project site is situated directly south of Riverwalk Drive, 0.03 miles west of Park Center Drive, and adjoining a channelized tributary to the north and west. The project site can be accessed from Riverwalk Drive to the north.

The proposed project would involve the construction of the Santee Community Center building, which would be two stories and include event space, office space, and support spaces and would total 12,500 gross square feet. Proposed project activities would include partial removal of existing parking, site preparation, grading/land improvement, paving, and construction of the proposed Community Center.

The purpose of this hazardous materials assessment is to determine if there are any potential environmental concerns on the project site related to hazardous materials and/or waste. This hazardous materials assessment consists of a review and summary of regulatory agency records, historical aerial photographs, and potential site hazards due to hazardous material pipelines and/or oil and gas wells.

## 1 Physical Setting

The project site is located in the downtown area of the City of Santee. The average elevation of the project site ranges approximately between 340 to 355 feet above mean sea level (Google Earth 2023). Surrounding land uses include residential, commercial, and recreational. The project site is bounded by Riverwalk Drive to the north, a YMCA to the southwest, a sports complex to the west, and a channelized tributary adjacent to the south and east (Attachment A). The San Diego River, which flows northeast-southwest, is located approximately 0.21 miles south of the project site.

Dudek consulted the online California Water Board Groundwater Information System for information about public supply wells in the project site area (SWRCB 2025a). No wells were identified on the project site. The nearest water

supply well was identified approximately 0.32 miles southeast of the project site. No depth to water was identified for nearby wells through the GAMA system. Dudek consulted GeoTracker for groundwater depth information through nearby groundwater monitoring and cleanup sites (SWRCB 2025b). The nearest groundwater data were identified approximately 0.28 miles northeast of the project site, within a monitoring well network consisting of 23 wells (Circle K#2955, GeoTracker Site ID T0607302618). The well nearest the project site had a depth to groundwater that ranged from 5.91 feet below top of casing when it was first measured in December 2010 to 11.40 feet below top of casing when it was measured most recently in October 2016.

Dudek conducted a search for oil and gas wells within 1 mile of the project site (CalGEM 2025). No oil and gas wells were identified within 1 mile of the project site.

Dudek reviewed the National Pipeline Mapping System online database (USDOT 2025). The National Pipeline Mapping System map did not identify any gas transmission or hazardous liquid pipelines, liquefied natural gas plants, breakout tanks, accidents, or incidents on or within 1 mile of the project site.

## 2 Online Regulatory Databases

### 2.1 Cortese List Sites

Government Code Section 65962.5 requires the California Environmental Protection Agency to compile a list of hazardous waste and substances sites (Cortese List). While the Cortese List is no longer maintained as a single list, the following databases provide information that meet the Cortese List requirements:

1. List of Hazardous Waste and Substances sites from Department of Toxic Substances Control Envirostor database (California Health and Safety Codes 25220, 25242, 25356, and 116395);
2. List of LUST Sites by County and Fiscal Year from the State Water Resources Control Board GeoTracker database (California Health and Safety Code 25295);
3. List of solid waste disposal sites identified by the State Water Resources Control Board with waste constituents above hazardous waste levels outside the waste management unit (California Water Code Section 13273[e] and 14 CCR Section 18051);
4. List of “active” Cease and Desist Orders and Cleanup and Abatement Orders from the State Water Resources Control Board (California Water Code Sections 13301 and 13304); and
5. List of hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the California Health and Safety Code, identified by the Department of Toxic Substances Control.

Dudek conducted a search of the above-described databases that provide information on Cortese List sites. The project site was not identified on these Cortese List databases. While multiple sites were identified with 1 mile of the project site, based on the environmental conditions, distance from the project site, and regulatory status of each of the Cortese List sites, it was determined that there were no sites that may have potentially impacted the environmental conditions of the project site.

## 2.2 Non-Cortese List Hazardous Materials Sites

Dudek also reviewed other online databases that provide environmental information on release and cleanup cases in the State of California. While these databases are not included in the Cortese List, they may provide additional information regarding potential environmental contamination on the project site. Table 1 provides a summary of the databases searched.

