



**An Employee Owned Company**

April 6, 2015

Daniel Adams  
MidPen Housing Corporation  
303 Vintage Park Drive, Suite 250  
Foster City, CA 94404

**RE: Phase I Environmental Site Assessment (ESA) Report**  
**1625, 1635, 1715, 1763 Chestnut St. & 217 N North St. Livermore, CA**  
***Project Number: 6988-003.01***

Dear Mr. Adams:

Enclosed is Phase I ESA Report for the above referenced property. This ESA was performed to evaluate and assess the Subject Property's environmental contamination status for the purpose of obtaining Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) liability protection (42 U.S.C. §9601). Specifically, this Phase I ESA was performed to identify recognized environmental conditions (RECs), controlled recognized environmental conditions (CRECs), Historical Recognized Environmental Conditions (HRECs), Business Environmental Risks (BERs) or historical or current activities at the Subject Property and surrounding properties which could have or is contributing to the degradation of the subject property's soil and/or groundwater in order to qualify for certain landowner liability protections as an innocent landowner under CERCLA.

Please review this Report, especially the Site Reconnaissance and Conclusion Sections. This assessment has revealed evidence of one (1) Recognized Environmental Condition, (1) Business Environmental Risks, and (1) potential Vapor Intrusion Condition at the subject property:

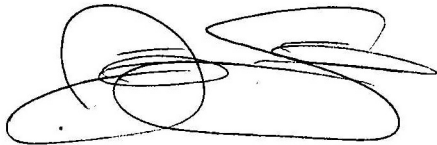
Based on a review of the numerous investigations conducted by several different environmental consulting firms very limited soil and soil gas impacts were present on the site in the vicinity of the UST basin during the 2011 URS site investigation. However, ACC did not detect any elevated levels of petroleum constituents in soil during the 2013 investigation, which focused on the vicinity of the USTs. It is possible that they naturally attenuated or are still present at very minor levels. The 2011 URS investigation also identified minimal petroleum (TPHd and TPHmo) groundwater impacts in the vicinity of the former USTs. In addition to the minor petroleum constituents detected in vicinity of the former USTs, URS detected PCE in all of the groundwater samples collected from the subject property. The PCE impacts appear to be

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originating from an offsite up gradient location. The presence of potential minor soil and soil gas impacts in the vicinity of the former USTs is interpreted to be a BER. The presence of PCE contaminated groundwater migrating on to the site from the Livermore Arcade Shopping Center/Millers Outpost Shopping Center is considered a REC and a Potential Vapor Intrusion Condition. (PVIC). If the site is to be redeveloped; soil, soil vapor, and groundwater characterization for protection of human health and waste characterizations is recommended. In addition, ACC recommends that all known documents related to the site be provided to the regulatory oversight agency and that Case Closure related to the USTs be requested. If case closure is not granted, ACC recommends working with the Local Oversight agency to obtain case closure.

Please see the Report for information regarding all other observations made at the subject property. Thank you for choosing ACC to perform this project. If you have any questions, comments or concerns, please contact me at (510) 638-8400 ext. 118 or [jsmith@accenv.com](mailto:jsmith@accenv.com).

Sincerely,

A handwritten signature in black ink, appearing to read 'Julia Siudyla', with a stylized, overlapping loop structure.

Julia Siudyla  
Project Geologist



## PHASE I ENVIRONMENTAL SITE ASSESSMENT

April 6, 2015

**Subject Property:**

1625, 1635, 1715, 1763 Chestnut St. & 217 N North St.,  
Livermore, California

**Prepared For:**

MidPen Housing Corporation  
303 Vintage Park Drive, Suite 250  
Foster City, California 94404

