

PHASE I
ENVIRONMENTAL SITE ASSESSMENT

Joe Parcel
San Lorenzo, California

Prepared for:

Ashland Family Housing
Berkeley, California

Prepared by:

Belinda P. Blackie, P.E., R.E.A.
San Jose, California

May 8, 2012

BELINDA P. BLACKIE, P.E., R.E.A.

1355 POE LANE
SAN JOSE, CA 95130
PHONE/FAX: (408) 260-8627

EXECUTIVE SUMMARY

Ashland Family Housing retained Belinda P. Blackie, P.E., R.E.A. to perform a Phase I environmental site assessment (ESA) of the Joe Parcel, located 16327 Kent Avenue in San Lorenzo, California (site). The approximately 0.11-acre site is located east of the San Francisco Bay in Alameda County.

The purpose of this assessment was to identify recognized environmental conditions (RECs) associated with the site, as defined by ASTM E 1527-05, Standard Practice for Environmental Site Assessments and 40 CFR Part 312, Standards and Practices for All Appropriate Inquiries; Final Rule. The following executive summary is an overview of the findings of the ESA only, and does not include all pertinent details of the assessment.

A small structure was present on the subject property by the late-1930s. The site currently is developed with a single-family residence and detached garage, constructed in 1949 and 1951. A small storage shed also is present. The property, unoccupied, is owned by May L. Joe, who has owned the property since at least 2002.

Significant quantities of hazardous materials or evidence of hazardous materials spills or releases were not observed at the site. Evidence of significant historic storage and/or use of hazardous materials at the site was not found.

This ESA has revealed evidence of the following potential REC in connection with this site: the potential presence of residual metals and/or pesticides present in soil around the locations of historic and current structures. In addition, although not considered RECs, other sub-grade structures may be present from previous site development and asbestos-containing building materials and lead-based paint also may be present.

ASSESSMENT FINDINGS MATRIX

Site Name: Joe Parcel
 Site Address: 16327 Kent Avenue, San Lorenzo, Alameda County, CA
 Site APN(s): 080C-0479-021
 Site Development Type: Residential
 Date of Current Construction: 1949

Issue	Located?	Text Page	Comments
Hazardous Materials and/or Hazardous Wastes	No		
55-Gallon Drums	No		
Aboveground Storage Tanks	No		
Underground Storage Tanks	No		
Monitoring Wells	No		
Visual Evidence of Hazardous Materials Release	No		
Transformers	No		
Impact to On-Site Soil and/or Ground Water	Potential	12	Presence of historic structures and older current structures may have resulted in residual metals and/or pesticides present in soil around the perimeter of the structures, attributable to application of pesticides and flaking of lead-based paint
Off-Site Contamination of Potential Concern to Site	No		
Soil Vapor Intrusion Concerns	No		
Potential for Elevated Radon	No		
Potential for Lead-Based Paint	Yes	13	Based on date of building construction
Potential for Asbestos-Containing Materials	Yes	13	Based on date of building construction
Undocumented Fill	No		
Historic or Current Use of Site for:			
Dry Cleaner	No		
Gas Station	No		
Industrial/Manufacturing	No		
Auto Maintenance/Repair	No		
Landfill/Dump	No		
Agricultural Use	No		
Additional Concerns	Potential	13	Heating oil UST, wells, pipelines, septic tanks, fill materials, buried debris, building materials and impacted soil also may be present from historic site development

TABLE OF CONTENTS

	<u>PAGE</u>
1.0 INTRODUCTION.....	1
1.1 PURPOSE.....	1
1.2 SCOPE OF SERVICES	1
1.3 LIMITATIONS AND EXCEPTIONS.....	1
1.4 USER RELIANCE	2
2.0 SITE DESCRIPTION	2
2.1 SITE LOCATION AND GENERAL CHARACTERISTICS	2
2.2 GEOLOGIC SETTING AND HYDROGEOLOGY	2
2.3 CURRENT USES OF THE SITE	3
2.4 CURRENT USES OF THE ADJOINING PROPERTIES	4
3.0 USER-PROVIDED INFORMATION.....	4
3.1 SPECIFIC KNOWLEDGE REGARDING SITE	5
3.2 ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS.....	5
3.3 VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES.....	5
3.4 LAND TITLE AND RELATED RECORDS	5
4.0 CURRENT OWNER-PROVIDED INFORMATION	5
5.0 PAST SITE OWNER/OCCUPANT-PROVIDED INFORMATION	9
6.0 RECORDS REVIEW	6
6.1 REGULATORY DATABASE REPORT REVIEW	6
6.1.1 SITE FACILITY RECORDS	6
6.1.2 VICINITY FACILITY RECORDS.....	6
6.2 SOIL VAPOR INTRUSION EVALUATION	7
6.3 LOCAL PUBLICLY-AVAILABLE RECORD REVIEW	7
6.4 ENVIRONMENTAL DEED RESTRICTION SEARCH	8
6.5 BAAQMD RECORD REVIEW	8