**Table 1. Online Database Listings**

Database	Details
California Environmental Protection Agency (CalEPA) <a href="https://siteportal.calepa.ca.gov/nsite/">https://siteportal.calepa.ca.gov/nsite/</a>	The CalEPA Regulated Site Portal is a website that combines data about environmentally regulated sites and facilities in California into a single, searchable database and interactive map. Data sources include California Environmental Reporting System (CERS), EnviroStor, GeoTracker, California Integrated Water Quality System (CIWQS), and Toxics Release Inventory (TRI) (CalEPA 2025).
Department of Toxic Substance Control (DTSC) EnviroStor <a href="https://www.envirostor.dtsc.ca.gov/">https://www.envirostor.dtsc.ca.gov/</a>	The DTSC's data management system for tracking cleanup, permitting, enforcement, and investigation efforts at hazardous waste facilities and sites with known contamination or sites where there may be reasons for further investigation (DTSC 2025).
Regional Water Quality Control Board (RWQCB) GeoTracker <a href="http://geotracker.waterboards.ca.gov/">http://geotracker.waterboards.ca.gov/</a>	The California RWQCB's data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater. GeoTracker contains records for sites that require cleanup, various unregulated projects, and permitted facilities. Sites include Leaking Underground Storage Tanks, Department of Defense, Cleanup Program, Irrigated Lands, Oil and Gas Production, Permitted Underground Storage Tanks, and Land Disposal Sites (SWRCB 2025b).
San Diego County Department of Environmental Health and Quality <a href="https://publicservices.sandiegocounty.gov/CitizenAccess/Default.aspx">https://publicservices.sandiegocounty.gov/CitizenAccess/Default.aspx</a>	The San Diego County Department of Environmental Health and Quality online database for public records includes permit records, reports and correspondence, underground storage tank compliance information, complaints, industrial compliance inspection files, and food facility and public swimming pool inspection reports.

The project site was identified in the San Diego DEHQ database (DEHQ 2025) and CalEPA Regulated Site Portal (CalEPA 2025). Various permit records were identified for the adjoining property located at 10123 Riverwalk Drive, the Cameron Family YMCA (also recorded as YMCA of San Diego), dating from December 2002 to April 2023. The permits and records were in relation to facility remodeling, pool installation, and resurfacing and modifications of the facility's pools. Two temporary food vendor permits were also identified for 10123 Riverwalk Drive, issued in March 2023. No records were identified that would indicate a potential impact of hazardous waste or materials to the project site. An inspection report from December 2022 notes use and disposal of pool chemicals (County of San Diego 2022). Pool chemicals are also recorded in the CalEPA Regulated Site Portal, including sodium hypochlorite, sodium bicarbonate, and hydrochloric acid. Four violations are noted by CalEPA between 2014 and 2017. The nature

of the violations is not noted; however, subsequent inspections completed between 2017 and 2022 were completed without violations. There are no comments regarding releases or mishandling of hazardous materials.

Three geotechnical borings were reported on the project site, which were completed at the southeastern corner of the site. Water was identified approximately 16 feet below ground surface (Group Delta 2022). Soil samples from each boring were analyzed for metals, volatile organic compounds, and petroleum hydrocarbons. No contaminants of concern were identified above normal background concentrations.

Multiple sites within 0.50 miles of the project site were identified as permitted handlers or emitters of hazardous materials. These listings are administrative, and do not indicate an unregulated or reportable release of hazardous materials to the environment. Multiple sites were also identified as contaminated sites (release sites). All of these sites have received regulatory closure, indicating the releases have been cleaned up or remediated to the satisfaction of the regulatory agency. Some of these closed sites, despite cleanup efforts, have remaining environmental contamination and received a low-risk regulatory closure or have institutional controls placed on the property. However, based on site characterization, regulatory status of each site, distance from the project site, and current land use designations, none of the identified sites are considered likely to have impacted the environmental conditions of the project site.

### 3 Historical Aerial Photographs

Dudek reviewed historical aerial photographs obtained from Historic Aerials by NETR Online for 1953, 1966, 1978, 1985, 1996, 2005, 2014, 2020, and 2022 (Attachment B; NETR 2025). The most recent Google Earth image dated December 2022 (Google Earth 2022) was also reviewed. The photographs provided background information to assess the possibility of past activities that could present environmental concerns for the project site. The aerial photographs are described in Table 2.

**Table 2. Aerial Photographs**

Date	Description
1953	The project site is vacant with an unimproved road that runs to the south and east of the project site. The surface area of the project site appears to have been mowed for potential agricultural use. The areas directly adjoining the project site appear similar to the project site while the surrounding areas of the project site appear to be vacant and undeveloped.
1966	The project site appears to have less definitive mowing or cultivation lines observed and appears similar to unused vacant land. Apparent commercial and residential structures are observed in the surrounding area, approximately 0.25 miles north, northeast, west, and southeast of the project site.
1978	The project site appears similar to the 1966 aerial photograph. Increased development has occurred in the surrounding areas.
1985	The project site appears similar to the 1978 aerial photograph. A small structure is observed just south of the project site. Further development has occurred in the surrounding areas.
1996	The project site appears similar to the 1985 aerial photograph. The small structure previously observed south of the project site in the 1985 aerial photograph is no longer present. The area adjoining to the southwest of the project site appears to be undergoing development where previous vegetation has been cleared. Increased development is observed in the surrounding areas north and southeast of the project site.