**ACC Project Number:**

***6988-003.01***

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## Executive Summary

<b>EXECUTIVE SUMMARY</b>	
<b>Consultant</b>	ACC Environmental Consultants, Inc. (ACC)
<b>Client</b>	MidPen Housing Corporation 303 Vintage Park Drive, Suite 250 Foster City, California 94404
<b>Current Owner of Subject Property</b>	The City of Livermore
<b>Subject Property Address</b>	1625, 1635, 1715, 1763 Chestnut Street and 217 N. N. Street Livermore, California
<b>Current Use of Subject Property</b>	Commercial Retail Spaces
<b>Historical Use of Subject Property</b>	The Subject Property was vacant and undeveloped until 1929 where there was a residential dwelling. In approximately 1965, the Subject Property was a gasoline service station until approximately mid 1970s. The current commercial building was built in approximately 1973.
<b>Size of Subject Property</b>	Approximately 4.4 acres
<b>Assessors Parcel Number</b>	98-290-11-1 (1625 Chestnut Street), 98-290-6-7 (1635 Chestnut Street), 98-249-1-3 (1715 Chestnut Street), 98-249-1-5 (1763 Chestnut Street), 98-249-1-4 (217 N. N. Street)
<b>Zoning</b>	DSP-Downtown Specific Plan
<b>Purpose</b>	This ESA was performed to evaluate and assess the Subject Property's environmental contamination status for the purpose of obtaining Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) liability protection (42 U.S.C. §9601). Specifically, this Phase I ESA was performed to identify recognized environmental conditions (RECs), controlled recognized environmental conditions (CRECs), Historical Recognized Environmental Conditions (HRECs), Business Environmental Risks (BERs) or historical or current activities at the Subject Property and surrounding properties which could have or is contributing to the degradation of the subject property's soil and/or groundwater in order to qualify for certain landowner liability protections as an innocent landowner under CERCLA. The United States Environmental Protection Agency established federal standards and practices for conducting "all appropriate inquiries" (AAI) and the finalized AAI guidelines were incorporated into American Society for Testing and Materials (ASTM) Standard Practice ASTM E 1527-13. This Phase I ESA was performed in general accordance with the standards established under American Society for Testing and Materials (ASTM) Standard Practice E1527-13, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process." The results of this Phase I ESA are based on the scope of services cited below and are consistent with the customary practice and standards of other qualified environmental professionals performing similar work in this area. All components of this ESA were performed or overseen by Environmental Professionals as defined in the AAI Standards and ASTM E 1527-13.

## Executive Summary

EXECUTIVE SUMMARY	
Recognized Environmental Conditions (RECs) Identified	
<b>REC #1, BER, and PVIC</b>	<p>Based on a review of the numerous investigations conducted by several different environmental consulting firms very limited soil and soil gas impacts were present on the site in the vicinity of the UST basin during the 2011 URS site investigation. However, ACC did not detect any elevated levels of petroleum constituents in soil during the 2013 investigation, which focused on the vicinity of the USTs. It is possible that they naturally attenuated or are still present at very minor levels. The 2011 URS investigation also identified minimal petroleum (TPHd and TPHmo) groundwater impacts in the vicinity of the former USTs. In addition to the minor petroleum constituents detected in vicinity of the former USTs, URS detected PCE in all of the groundwater samples collected from the subject property. The PCE impacts appear to be originating from an offsite up gradient location. The presence of potential minor soil and soil gas impacts in the vicinity of the former USTs is interpreted to be a BER. The presence of PCE contaminated groundwater migrating on to the site from the Livermore Arcade Shopping Center/Millers Outpost Shopping Center is considered a REC and a Potential Vapor Intrusion Condition. (PVIC). If the site is to be redeveloped; soil, soil vapor, and groundwater characterization for protection of human health and waste characterizations is recommended. In addition, ACC recommends that all known documents related to the site be provided to the regulatory oversight agency and that Case Closure related to the USTs be requested. If case closure is not granted, ACC recommends working with the Local Oversight agency to obtain case closure.</p>

## Executive Summary

Observation Item	Exterior of Building(s)		Interior of Building(s)		REC HREC CREC BER (Yes/No)	Discussion Section Reference
<b>Scope Items (In accordance with the ASTM E1527-13 Standard)</b>						
1. Current Use/Generation of Hazardous Substances, Waste or Petroleum Products	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		
2. Past Use/Generation of Hazardous Substances, Waste or Petroleum Products	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	No	5.4.1
3. Hazardous Substances and Petroleum Products in Connection with Identified Uses	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		
4. Underground Storage Tanks	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	Yes	5.4.2
5. Fill ports, Dispenser Islands, Vent Pipes, Concrete Pads, and/or Cradles	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		
6. Concrete Pads, Patching, and/or Asphalt Patching	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	No	5.4.3
7. Pipes of Unknown Uses	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		
8. Above Ground Storage Tanks	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		
9. Fill Material	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		
10. Odors	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		
11. Pools of Liquid	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	No	5.4.4
12. Drum Storage	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		
13. Chemical/Hazardous Materials Storage Area(s)	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		
14. Hazardous Substance and/or Petroleum Product Containers	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		
15. Unidentified Substance Containers/Abandoned Containers	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		
16. Liquid Petroleum Gas (LPG) Tanks	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		
17. PCBs (Polychlorinated Biphenyls)	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		
18. Electrical Transformers	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	No	5.4.5
19. Pits, Ponds, or Lagoons	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		
20. Stained Soil or Pavement	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		
21. Floor Staining or Corrosion	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO		
22. Stressed Vegetation	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		
23. Solid Waste	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	No	5.4.6
24. Industrial Waste Water	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		
25. Groundwater Drinking Wells	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		
26. Irrigation/Dewatering Wells	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		
27. Groundwater Monitoring Wells	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		
28. Septic Systems	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		
29. Storm Drains	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	No	5.4.7
30. Floor Drains	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		
31. Sump Pumps, Lift Stations	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		
32. Waste Water Discharge/Other Than Domestic	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		
33. Oil-Water Separators	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		
34. Hydraulic Hoists	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	No	5.4.8
35. Elevator	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES		<input checked="" type="checkbox"/> NO	
			0		NA	