6.6	POTABLE WATER SOURCE AND METHOD OF SEWAGE DISPOSAL	8
6.7	STATE AND FEDERAL RADON TESTING DATA.....	8
6.8	FEDERAL, STATE AND PUBLIC WELL DATA.....	9
6.9	WETLANDS	9
7.0	HISTORICAL REVIEW	9
7.1	MAPS AND AERIAL PHOTOGRAPHS.....	9
7.2	CITY DIRECTORIES	11
7.3	BUILDING DEPARTMENT RECORDS	11
8.0	SUMMARY OF SIGNIFICANT FINDINGS	11
8.1	SITE USE	11
8.1.1	CURRENT.....	11
8.1.2	HISTORIC	11
8.2	HAZARDOUS MATERIALS STORAGE AND USE.....	12
8.3	ASBESTOS-CONTAINING BUILDING MATERIALS	12
8.4	LEAD-BASED PAINT	12
8.5	CONCERNS WITH VICINITY PROPERTIES.....	12
9.0	CONCLUSIONS, RECOMMENDATIONS AND OPINIONS.....	12
9.1	HISTORIC SITE DEVELOPMENT	12
9.2	PAINT SPRAY SHED	13
9.3	ASBESTOS-CONTAINING BUILDING MATERIALS	13
9.4	LEAD-BASED PAINT	13
10.0	DEVIATIONS.....	13
10.1	DATA FAILURE	14
10.2	DATA GAPS.....	14
11.0	ADDITIONS.....	14
12.0	REFERENCES.....	14

13.0 QUALIFICATIONS AND SIGNATURE 15

FIGURES

FIGURE 1 – VICINITY MAP

FIGURE 2 – SITE PLAN

FIGURE 3 – SITE PHOTOGRAPHS

APPENDICES

A COMPLETED QUESTIONNAIRES AND PROVIDED DOCUMENTS

B REGULATORY AGENCY DATABASE REPORT

C HISTORICAL AERIAL PHOTOGRAPHS AND MAPS

D CITY DIRECTORY REPORT

E RESUME OF ENVIRONMENTAL PROFESSIONAL

1.0 INTRODUCTION

Belinda P. Blackie, P.E., R.E.A. was retained by Ashland Family Housing to perform a Phase I environmental site assessment of the Joe Parcel (site), located at 16327 Kent Avenue in San Lorenzo, California (Figures 1 and 2). May L. Joe is the current owners of the site and reportedly is considering selling the property to Ashland Family Housing for residential redevelopment.

1.1 PURPOSE

The purpose of this environmental site assessment was to identify recognized environmental conditions (RECs) associated with the site, in accordance with the scope and limitations of the American Society of Testing and Materials (ASTM) Standard E 1527-05, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, and 40 CFR Part 312, Standards and Practices for All Appropriate Inquiries; Final Rule.

1.2 SCOPE OF SERVICES

The environmental site assessment consisted of the following tasks.

- Description of historical site uses and conditions
- Reconnaissance of site
- Review of environmental databases and other publicly-available information
- Interviews with current and historic site owners/operators (when available)
- Preparation of a report summarizing the findings, conclusions, recommendations and opinions

1.3 LIMITATIONS AND EXCEPTIONS

The findings, conclusions and recommendations presented in this report were based on readily observable site conditions as of the date of the study, as well as reasonably-ascertainable public records, including information documented and provided by others. The validity, accuracy and completeness of the data provided by others have not been independently investigated; the Environmental Professional who prepared this report is not responsible for the data provided by others. The findings and conclusions in this report do not apply to conditions or practices at the site occurring after performance of the study's site reconnaissance.

