

PHASE I
ENVIRONMENTAL SITE ASSESSMENT

**Gaphoor-Bay Signs Property
San Leandro, California**

Prepared for:

Ashland Family Housing
Berkeley, California

Prepared by:

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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 Gaphoor-Bay Signs Property, located 16375 East 14th Street in San Leandro, California (site). The 0.168-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 appeared on or in the immediate vicinity of the site as early as 1899. The current office structure on the site was constructed in 1930 as a residence, with the original detached garage first documented on-site in the 1950s. Bay Signs, a company that designs and fabricates signs, first operated at the site following purchase of the property by the current owners in 1995. In the late-1990s, an addition to the existing detached garage was constructed for use as a sign shop by Bay Signs.

Small quantities, generally 1-quart to 1-gallon each, of assorted paints, finishes, thinners and related materials were observed at the site. A paint spray shed also was present. No evidence of significant spills or releases of hazardous materials was observed. Evidence of significant historic use or storage of hazardous materials 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 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: Gaphoor-Bay Signs Property
 Site Address: 16375 East 14th Street, San Leandro, Alameda County, CA
 Site APN(s): 080C-0479-007
 Site Development Type: Commercial
 Date of Current Construction: 1930

Issue	Located?	Text Page	Comments
Hazardous Materials and/or Hazardous Wastes	Yes	16	Unregulated, small quantities of paints, thinners and related materials stored/used by Bay Signs
55-Gallon Drums	No		
Aboveground Storage Tanks	No		
Underground Storage Tanks	No		
Monitoring Wells	No		
Visual Evidence of Hazardous Materials Release	No		
Transformers	Adjoining	6	PG&E high-voltage vault beneath sidewalk adjoining site
Impact to On-Site Soil and/or Ground Water	Potential	17	Presence of historic 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	18	Based on date of building construction
Potential for Asbestos-Containing Materials	Yes	18	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	17	Heating oil UST, wells, pipelines, septic tanks, fill materials, buried debris, building materials and impacted soil also may be present from historic site development

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- 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 Gaphoor/Bay Signs property (site), located at 16375 East 14th Street in San Leandro, California (Figures 1 and 2). Abdul and Hanifa Gaphoor are the current owners of the site and reportedly are 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 0.168 acre, located in unincorporated San Leandro, Alameda County, California. The site address is 16375 East 14th Street and the Assessor's Parcel Number (APN) for the site is 080C-0479-007.

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 an adjoining 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 March 8, 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. Abdul Gaphoor, one of the current property owners. 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, an office and a sign shop, both occupied by Bay Signs, the current tenant. The office consisted of a single-story, wood-frame former residence with a partial basement. The sign shop included a former detached automobile garage to which had been added a larger wood-frame shop structure. A concrete-paved yard was present between the two structures, with a concrete paver driveway and parking area also present on the front portion of the site.

2.3.1 Office

The office structure, located along East 14th Street, included a restroom, storage areas and office/work space. A large commercial digital printer was observed, with printer ink contained within cartridges in the equipment. A natural gas wall heater provided heat to the structure.

A partial basement was located beneath the office structure, accessed from an internal stairway. The basement had a concrete slab floor and was observed to be used for general storage, including two 5-gallon containers of joint compound.

A second restroom was accessed from outside the rear of the office structure, and housed a natural gas water heater. Adjacent to the restroom, on a concrete-paved parking/yard area, was a 1-cubic-yard

municipal waste dumpster. Six 1-gallon plastic containers of paint also were observed in this area of the site. No evidence of spills or releases from the paint containers was observed.

Minor staining, appearing likely attributable to leakage from parked vehicles, was observed at several locations across the concrete parking/yard area.

2.3.2 Sign Shop

The sign shop included a small office with two digital printers and a portable compressor, located in the portion of the shop which formerly was the detached garage. The larger shop addition was the location where cutting, welding and painting of the non-digitally printed signs was performed. The shop buildings had concrete slab floors; paint splatters were observed on the slab within the larger work shop area. A work bench and assorted equipment, including a compressor, cutting, drilling and punching machines, a welding cart and a portable generator were present within the shop. Several containers of less than 1 gallon each of thinners and cleaning sprays were stored beneath the work benches. Approximately thirty 1-gallon cans of assorted paints were secured to a shelving unit within the shop, with several 1-quart cans of urethane and 5-gallon containers of paint and one 5-gallon container of lacquer thinner present on the floor adjacent to the shelves. An additional shelving unit housed approximately thirty additional 1-quart to 1-gallon cans of assorted paints and finishes, as well as three quarts of motor oil. No evidence of significant spills or releases from the stored paints and related materials was observed.

