

Appendix E – Redevelopment Recommendations Letter



August 2, 2021

1241.02

Mr. Michael Strahs
Vice President, Western Region
Kimco Realty Corporation
15 Southgate Avenue, Suite 201
Daly City, California 94015

RE: Redevelopment Recommendations
99 Southgate Avenue, Daly City, California

Dear Mr. Strahs:

In accordance with your request, Northgate Environmental Management, Inc. (Northgate) has prepared recommendations regarding investigation and management of potentially contaminated soils that could be encountered during the proposed redevelopment of the property located at 99 Southgate Avenue in Daly City, California (the Site). The Site consists of an approximately 55,000 square-foot tenant space that was formerly occupied by a Burlington Coat Factory retail store but is currently vacant.

Northgate understands that the redevelopment project consists of removing the existing 55,000 square-foot building and constructing a new seven-story mixed use building containing two levels of above-grade parking/retail space below five floors of residential units. The recommendations provided in this letter are designed to develop procedures for evaluating and managing potentially contaminated soil that might be encountered during the earthmoving activities which will consist of an approximate two-foot cut in the southern portion of the Site, an approximate 10-foot cut in the northern portion of the site for a half-story of below-grade parking and a 5-foot excavation and recompaction across the Site.

BACKGROUND

The Site was undeveloped and utilized as agricultural land until the early 1960s when it was improved with a 55,000 square-foot commercial building that was utilized for retail. The Site was occupied by a bowling alley and then Burlington Coat Factory as a retail outlet from approximately 2000 to 2019.

A Phase I Environmental Site Assessment (ESA) was conducted at the site in 2021 by Roux and Associates, Inc.¹ The Phase I ESA by Roux did not identify any recognized environmental conditions but did identify two Business Environmental Risks (BERs) as noted below:

- Southgate Cleaners at 183 Southgate Avenue is a former dry cleaner facility, now H&R Block, and the site of an open investigation and remediation effort involving PCE impacts in soil vapor; and
- The Property is located in an area formerly used as agricultural land until approximately the 1950s. It is possible that residual impacts of pesticides may remain in shallow soil at the Property.

Northgate is currently conducting a soil vapor extraction (SVE) rebound test at the former Southgate Cleaner's facility and has reviewed information from the ARCO gas station that is located adjacent to the former drycleaner and the Site and noted the following:

- Previous investigation at the drycleaner property where groundwater was sampled indicated that groundwater was not impacted at this property²;
- Depth to groundwater in the vicinity of the Site is approximately 54 feet below ground surface³.
- The implementation of SVE has reduced PCE concentration in soil vapor to below screening levels with the exception of a small amount just beneath the building slab of former drycleaner tenant suite building.⁴

In summary, it is Northgate's opinion that the former drycleaner at 183 Southgate Avenue has not impacted the Site.

RECOMMENDATIONS

Northgate recommends that subsequent to building demolition, shallow soil should be sampled, to the proposed depth of soil disturbance, to evaluate the presence/absence of agricultural-related chemicals. If agricultural-related chemicals are present at concentrations above regulatory screening levels, we recommend that the impacted area(s) be delineated through further sampling

¹ Roux and Associates, Inc. (Roux), 2021, Phase I Environmental Site Assessment, 99 Southgate Avenue, Daly City, California. April 5

² Treadwell and Rollo, 2011, Sub-Slab and Groundwater Sampling Results, Former Southgate Dry Cleaners, 183 Southgate Avenue, Daly City, California. August 11

³ Antea Group (2021, First Quarter 2021 Annual Groundwater Monitoring Report, ARCO Service Station no. 465, 151 Southgate Avenue, Daly City, California. May 14.

⁴ Northgate Environmental Management, Inc. 2019. 2018 Annual Rebound Test Report, Former Southgate Dry Cleaners Site, 183 Southgate Avenue, Daly City, California. March



and a Removal Action Workplan (RAW) and Health and Safety Plan (HASP) be developed and submitted to the San Mateo County Department of Environmental Health SMDEH for their review and approval. The RAW would outline the procedures and protocols for excavation and disposal of the impacted soil and post-excavation confirmation sampling in accordance with the appropriate regulations and confirmation sample. If agricultural-related chemicals above regulatory screening levels are not present, no further action is recommended.

CLOSING

We appreciate the opportunity to work with you on this project. Don't hesitate to call or email should you have any questions or require additional information.

Sincerely,
Northgate Environmental Management, Inc.



Derrick Willis
Principal