No warranty, expressed or implied, has been made, except that this study has been performed in accordance with ASTM E 1527-05, Standard Practice for Environmental Site Assessment. This assessment is intended to reduce the uncertainty of the presence of RECs on the subject property, but cannot entirely eliminate uncertainty with regards to the presence of adverse environmental conditions. Parties relying on this report should understand that uncertainty regarding the environmental condition of the site further may be reduced by conducting soil and/or ground water quality investigation. The conclusions and recommendations presented in this report are professional opinions based on site data gathered at the time of this study, and are intended only for evaluation of the specified site.

Any use or reuse of this report and the findings of this study by others may not be appropriate, and are at the sole risk of the user. This report is intended to be used in its entirety, with no excerpts taken to be representative of the findings. This report is not intended as a specification for further work.

Exceptions to the ASTM E 1527-05 scope were limited to those deviations outlined in Section 10.0.

1.4 USER RELIANCE

This ESA has been prepared by Belinda P. Blackie, P.E., R.E.A. for the sole use of Ashland Family Housing and is valid for six months.

2.0 SITE DESCRIPTION

2.1 SITE LOCATION AND GENERAL CHARACTERISTICS

The site consists of one parcel of land, comprising approximately 0.11 acre, located in unincorporated San Lorenzo, Alameda County, California. The site address is 16327 Kent Avenue and the Assessor's Parcel Number (APN) for the site is 080C-0479-021.

2.2 GEOLOGIC SETTING AND HYDROGEOLOGY

The property is situated east of the San Francisco Bay, at an elevation of approximately 41 feet above mean sea level (Google Earth 2011). Located within the Coast Range geomorphic province, comprised of a series of northwest-trending mountain ranges and valleys extending subparallel to the San Andreas Fault, local geography is characterized by strike-ridges and valleys comprised of Upper Mesozoic strata (California Geological Survey 2002). Site soils have been characterized by the U.S. Department of

Agriculture's Soil Conservation Service as Danville soils, consisting of fine-grained silty clay loam to depths of at least 7 feet (EDR 2012).

The Site is located within the East Bay Plain aquifer system. Based on depth to ground water information for a vicinity property located northwest of the Site, ground water occurs at depths of approximately 6 to 8 feet beneath ground surface. The ground water flow direction was indicated as generally towards the northwest (Ninyo & Moore 2010).

2.3 CURRENT USES OF THE SITE

On May 3, 2012, a reconnaissance of the site was conducted by environmental engineer Belinda P. Blackie, P.E., R.E.A.; Ms. Blackie was accompanied by Mr. Loren Yeh, the husband of the current property owner. The reconnaissance of the interior and periphery of the site was conducted on foot. Significant limitations to the site reconnaissance were not encountered. A summary of the current site development is presented below; the site is shown on Figure 2. Photographs taken during the reconnaissance are presented in Figure 3.

At the time of the reconnaissance, the site was developed with two primary structures, a single-family residence and a detached garage, both unoccupied. The residence was vacant and observed to be in very good condition. Hazardous materials were not observed within the residence. The detached garage, located on a concrete slab foundation, also was vacant with the exception of Mr. Yeh's car. Very minor staining of the concrete floor of the garage was observed; one 1-gallon container of Bug Stop was stored on a wooden shelf. No other hazardous materials were observed.

A small wood shed on a concrete slab foundation was located adjacent to the garage. A weed trimmer and bag of concrete mix were observed within the shed; no significant staining or hazardous materials were noted. A wooden lean-to structure was constructed in the side yard adjoining west of the residence. A sink was located within the structure. A patio and lawn area were located south of the residence. One approximately 1½" diameter steel pipe cut off at ground level was observed in the lawn adjacent to the garage. Mr. Yeh stated that the pipe was a support for a previous laundry line or swing set and that a similar pipe was present elsewhere in the lawn; the second pipe was not observed.

A summary of additional site features is presented in the table on the following page.