**Table 2. Aerial Photographs**

Date	Description
2003	The eastern portion of the subject property appears undeveloped and covered with grass. The western portion of the subject property and southwestern adjoining property are under development and formerly vegetated areas have been graded and excavated. Construction equipment and vehicles appear to be staged on the project site. The surrounding areas appear similar to the 1996 aerial photograph, with increased development to the southeast.
2005	Further development has occurred on the western portion of the project site and in the area adjoining to the southwest. There is now an apparent recreational facility to the southwest with at least one large, roofed structure with multiple outdoor pools. The western portion of the project site appears to be an associated parking lot and lawn. Increased development has occurred in the surrounding area to the southeast of the project site. The rest of the surrounding areas appear similar to the 1996 aerial photograph.
2009	The project site now appears to be entirely developed as a parking lot for the southwestern adjoining recreational facility. More area appears to be under construction farther to the west. Increased vegetation adjoining to the east and south around a channelized tributary is observed. A road has been constructed to the north (Riverwalk Drive) leading to the recreational facility, and another development to the northeast (nursing facility) is observed. Increased residential development is observed north of the project site with increased recreational development observed west and south of the project site.
2014	The western portion of the project site is now a grass field, while the eastern portion remains a parking lot. The recreational facility adjoining to the west is complete with baseball diamonds and additional buildings. Increased residential development is observed north of the project site with increased recreational development observed west and south of the project site.
2020, 2022	The project site, adjoining properties, and surrounding areas appear similar to the 2014 aerial photograph.

Source: Attachment B

## 4 Fire Insurance Maps

A search for historical Sanborn fire insurance maps was conducted using the Library of Congress Geography and Map Reading Room's online search database (LOC 2025). Sanborn maps provide information regarding the historical uses of the project site and surrounding properties. Sanborn maps typically exist for cities with populations of 2,000 or more; the coverage is dependent on the location of the project site within the city limits. Sanborn maps were not available within the vicinity of the project site.

## 5 Summary and Conclusions

The project site, 5.20 acres, is located in the City of Santee, in the southwestern portion of San Diego County. The project site is of even topography (340 to 355 feet amsl) in a space currently used as a parking lot and green space. The project site is bounded by commercial development (consisting of a YMCA) to the southwest, Riverwalk Drive to the north, a sports complex to the west, and a channelized tributary to the south and east. The proposed project involves development of a 12,500 square foot Community Center inclusive of dedicated facilities for teens

and seniors, lobby space, multipurpose rooms, administrative offices and storage, parking, infrastructure improvements to support the new facilities, and landscaped common areas.

The project site was vacant and predominantly unused until its use as a parking lot began between 2005 and 2009. Development of the YMCA to the southwest of the project site, which included development of the western portion of the project site, began in approximately 2003. Development of residential, commercial, and recreational properties in the surrounding areas began in the 1970s; adjoining properties to the east, south, and north were developed between 2005 and 2014. Three geotechnical borings were completed on the project site in 2022. Water was identified approximately 16 feet below ground surface.

The project site was not listed on the Cortese List databases. Review of other regulatory databases revealed release and cleanup cases, including Cortese List sites, within 0.5 miles of the project site. Based on a review of the available information, there are no cases that could have potentially impacted the project site.

## 7 Potential Impacts

Based on the information reviewed for this hazardous materials assessment, Dudek did not identify any potential impacts to the project site.

## 8 References

- CalEPA (California Environmental Protection Agency). 2025. CalEPA Regulated Site Portal. Accessed April 9, 2025. <https://siteportal.calepa.ca.gov/nsite/>.
- CalGEM (California Geologic Energy Management). 2025. California Geologic Energy Management Division, online Well Finder database. Accessed April 9, 2025. <https://www.conservation.ca.gov/calgem/Pages/WellFinder.aspx>.
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- LOC (Library of Congress, Geography & Map Reading Room). 2025. Sanborn Fire Insurance Maps Online Checklist. Accessed April 9, 2025. <https://www.loc.gov/rr/geogmap/sanborn/>.
- NETR. 2025. Historic Aerials. Accessed on April 9, 2025. <https://www.historicaerials.com/>.