A partial loft, accessed by an interior stairway, was located above the main sign shop area. Water staining of the stairway was observed. The loft generally was used for storage. Boxes of new fluorescent light tubes were present, as was a metal storage cabinet housing approximately five 1-gallon cans of thinner and five 1-gallon cans of paint. No evidence of significant spills or releases from the stored materials was observed. Assorted caulk was stored on an adjacent shelf. A Carrier forced-air heater was located in the loft.

2.3.3 Covered Work Area

Adjoining the sign shop was a covered concrete slab used as an additional work area for the sign shop. Two cutting machines and a painting table were located in this area. Minor paint splattering and what appeared to be wood-finish stains were observed on the concrete slab. A metal storage cabinet in the area housed approximately fifty 1-gallon and 1-quart cans of assorted paint, small plastic water bottles filled with paint and a few cans of spray paint. No evidence of significant spills or releases was observed.

2.3.4 Paint Spray Shed

A small spray painting shed, consisting of three walls, a roof and a vinyl curtain to be pulled down for the fourth wall, was located in the yard area adjacent to the covered work area. The shed had an integral vacuum system, vented through the roof. Several paint spray nozzles were hung on the wall of the shed and two 1-quart cans of paint were observed. The surficial layer of concrete on the slab floor of the shed was moderately corroded, but only to a depth of less than ¼ inch. Paint stains and splatters were visible on the concrete slab.

2.3.5 Exterior Storage Areas

Narrow yard areas located between the two primary on-site buildings and property fencing were utilized for storage, primarily of old signs and excess sign materials. The storage area adjoining south of the sign shop building had a concrete slab base. Two municipal recycling bins were located in the yard, along with assorted sign materials. A floor drain was present in the slab at the corner of the building, adjacent to a hose bib and roof down-spout. Minor paint splattering was observed on the building wall behind the drain, but evidence of paint or other material disposal to the drain was not observed or reported.

The narrow yard area adjoining west of the shop building was unpaved, covered with plywood in some areas. Soil in the northern portion of the yard area was observed to have small pieces of asphalt and concrete mixed in. Three 5-gallon paint containers observed in the area appeared to be filled with dirt or material other than paint.

Adjoining south of the office structure was a third, unpaved storage yard area. Assorted wood, pipe and metal were observed in the yard. Observation of the exterior wall of the office structure along the southern side was unable to be conducted due to the presence of the stored materials.

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	✓		Drain exterior to southeastern corner of sign shop
Drums		✓	
Hazardous substances and/or petroleum products	✓		Small quantities of assorted paints and related materials
Odors		✓	
Pits, ponds or lagoons		✓	
Pools of liquid		✓	
Septic system		✓	
Solid waste	✓		Municipal waste and recycling bins observed
Stained or corroded soil and/or pavement	✓		Paint splattering of concrete flooring in some areas of sign shop; minimal superficial corrosion of top layer of concrete in paint spray shed
Stressed vegetation		✓	
Transformers	✓		PG&E high-voltage vault observed in sidewalk adjoining site along East 14 th Street. Vault appeared to be of relatively recent installation.
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 Leandro, Alameda County. The former Holland Oil property (16301 East 14th Street), located adjoining northwest of the site, and a former commercial property (previously occupied by National Glass Tinting - 16349 East 14th Street), located adjoining north of the site, were under development at the time of the reconnaissance. A mobile home park and residences adjoin the site to the south and east (16305, 16309, 16325, 16331, and 16333 Kent Avenue). Commercial businesses are located across East 14th Street north and east of the site,

including Tom Eplin's Automotive Center (16338 East 14th Street), Ashland Professional Center (16378 East 14th Street) and a retail strip center (16384 East 14th Street).