Summary of Site Features

Feature	Observed	Not Observed	Comments
Aboveground storage tanks		✓	
Agricultural wells		✓	
Domestic wells		✓	
Drains or sumps		✓	
Drums		✓	
Hazardous substances and/or petroleum products		✓	One 1-gallon container of Bug Stop observed in garage.
Odors		✓	
Pits, ponds or lagoons		✓	
Pools of liquid		✓	
Septic system		✓	
Solid waste		✓	
Stained or corroded soil and/or pavement		✓	
Stressed vegetation		✓	
Transformers		✓	
Underground storage tanks		✓	
Wastewater		✓	

2.4 CURRENT USES OF THE ADJOINING PROPERTIES

The site is located in a residential and commercial area of unincorporated San Lorenzo, Alameda County. A private road extending west from Kent Avenue and a mobile home park adjoin the site to the north. Single-family residences and yards are adjoining to the west, south, and east.

3.0 USER-PROVIDED INFORMATION

To obtain current and historic information relating to the site, Mr. Brian Saliman, a representative of Ashland Family Housing (User), was contacted by environmental engineer Belinda P. Blackie, P.E., R.E.A. A questionnaire was provided to Mr. Saliman, which was completed and returned on May 1, 2012. A copy of the completed questionnaire is included in Appendix A. Mr. Saliman also provided a copy of an

ESA conducted on the adjoining property by RGA Environmental in 2011, titled *Environmental Site Assessment Report, Ashland Housing Project*. Information obtained from the questionnaire and previous report is summarized in the following sections as well as elsewhere in the report, as appropriate.

3.1 SPECIFIC KNOWLEDGE REGARDING SITE

Mr. Saliman reported no specific knowledge regarding the site.

Disclosure documentation included in the 2011 ESA prepared for the adjoining property reported that the 16325 and 16331 Kent Avenue properties (adjoining the subject property) had pipelines carrying oil, gas, or chemicals present beneath or adjacent. Further information on these issues was not available at the time the 2011 report was issued.

3.2 ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS

Mr. Saliman had no knowledge of environmental liens or activity and use limitations in place for the site.

3.3 VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES

According to Mr. Saliman, a valuation reduction of the site due to possible environmental issues has not occurred. The purchase price for the site reportedly is above fair market value for the property, given its relationship to previously acquired property.

3.4 LAND TITLE AND RELATED RECORDS

No land title or related records were provided for review by the User.

4.0 CURRENT OWNER-PROVIDED INFORMATION

To obtain current and historic information relating to the site, Ms. Anna Lee, the agent for the Site owner, was provided with an environmental questionnaire prepared by Ms. Belinda P. Blackie, P.E., R.E.A. for the current property owner to complete. According to Ms. Lee, the current property owner will not be completing the questionnaire.

5.0 PAST SITE OWNER/OCCUPANT-PROVIDED INFORMATION

Names of past site owners and/or occupants were obtained through review of the city directories report (summarized in Section 7.2) and from Alameda County Building Department (ACBD) records (summarized in Section 7.3). Documented past site owners/occupants included Manuel Priego (1949-1952), Bob and Rita Wallace (1960), Bernard Garcia (1973-1982) and Mr./Mrs. Stine (1988). Current contact information for the parties was unavailable and therefore past site owner interviews were unable to be conducted.

6.0 RECORDS REVIEW

6.1 REGULATORY DATABASE REPORT REVIEW

As part of the assessment, EDR, Inc. was contracted to provide an electronic search of databases maintained by various Federal and State regulatory agencies, containing records of environmental permits, records of properties generating, handling or storing hazardous materials, records of properties impacted by regulated compounds, and records of properties under investigation by the government for alleged violations of hazardous material regulations. The report, prepared by EDR, Inc. on February 28, 2012, satisfies the minimum search radii as outlined in ASTM E1527-05. A record of the databases searched and dates the database information was updated is provided in the EDR Radius Map report included in Appendix B.

6.1.1 Site Facility Records

The site was not listed on any of the databases included in the EDR report.

6.1.2 Vicinity Facility Records

Database references to off-site facilities were evaluated for their potential to impact the site. Based on review of the listings in the EDR database report, the adjoining 16325 Kent Avenue property is included on the SWEEPS underground storage tank (UST) database for having one 550-gallon regular unleaded gasoline tank. No further information on the status of the UST was available in the database report; no releases were reported. Based on the 2011 ESA prepared for the adjoining property, provided by the User, it appears this UST has been removed and was granted closure by the ACDEH in 1993 due to the lack of significant impact to underlying soil (RGA 2011).