## Executive Summary

Observation Item	Exterior of Building(s)		Interior of Building(s)		REC HREC CREC BER (Yes/No)	Discussion Section Reference
	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> YES	<input type="checkbox"/> NO		
36. Evidence of Soil Borings	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	No	5.4.9
37. Evidence of Soil Excavations	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		
38. Soil Stockpile	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		
39. Debris Stockpile	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		
40. Back-up Power Generators	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		
41. Heating/Cooling Systems	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		
42. Oil Burners	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		
43. Parts Washers Degreasers	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		

Observation Item	Exterior of Building(s)		Interior of Building(s)		REC HREC CREC BER (Yes/No)	Discussion Section Reference
	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> YES	<input type="checkbox"/> NO		
<b>Non-Scope Items (additional to the ASTM E1527-13 Standard)</b>						
44. Suspect Asbestos-Containing Building Materials (ACBM)	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	No	5.4.10
45. Radon	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		
46. Suspect Lead-Based Paint	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	No	5.4.11
47. Lead in Drinking Water	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		
48. Florescent/Mercury Vapor Light Tubes & PCB Ballasts	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		
49. Used Industrial Batteries	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		
50. Wetlands or Flood Control Channel	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		
51. High Voltage Power Lines	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		
52. Regulatory Compliance	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		
53. Cultural and Historic Items	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		
54. Industrial Hygiene Concerns	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		
55. Health and Safety Issues	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		
56. Indoor Air Quality Issues	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		
57. Ecological Resources	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		
58. Endangered Species	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		
59. Biological Agents	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		
60. Mold	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		

## **1.0 INTRODUCTION**

On behalf of MidPen Housing Corporation (hereinafter referred to as the “Client”), ACC Environmental Consultants, Inc. (ACC) performed a Phase I Environmental Site Assessment (ESA) of the property located at 1625, 1635, 1715, 1763 Chestnut St. & 217 N North St. Livermore, California (hereinafter referred to as the “subject property”).

### **1.1 Purpose**

This ESA was performed to evaluate and assess the Subject Properties environmental contamination status for the purpose of obtaining Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) liability protection (42 U.S.C. §9601). Specifically, this Phase I ESA was performed to identify recognized environmental conditions (RECs), historical recognized environmental conditions (HRECs), controlled recognized environmental conditions (CRECs), or historical or current activities at the subject property and surrounding properties which could have or is contributing to the degradation of the subject property’s soil and/or groundwater in order to qualify for certain landowner liability protections as an innocent landowner under CERCLA. The United States Environmental Protection Agency established federal standards and practices for conducting “all appropriate inquiries” (AAI) and the finalized AAI guidelines were incorporated into American Society for Testing and Materials (ASTM) Standard Practice ASTM E 1527-13. This Phase I ESA was performed in general accordance with the standards established under American Society for Testing and Materials (ASTM) Standard Practice E1527-13, “Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.” The results of this Phase I ESA are based on the scope of services cited below and are consistent with the customary practice and standards of other qualified environmental professionals performing similar work in this area. All components of this ESA were performed or overseen by Environmental Professionals as defined in the AAI Standards and ASTM E 1527-13.

### **1.2 Detailed Scope of Services**

The primary objectives of this Phase I ESA are to identify and evaluate potential environmental issues, recognized environmental conditions, associated with the subject property, and to assess the likelihood of off-site sources of environmental contamination that may adversely impact the subject property and/or otherwise result in a material financial liability for the owners or operators of the subject property. The following tasks were performed in accordance with the Scope of Services.