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 March 15, 2012. Mr. Saliman also provided a copy of a ParcelQuest property detail for review. A copy of the completed questionnaire and ParcelQuest summary is included in Appendix A. Information obtained from the documents is summarized in the following sections as well as elsewhere in the report, as appropriate.

3.1 SPECIFIC KNOWLEDGE REGARDING SITE

Mr. Saliman reported that the site currently is zoned commercial, but will be rezoned with a PUD designation for the planned development with an affordable housing project. Mr. Saliman further stated that the property currently is used by Bay Signs.

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 reflects a reasonable fair market value for the property.

3.4 LAND TITLE AND RELATED RECORDS

Based on site information provided by Ashland Family Housing, obtained through ParcelQuest, the single-family residential property has been owned by Abdul and Hanifa Gaphoor since 1995.

4.0 CURRENT OWNER-PROVIDED INFORMATION

To obtain current and historic information relating to the site, Ms. Hanifa Gaphoor, one of the current property owners, completed a questionnaire for the site which was returned on March 1, 2012. A copy of the completed questionnaire is included in Appendix A. In addition, Mr. Abdul Gaphoor was interviewed at the time of the site reconnaissance and over the telephone on March 13, 2012. Information obtained from the questionnaire and interview is summarized in the following sections, as well as elsewhere in the report as appropriate.

4.1 SPECIFIC KNOWLEDGE REGARDING SITE

Ms. Gaphoor reported that she and Mr. Abdul Gaphoor have owned the site since 1995, using the property as a commercial sign shop, office and graphic design station. Prior to their purchase of the property, Mr. Gaphoor reported the site to have been owned by an older couple who utilized the property for residential purposes. The front building was a residence and the rear building, smaller at the time, was a detached garage. The Gaphoors had no information regarding previous owner names or contact information.

The front building located on the site reportedly was constructed in 1930, is approximately 1,923 square feet in area and has a basement. The back workshop building reportedly was constructed in 2000, as an addition to an existing garage, and is approximately 2,529 square feet in area. According to Mr. Gaphoor, the paint spray shed was constructed approximately 8 to 9 years ago and is used for small-scale painting of sign lettering only. He reported that an EPA representative had inspected the shed near the time of construction, and had stated that no permit was needed.

Activities conducted by Bay Signs at the site include digital printing onto vinyl, as well as cutting, welding and painting of sign lettering (by rolling or spraying). Sign boards used by Bay Signs generally are purchased pre-painted. Mr. Gaphoor stated that brushes and other equipment used with water-based paint are washed in the sink within the sign shop. Other materials, such as disposable paint trays and rollers, are allowed to dry and then are disposed with the municipal trash. Paint and related materials are not disposed, but rather stored and used until gone.

Ms. Gaphoor was unaware of the current or historic presence of aboveground storage tanks (ASTs), underground storage tanks (USTs), chemical use areas, sumps, transformers or other structures/areas of potential environmental concern on the site. She stated the site historically was not utilized for

agricultural purposes, and hazardous materials are not utilized on-site. Ms. Gaphoor was unaware of any indications that contamination of the property has occurred.

4.2 ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS

Ms. Gaphoor, as a representative of the current owners, reportedly was not aware of any environmental cleanup liens filed or recorded for the site, or of any engineering or institutional controls or land use restrictions in place at the site under Federal, Tribal, State, or local law.

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 Paredero/Pavodero and Martin Ochoa. Current contact information for the parties was unavailable.

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, there is one current fuel leak facility that abuts the subject property; the former Holland Oil property at 16301 East 14th Street is located adjoining the Site to the northwest. The portion of the Holland Oil facility immediately adjacent to the site appears to have been a residence however, and is not included with the fuel release facility in the database report. In addition, the property is located hydraulically down-gradient from the site, and monitoring data from the closest Holland Oil ground water monitoring well to the subject property indicated no contaminants present in ground water during monitoring events in 2008 and 2009 (Ninyo & Moore 2010). Based on the available data, the former Holland Oil property is not considered to be an environmental risk to the Site.