No other vicinity facilities, including those identified as “orphan” facilities, appearing likely to have a significant impact on the site were identified within the search radii of each database. Multiple facilities in the site vicinity, however, were listed as historic automobile service or repair facilities or as having fuel and/or other hazardous materials releases. Due to the regulatory status of these facilities, the types of contaminants released, the media impacted and the location of the facilities with respect to the site, they did not appear likely to have a significant impact.

6.2 SOIL VAPOR INTRUSION EVALUATION

As part of the study, a Tier 1 screening assessment of the potential for vapor encroachment conditions (VECs) to exist at the site was conducted in general accordance with ASTM E-2600-10. The site, adjoining properties and properties located up-gradient from the site, with respect to anticipated ground water flow, were evaluated for the potential to create a VEC at the site. Using data included in the EDR electronic database search report previously referenced in Section 6.1 and included in Appendix B, properties with reported releases were evaluated based on the type of chemical released and the distance from the property with the release to the site. If a petroleum hydrocarbon plume was reported within 1/10 mile of the site or a volatile organic hydrocarbon (non-petroleum hydrocarbon) plume was reported within 1/3 mile of the site in a hydraulically up-gradient direction, it was presumed a VEC could exist at the site and additional screening may be warranted. Criteria regarding the distance and direction of a potential release facility from the site may be modified based on professional judgment. Recommendation for additional screening is based on criteria including site use/proposed site use, type of site structure, physical setting, depth to ground water, soil type and presence of natural and/or man-made conduits.

Based on evaluation of the above criteria, the potential for a VEC to exist at the site appears low. No petroleum hydrocarbon or volatile organic hydrocarbon releases were reported within the specified radii of concern. Additional screening is not recommended at this time.

6.3 LOCAL PUBLICALLY-AVAILABLE RECORD REVIEW

Hazardous materials files and documents archived for the site were requested from local regulatory agencies and researched on-line.

The Alameda County Environmental Health Department (ACEHD) was contacted on May 1, 2012. According to their representative, they had no files for the site. The ACEHD local oversight program (LOP) on-line database also was reviewed on May 1, 2012; no documents for the site were archived on the website.

According to a representative of the Alameda County Fire Department (ACFD), that agency does not maintain hazardous materials or UST files.

The State Water Resources Control Board (SWRCB) Geotracker website and the California Department of Toxic Substances Control (DTSC) Envirostor websites were reviewed on May 1, 2012. No documents relating to the site were available on either website.

6.4 ENVIRONMENTAL DEED RESTRICTION SEARCH

A search for environmental deed restrictions, including liens and Activity and Use Limitations (AULs), was conducted through the DTSC Envirostor and the SWRCB Geotracker websites, accessed on May 1, 2012. The site was not listed as having any such restrictions recorded on either database.

6.5 BAAQMD

The Bay Area Air Quality Management District (BAAQMD) was contacted to ascertain whether any permits or incident reports were on file for the site. The BAAQMD had not responded to the request at the time this report was issued. No permits or incident reports are anticipated due to the residential nature of the site.

6.6 POTABLE WATER SOURCE AND METHOD OF SEWAGE DISPOSAL

Potable water for the site is provided by the East Bay Municipal Utility District (EBMUD). Sanitary sewer service is provided by the Oro Loma Sanitary District.

6.7 STATE AND FEDERAL RADON TESTING DATA

Federal and State radon screening test data for the site, reported by zip code (94580), were included in the EDR radius map report previously referenced in Section 6.1 and included in Appendix B. Based on the provided radon data, 49 Federal and 10 State radon screening tests have been performed in the site zip code. None of the State results indicated radon concentrations exceeding the EPA action level of 4 pCi/L. Radon concentrations reported in the Federal tests averaged 0.776 pCi/L in the first floor living

area, -0.400 pCi/L in the second floor living area and 1.338 pCi/L in the basement, with 100 percent of results for all areas less than 4pCi/L. Alameda County has been designated within Federal EPA Radon Zone 2, indicating indoor average radon levels between 2 pCi/L and 4pCi/L.

6.8 FEDERAL, STATE AND PUBLIC WELL DATA

Federal, State and public well location data was obtained from EDR, Inc. in the report previously referenced in Section 6.1 and included in Appendix B. Review of the Federal, State and public well database information indicated that no Federal, State or public wells are located on site.