Phase I ESA scope based on AAI Standards and ASTM E 1527-13:

#### **Records Review:**

The records review includes reasonably ascertainable and standard sources. Reasonably ascertainable means (1) information that is publicly available, (2) information that is obtainable from its source within reasonable time and cost constraints, and (3) information that is practically reviewable. Information that can only be reviewed by a visit to the source is reasonably ascertainable if the visit is permitted by the source within 20 days of request. The purpose of the records review is to obtain and review records that will help identify RECs in connection with the subject property. The records review includes:

- A search of regulatory records and files for the Subject Property, neighboring properties, and nearby sites of environmental concern was conducted to determine if any adverse environmental impact has affected, or has the potential to affect the Subject Property. This search follows the ASTM 1527-13 approximate minimum search distances for government agency databases and is subject to availability and includes:

Site List	Search Radius (Miles)
Federal National Priorities List (NPL)	1.0
Federal Delisted NPL Site List	0.5
Federal CERCLIS List	0.5
Federal CERCLIS NFRAP List	0.5
Federal RCRA CORRACTS Facilities List	1.0
Federal RCRA non-CORRACTS TSD Facilities List	0.5
Federal RCRA Generators List	Property and Adjoining Properties Only
Federal Institutional Control/Engineering Control Registries	Subject Property Only
Federal ERNs List	Subject Property Only
State and Tribal Lists of Hazardous Waste Sites Identified for Investigation or Remediation	1.0
State and Tribal Equivalent NPL	1.0
State and Tribal Equivalent CERCLIS	0.5
State and Tribal Landfill and/or Soil Waste Disposal Sites Lists	0.5
State and Tribal Leaking Storage Tank Lists	0.5
State and Tribal Registered Storage Tank Lists	Subject Property and Adjoining Properties Only
State and Tribal Institutional Control/Engineering Registries	
State and Tribal Voluntary Cleanup Sites	0.5
State and Tribal Brownfield Sites	0.5

- The following regulatory agency files were reviewed for the subject property and identified nearby sites of environmental concern as readily available and reasonably ascertainable: Environmental Protection Agency (EPA), California Environmental Protection Agency (CAL EPA)-Department of Toxic Substance Control (DTSC), Regional Water Quality Control Board (RWQCB), Fire Department, Planning Department, Building Department, Air Quality Management District, local Environmental/Public Health Department, media sources, local libraries, the internet, newspapers, and local Historical Societies.
- A review of historical sources including historical records including historical aerial photographs, historical topographic maps, city directories, historical fire insurance maps, and title reports will be utilized to document the progression of site improvements at the Subject Property and immediately adjacent properties to identify if historical uses of the subject property have resulted in RECs.
- A review of physical setting sources including the current USGS 7.5 minute Topographic Map, geology, hydrogeology, and soil maps of the area provide general information regarding site topography, geology, groundwater gradient and soil characteristics.
- As required by AAI and to facilitate the historical research, ACC will review a copy of the current Title Report (if provided by the client), and if available, copies of all previous environmental site investigations performed at the property. ACC assumes that the Title

Report provided will note any and all property and environmental liens, activity and use limitations, and that ACC will be notified of any specialized knowledge of environmental concerns of the subject property and/or area. Excluded from services to meet AAI requirements are: 1) an ACC appraisal/evaluation of the subject property value versus property purchase price; and 2) limitations ACC is put under regarding interviewing past owners, current owners, tenants, and any other knowledgeable people on the property.

- According to AAI, the Environmental Professional performing AAI determines: 1) the research timeframe; 2) data sources used; 3) search intervals; and 4) the effects of data gaps on findings. The research timeframe must “cover a period of time as far back in the history of the subject property as it can be shown that the property contained structures or from the time the property was first used for residential, agricultural, commercial, industrial, or governmental purposes.”