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 February 29, 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 February 29, 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 February 29, 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 California Department of Toxic Substances Control (DTSC) Envirostor and the State Water Resources Control Board (SWRCB) Geotracker websites, accessed on March 7, 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. On March 12, 2012, the BAAQMD responded to the request, stating that no permits or other reports had been recorded for 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 March 12, 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> A small individual structure, likely residential, was depicted on or in the immediate vicinity of the site.</p> <p><i>Vicinity:</i> East 14th Street was depicted adjoining the site, with Ashland Avenue and Kent Avenue also present. 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> The current office/residence structure along the East 14th street frontage of the site appeared present, with a smaller structure located on the rear portion of the property.</p> <p><i>Vicinity:</i> Small structures, appearing residential and commercial, were present along East 14th Street in the site vicinity. Orchards and field crops generally were present on property northeast and southwest of East 14th Street, as well as on adjoining property south and east of the site.</p>
1946	Aerial Photograph	<p><i>Site:</i> The poor resolution of the photograph made site details difficult to discern. The structure on the front portion of the site remained present. One or more smaller structures appeared present on the rear portion of the property.</p> <p><i>Vicinity:</i> Increased development was visible along surface streets in the site vicinity, with some former agricultural land having been developed and other appearing undeveloped. Orchards remained present adjoining the site to the south and field crops appeared present adjoining east and southeast.</p>
1947	Topographic Map	<p><i>Site:</i> One structure, likely residential, was depicted on the site.</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, including property adjoining south of the site, 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>

(continued)

Historical Site Observations (continued)

Date	Source	Observations
1958	Aerial Photograph	<p><i>Site:</i> The structure on the front portion of the site remained present. What appeared to be the detached garage on the rear portion of the site also was observed. The western portion of the site, behind the garage, appeared undeveloped, possibly with a large tree present.</p> <p><i>Vicinity:</i> Agricultural land no longer was present in the site vicinity, replaced with dense residential and commercial development. Edendale School was present northwest, with undeveloped land surrounding the school. A small mobile home park and additional buildings were observed adjoining the site to the south and west. Commercial development was visible adjacent north and northwest of East 14th Street. Ashland School was visible southeast of the site.</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. Edendale School was depicted west and northwest of the site, and Ashland School was depicted southeast of Kent Avenue from the site.</p>
1965 & 1974	Aerial Photographs	<p><i>Site:</i> The office/residential building on the eastern portion of the site was observed, as was the detached garage along the northern property boundary near the middle of the site. An additional, small outbuilding was visible at the northwestern corner of the site. The remainder of the property appeared to include paved and landscaped/undeveloped areas.</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. The Holland Oil facility was visible northwest of the site. Ashland School appeared to have been replaced by commercial building southeast of the site.</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	Aerial Photograph	<p><i>Site:</i> Site development appeared generally similar to that described for the 1974 photograph, with the exception of an additional structure appearing present along the southern property line, adjoining the detached garage.</p> <p><i>Vicinity:</i> The site vicinity appeared generally similar to that described for the 1982 aerial photograph.</p>
1998	Aerial Photograph	<p><i>Site:</i> Details of site development were unable to be discerned due to the poor resolution of the photograph.</p> <p><i>Vicinity:</i> The site vicinity appeared generally similar to that described for the 1993 aerial photograph.</p>
2002 - 2009	Aerial Photographs	<p><i>Site:</i> The current buildings appeared present on the site.</p> <p><i>Vicinity:</i> The site vicinity appeared generally similar to that described for the 1998 aerial photograph. The former Holland Oil property appeared used for storage/parking of numerous vehicles and/or other items in 2005, was undeveloped and graded by 2009 and appeared under construction in 2011.</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 2006. Manuel Paredero was listed as the occupant in 1960 and 1965. Bay Signs was listed as the occupant in 1996, 2000 and 2002, with Martin Ochoa also listed as an occupant in 2000 and 2002 and Abdul Gaphoor listed as an occupant in 2002.