6.9 WETLANDS

Review of the U.S. Fish and Wildlife Service, National Wetlands Inventory indicated no designated wetlands within 1 mile of the site. Review of the EDR radius map report (Section 6.1; Appendix B) and topographic maps (Section 7.1; Appendix C) also did not reveal wetlands within 1 mile of the site.

7.0 HISTORICAL REVIEW

7.1 MAPS AND AERIAL PHOTOGRAPHS

Historical maps and photographs were reviewed during this study, in an attempt to identify past site and vicinity property uses that may indicate a possible REC. The following historical sources were reviewed.

- Aerial photographs from the years 1939, 1946, 1958, 1965, 1974, 1982, 1993, 1998, 2005 and 2006 obtained from EDR, Inc. on February 29, 2012.
- Aerial photographs from the years 2002, 2009 and 2011 available on Google Earth, reviewed on May 5, 2012.
- USGS 7.5-minute topographic maps from the years 1899, 1947, 1948, 1959, 1968, 1973 and 1980 obtained from EDR, Inc. on February 29, 2012.
- Certified Sanborn fire insurance map coverage for the site was researched by EDR, Inc. and reported on February 28, 2012. No Sanborn map coverage was available for the site or surrounding vicinity.

Copies of the photographs and maps reviewed are included in Appendix C. The observations for the site and vicinity, made from the available photos and maps, are summarized in the following table.

Historical Site and Vicinity Observations

Date	Source	Observations
1899	Topographic Map	<p><i>Site:</i> No development was depicted on the subject property.</p> <p><i>Vicinity:</i> East 14th Street, Ashland Avenue, and Kent Avenue were present in the site vicinity. Small, apparently residential, structures were depicted along the streets, which were indicated northeast of the town of San Lorenzo.</p>
1939	Aerial Photograph	<p><i>Site:</i> A small structure, appearing not to be the current structure, was located on the site.</p> <p><i>Vicinity:</i> A larger structure, appearing to be the barn currently present, was adjacent east of the Site. Other small structures also were located in the immediate vicinity. Orchards adjoined the Site to the southeast, with field crops adjoining the site to the west and southwest.</p>
1946	Aerial Photograph	<p><i>Site:</i> The same structure observed on the 1939 photograph appeared to remain present on the site.</p> <p><i>Vicinity:</i> Additional buildings appeared present in the immediate vicinity of the site, with the barn remaining present. Trees appeared to have been planted adjoining west and southwest of the site.</p>
1947	Topographic Map	<p><i>Site:</i> No development was depicted on the site, but it was indicated in a small agriculturally-cultivated area.</p> <p><i>Vicinity:</i> The vicinity northeast of East 14th Street and south of Elgin Street was depicted as a developed area. Sporadic agriculturally-cultivated areas and small individual structures were depicted in the immediate site vicinity, which was indicated as "Ashland".</p>
1948	Topographic Map	<p><i>Site:</i> No development was depicted on the site.</p> <p><i>Vicinity:</i> Small structures were depicted along surface streets present in the site vicinity.</p>
1958	Aerial Photograph	<p><i>Site:</i> The current residence and detached garage appeared present on the site.</p> <p><i>Vicinity:</i> Agricultural land no longer was present in the site vicinity. A trailer park was present north of the site and residential tract homes were present to the south.</p>
1959 through 1980	Topographic Maps	<p><i>Site:</i> The site was indicated in a developed area, with no specific development depicted.</p> <p><i>Vicinity:</i> The entire site vicinity was indicated to be a developed area. Ashland School was depicted northwest of the site.</p>
1965 & 1974	Aerial Photographs	<p><i>Site:</i> The site appeared generally similar to that described for the 1958 aerial photograph.</p> <p><i>Vicinity:</i> Immediately adjoining properties appeared generally similar to that described for the 1958 photograph. Ball fields associated with Edendale School had been constructed west/southwest of the site. Increased commercial and residential development was present throughout the vicinity.</p>
1982	Aerial Photograph	<p><i>Site:</i> The poor resolution of the photograph made site details impossible to discern.</p> <p><i>Vicinity:</i> Although details were difficult to discern due to the poor resolution of the photograph, vicinity development appeared generally similar to that described for the 1974 aerial photograph.</p>
1993 through 2011	Aerial Photographs	<p><i>Site:</i> The site appeared generally similar to that described for the 1974 aerial photograph.</p> <p><i>Vicinity:</i> The site vicinity appeared generally similar to that described for the 1974 aerial photograph.</p>