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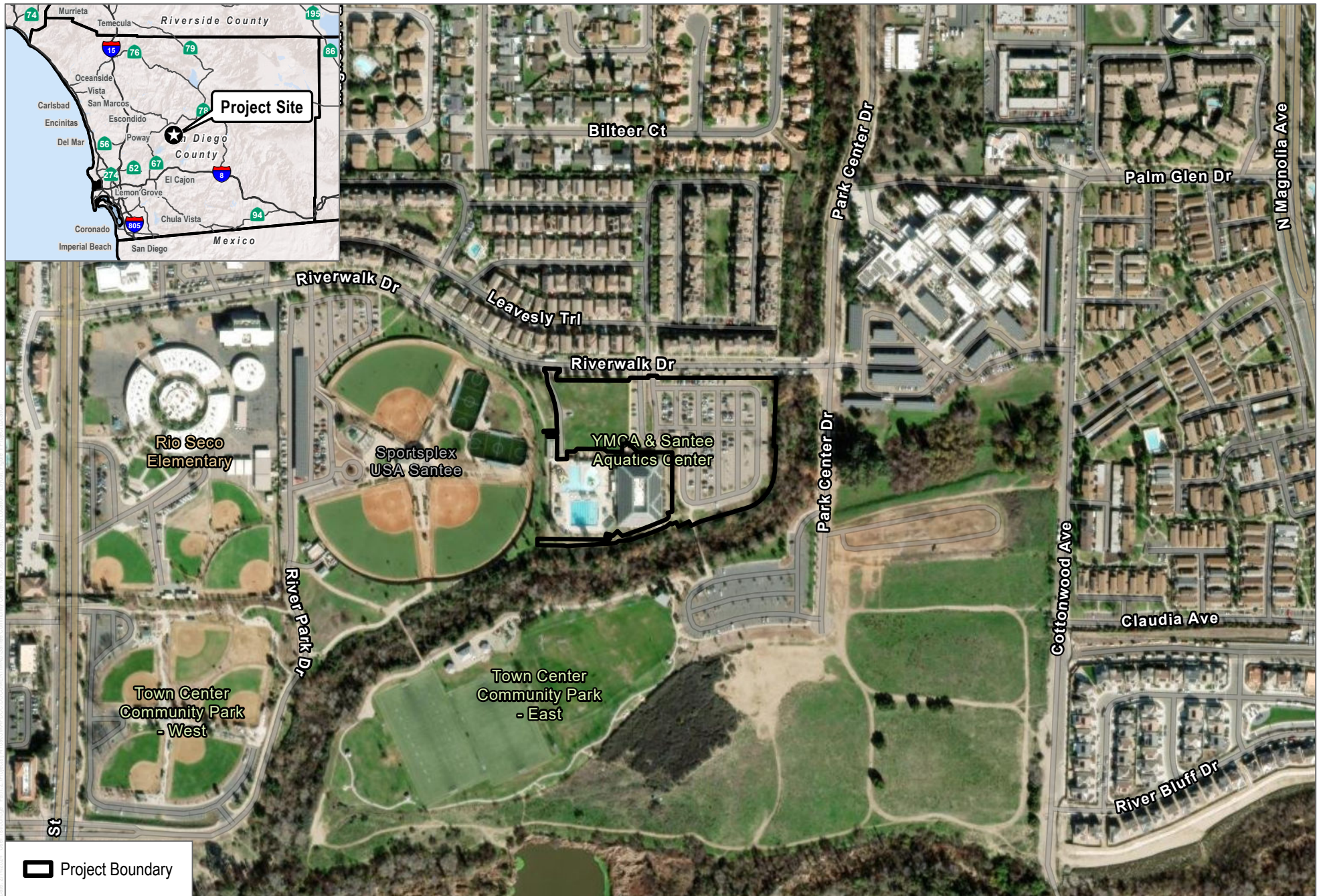
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SWRCB. 2025b. California Water Quality Control Board online database. Accessed April 9, 2025. <https://geotracker.waterboards.ca.gov>.

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## **Attachment A**

Figure 1, Project Location



SOURCE: Maxar 2022

El Cajon Quadrangle - Township 15S Range 1W Section 22

**DUDEK**



0 200 400  
Feet

**FIGURE 1**

**Project Location**

Santee Community Center Initial Study/Mitigated Negative Declaration

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## **Attachment B**

### Historical Aerial Photographs



**Aerial 1.** Aerial photograph of the project site from 1953.



**Aerial 2.** Aerial photograph of the project site from 1966.



**Aerial 3.** Aerial photograph of the project site from 1978.



**Aerial 4.** Aerial photograph of the project site from 1985.



**Aerial 5.** Aerial photograph of the project site from 1996.



**Aerial 6.** Aerial photograph of the project site from 2003.



**Aerial 7.** Aerial photograph of the project site from 2005.



**Aerial 8.** Aerial photograph of the project site from 2009.



**Aerial 9.** Aerial photograph of the project site from 2014.



**Aerial 10.** Aerial photograph of the project site from 2020.

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