7.3 BUILDING DEPARTMENT RECORDS

The Alameda County Building Department (ACBD) was contacted on February 29, 2012, to ascertain whether building permit files were available for the site address. Documents available from the ACBD were reviewed on March 8, 2012. According to the earliest available permit, the property was owned by Manuel Pavodero in 1961. A September 1995 document indicated the property was transferred to Abdul and Hanifa Gaphoor at that time. The property was developed with one 2 bedroom/1 bathroom house with a garage, constructed in 1930. Additional permit information dated between 1996 and 1999 was for assorted improvements to the existing structures by the Gaphoors, including construction of the 1,360-square-foot, single-story commercial addition of the sign shop.

8.0 SUMMARY OF SIGNIFICANT FINDINGS

8.1 SITE USE

8.1.1 Current

The site currently is developed with a single-story office (former residential structure) with partial basement and a sign shop with associated appurtenant structures. Both buildings are occupied by Bay Signs, a company that designs and fabricates signs. The property is owned by Abdul and Hanifa, who have owned the property since 1995.

8.1.2 Historic

A small structure appeared to be located on or in the immediate vicinity of the site on an 1899 topographic map. The current office/residential structure on the site was constructed in 1930 as a residence, with the original detached garage first documented on-site in the 1950s. Additional small outbuildings were present

on the site between the 1930s and 1950s. Bay Signs first operated at the site following purchase of the property by the Gaphoors in 1995. In the late-1990s, the current sign shop addition to the existing detached garage was constructed. Based on the unavailability of historical documents dating prior to 1899, at which time a small structure appeared present on the site, the date of first site development was unable to be documented.

8.2 HAZARDOUS MATERIALS STORAGE AND USE

Paints, thinners and related materials utilized by personnel of Bay Signs in the manufacture of signs at the on-site facility were observed generally in container sizes of 1 quart to 1 gallon each, stored on shelves and in cabinets at various areas within the sign shop portion of the site. A paint spray shed also was located adjacent to the sign shop. Paint splatters and wood-finish stains were observed on concrete flooring at several locations and the surficial layer of concrete within the paint spray shed was mildly corroded. No evidence of significant spills or releases of hazardous materials was observed at the time of the site reconnaissance however.

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 office/residential structure and original detached garage were constructed prior to 1980, asbestos-containing building materials may be present.

8.4 LEAD-BASED PAINT

Due to the age of the office/residence and original detached garage 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

Historic development of the site with a dwelling may have occurred prior to construction of the current structure in 1930. In addition, other outbuildings were documented on-site prior to construction of the current sign shop addition in 2000. 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 residual contaminants, if present, largely are capped by the structures and associated paving, the current risk for exposure is low. However, 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 PAINT SPRAY SHED

The paint spray shed utilized by Bay Signs was reported by Mr. Gaphoor as not requiring an EPA permit. The spray shed may, however, require a permit from the ACEHD and/or BAAQMD. If continued use of the paint spray shed is planned, these agencies should be contacted to ascertain whether a permit is required. The paint spray shed is not a REC for the subject site.

9.3 ASBESTOS-CONTAINING BUILDING MATERIALS

Since demolition of the current buildings 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.

9.4 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, and historic reference sources earlier than 1899 were unavailable. 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 was unable to be made. As pertinent information regarding historical usage of the site was available from other sources, 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.

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 Geocheck, Gaphoor/Bay Signs Property, 16375 East 14th Street, San Lorenzo, CA 94580*. Inquiry Number 3268159.2s. February 28, 2012.

Google Earth. *Satellite Photographs*. 2012.

Nino & Moore. *3^d Quarter 2009 Final Groundwater Monitoring Report, Former Holland Oil Property, 16301 East 14th Street, San Leandro, California*. January 6, 2010.

ParcelQuest. *Property Detail, 16375 East 14th Street, San Leandro, CA*. Undated.

U.S. Fish and Wildlife Service, National Wetlands Inventory, retrieved March 12, 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.
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R.E.A. Number REA-06746

FIGURES

FIGURE 3. SITE PHOTOGRAPHS

APPENDIX A
COMPLETED QUESTIONNAIRES AND SITE DOCUMENTS

APPENDIX B
REGULATORY AGENCY DATABASE REPORT

APPENDIX C
HISTORICAL AERIAL PHOTOGRAPHS AND MAPS

APPENDIX D
CITY DIRECTORY REPORT

APPENDIX E
RESUME OF ENVIRONMENTAL PROFESSIONAL