7.2 CITY DIRECTORIES

As part of this study, EDR, Inc. was contracted to conduct a review of historic city directories for the site address; the summary report was received on February 29, 2012 and is included in Appendix D. City directories dated 1920 through 2006 were reviewed; the site address was included in directories dated between 1960 and 2002. Bob and Rita Wallace were listed as the occupants in 1960. Bernard Garcia was listed as the occupant in 1973 through 1982. May Ojoe was listed as the 2002 occupant.

7.3 BUILDING DEPARTMENT RECORDS

The ACBD was contacted on May 1, 2012, to ascertain whether building permit files were available for the site address. Documents available from the ACBD were reviewed on May 3, 2012. The earliest available document in ACBD files was a plan and permit for construction of the current dwelling, dated 1949. A similar plan for the current detached private garage was dated 1951 and a building permit was dated 1952. The property owner during that time period was Manuel Priego. The most recent permit in the file was for a shower remodel, dated 1988, for property owner Stine.

8.0 SUMMARY OF SIGNIFICANT FINDINGS

8.1 SITE USE

8.1.1 Current

The site currently is developed with a single-family residence and detached garage. A small storage shed also is present. The property, currently unoccupied, is owned by May L. Joe, who has owned the property since at least 2002.

8.1.2 Historic

A small structure was present on the subject property by the late-1930s. The current residence and detached garage were constructed in 1949 and 1951.

8.2 HAZARDOUS MATERIALS STORAGE AND USE

Significant quantities of hazardous materials or evidence of hazardous materials spills or releases were not observed at the site. Evidence of significant historic storage and/or use of hazardous materials at the site was not found.

8.3 ASBESTOS-CONTAINING BUILDING MATERIALS

Since the on-site structures were constructed prior to 1980, asbestos-containing building materials may be present.

8.4 LEAD-BASED PAINT

Due to the age of the buildings, lead-based paint may be present both on painted surfaces and on exposed soil surrounding painted structures, due to flaking and peeling of aged paint.

8.5 CONCERNS WITH VICINITY PROPERTIES

Information in the database search report did not reveal the presence of vicinity properties appearing likely to have significantly impacted the site.

9.0 CONCLUSIONS, RECOMMENDATIONS AND OPINIONS

This ESA has revealed the following evidence of a REC and other concerns in connection with the site.

9.1 HISTORIC SITE DEVELOPMENT

The site was developed with a small structure as early as the late-1930s, prior to construction of the current structures in 1949 and 1950. Many areas with historic structures, including those where aged structures remain present, are found to have residual metals and/or pesticides present in soil around the location of the perimeter of the structures, attributable to the application of pesticides and the flaking of lead-based paint. The potential presence of such compounds is considered a REC to the subject site. Since residential redevelopment of the site is planned, consideration should be given to evaluating soil quality around the perimeters of the current and historic structures. If significant concentrations of pesticides and/or metals are present, appropriate handling, removal and disposal may be required.

Due to the age of the historic residential structure(s) located on the subject property, and the historically rural location, a heating oil UST may be/have been present. Heating oil is relatively immobile in the subsurface however, so if a tank was/is present the likelihood of a significant release would be low. If a UST is encountered during site redevelopment, it must be appropriately removed in accordance with ACEHD requirements, and verification soil sampling and possibly limited excavation and removal of impacted soil may be required.

Other sub-grade structures including wells, pipelines, septic tanks, fill materials, buried debris, building materials and impacted soil also may be present from historic site development. If objects such as these are encountered during future development of the site, special measures for their removal may be required, possibly including soil characterization and/or remediation.

9.2 ASBESTOS-CONTAINING BUILDING MATERIALS

Since demolition of the current structures would be conducted to facilitate redevelopment of the site, a National Emissions Standards for Hazardous Air Pollutants (NESHAP) asbestos survey would be required to identify the materials in the buildings which contain asbestos. All identified potentially friable asbestos-containing materials must be removed from the buildings under applicable regulatory guidelines prior to demolition. The potential presence of asbestos in the on-site buildings is not a REC for the subject site.

9.3 LEAD-BASED PAINT

If lead-based paint remains adhered to the building materials, removal is not required prior to demolition or renovation. However, Cal/OSHA Lead in Construction Standard, Title 8, California Code of Regulations (CCR) 1532.1 must be followed during construction/demolition activities. If lead-based paint is blistered, peeling or flaking, it should be removed prior to demolition and appropriately disposed. The potential presence of lead-based paint in the on-site buildings is not considered a REC for the subject site.

10.0 DEVIATIONS

The following deviations to ASTM Practice E1527-05 occurred due to data failure and/or gaps, as summarized below.

10.1 DATA FAILURE

Data failure is an inability of the available data to meet the objectives of the study. The following data failure was encountered.

- Gaps of greater than 5 years were present in the available historic reference sources. The sources and years available appear to have adequately documented historical site development however, and therefore the data failure attributable to the historical sources appears not to be significant.

10.2 DATA GAPS

Data gaps result from insufficient information availability for the site, which may hinder the ability of the study to adequately distinguish recognized environmental conditions. The following data gaps were encountered.

- Contact with previous site owners/occupants and the current owner was unable to be made. As the subject property appears to have been continuously residentially developed, this data gap appears not to be significant.

11.0 ADDITIONS

The following additions to ASTM Practice E1527-05 were made.

- Radon data for the site vicinity was reviewed.
- State, Federal and public well data for the site vicinity was reviewed.
- National Wetlands Inventory data for the site vicinity was reviewed.

12.0 REFERENCES

ASTM. *Phase I Environmental Site Assessment Standard, E 1527-05*. 2005.

California Geological Survey. *Note 36: California Geomorphic Provinces*. 2002.

DTSC. *Envirostor Database*. Accessed May 1, 2012. <http://www.envirostor.dtsc.ca.gov/public/>.

EDR. *Certified Sanborn Map Report, Gaphoor/Bay Signs Property, 16375 East 14th Street, San Lorenzo, CA 94580*. Inquiry Number 3268159.3. February 28, 2012.

EDR. *The EDR Aerial Photo Decade Package, Gaphoor/Bay Signs Property, 16375 East 14th Street, San Lorenzo, CA 94580.* Inquiry Number 3268159.5. February 29 , 2012.

EDR. *The EDR-City Directory Abstract, Gaphoor/Bay Signs Property, 16375 East 14th Street, San Lorenzo, CA 94580.* Inquiry Number 3268159.6. February 29, 2012.

EDR. *The EDR Historical Topographic Map Report, Gaphoor/Bay Signs Property, 16375 East 14th Street, San Lorenzo, CA 94580.* Inquiry Number 3268159.4. February 29, 2012.

EDR. *The EDR Radius Report Map with Geotrack, Gaphoor/Bay Signs Property, 16375 East 14th Street, San Lorenzo, CA 94580.* Inquiry Number 3268159.2s. February 28, 2012.

Google Earth. *Satellite Photographs.* 2012.

RGA Environmental. *Environmental Site Assessment Report, Ashland Housing Project, 16305, 16309, 16325, 16331, and 16333 Kent Avenue, San Lorenzo, California.* May 13, 2011.

SWRCB. *Geotracker Database.* Accessed May 1, 2012. <http://geotracker.waterboards.ca.gov/>.

U.S. Fish and Wildlife Service. *National Wetlands Inventory.* Accessed May 1, 2012. <http://www.fws.gov/wetlands/Data/Mapper.html>

13.0 QUALIFICATIONS AND SIGNATURE

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in Section 312.20 of 40 CFR 312. I have the specific qualifications, based on education, training, and experience, to assess a site of the nature, history and setting of the subject site. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR 312.



Belinda P. Blackie, R.E.A., P.E.
P.E. Number C56448
R.E.A. Number REA-06746

FIGURES

FIGURE 3. SITE PHOTOGRAPHS

APPENDIX A
COMPLETED QUESTIONNAIRE

APPENDIX B
REGULATORY AGENCY DATABASE REPORT

APPENDIX C
HISTORICAL AERIAL PHOTOGRAPHS AND MAPS

APPENDIX D
CITY DIRECTORY REPORT

APPENDIX E
RESUME OF ENVIRONMENTAL PROFESSIONAL