### **Site Reconnaissance:**

- Site reconnaissance of the subject property to investigate for RECs, CRECs, HRECs and other environmental concerns. The general site setting will be documented.
  - **Interior Site Reconnaissance:** will include viewing the interior of buildings on the Subject Property with specific attention to common areas expected to be used by occupants and the public, maintenance and repair areas, boiler and mechanical rooms, and a representative sample of occupant spaces. All potential environmental conditions will be noted and identified.
  - **Exterior Site Reconnaissance:** will include viewing the entire periphery of all structures on the Subject Property and viewing of all readily accessible areas of the Subject Property. All potential environmental conditions will be noted and identified.
- Specific attention will be given to the all improvements on the Subject Property. Particular attention will be given to area where hazardous materials being used, stored and/or disposed of on site. **ACC is not responsible for inspecting areas covered by parked vehicles, overgrown vegetation, and other obstacles preventing access or visual observations.**
- All adjacent properties will be observed to the extent possible for potential environmental issues. The current uses of the immediately adjacent properties will be noted in the report.
- General topographic features (creaks, rivers, lakes, etc.) and geographic (adjacent streets) setting shall be observed and identified in the report. I

### **Interviews:**

- Interviews of persons familiar with the history of the subject property, including key site managers, owners, tenants, past tenants, and/or previous owners, if available and appropriate, to determine prior use of the subject property, or who are likely to have

material information regarding the potential for contamination at the property. Interviews will not be conducted if said information is believed to be duplicative of information already obtained from other sources.

- Interviews/File Reviews with applicable local agencies familiar with the areas in the vicinity of the subject property as readily available and reasonably ascertainable were conducted. The agencies contacted include the Environmental Protection Agency (EPA), California Environmental Protection Agency (CAL EPA)-Department of Toxic Substance Control (DTSC), Regional Water Quality Control Board (RWQCB), Fire Department, Planning Department, Building Department, Air Quality Management District, local Environmental/Public Health Department, media sources, local libraries, the internet, newspapers, and local Historical Societies.

### **Reporting:**

- A digital report summarizing the findings including results of file review, site reconnaissance, color photographs of the Subject Property, figures, references, and conclusions will be prepared for the client.

### **Non-Scope Considerations:**

- A visual inspection of the onsite structures to evaluate if suspect asbestos containing building materials (ACBM) are present. ACC will only be responsible for the identification of accessible materials. ACC shall not be responsible for the identification of suspect ACBM located in inaccessible areas including but not limited to above ceilings, under carpets, within wall cavities, within mechanical systems, under floors, or underground. Sampling was not performed.
- A visual inspection of the onsite structures to evaluate if suspect lead-based paint (LBP) is present. ACC will only be responsible for the identification of accessible materials. ACC shall not be responsible for the identification of suspect LBP located in inaccessible areas including but not limited to above ceilings, under carpets, within wall cavities, within mechanical systems, under floors, or underground. Sampling was not performed.
- A visual inspection of the site to evaluate if polychlorinated biphenyls (PCBs) are present in electrical transformers.
- A visual inspection to evaluate the presence of used industrial batteries, florescent/mercury vapor light tubes and PCB ballasts, wetlands, flood control channels high voltage power lines, cultural and historical items, and mold.
- A search of The State of California. Department of Health Services- Environmental Management Branch, Radon Database for California October 2002.

- A visual inspection for cultural and/or historical items, ecological items, endangered species, industrial hygiene concerns, health and safety issues, indoor air quality issues, biological agents and mold.

### ***1.3 Significant Assumptions***

No significant assumptions were made during this Phase I ESA.

### ***1.4 Limitations and Exceptions of Agreement***

ACC has performed the services for this project in accordance with our proposal, and within current standards of the American Society for Testing and Materials (ASTM 1527-13) for Phase I Environmental Site Assessments and the standards for All Appropriate Inquiries (AAI) approved by the Federal Environmental Protection Agency. Except for the representations set forth in this Phase I ESA, no other representations, guarantees, or warranties are either expressed or implied. A record search was limited to reasonably ascertainable information, which could be obtained within 20 calendar days.

The investigation was limited to a search for RECs, CRECs and HRECs at the subject property.

*Recognized Environmental Condition (REC)*—the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, ground water, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws.

RECs are not intended to include de minimis conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis are not recognized environmental conditions.

*Controlled Recognized Environmental Concern (CREC)*—a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). A condition considered by the environmental professional to be a controlled recognized environmental condition shall be listed in the findings section of the Phase I Environmental Site Assessment report, and as a recognized environmental condition in the conclusions section of the Phase I Environmental Site Assessment report.

*Historical Recognized Environmental Condition (HREC)*—a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). Before calling the past release a historical recognized environmental condition, the environmental professional must determine whether the past release is a recognized environmental condition at the time the Phase I Environmental Site Assessment is conducted (for example, if there has been a change in the regulatory criteria). If the EP considers the past release to be a recognized environmental condition at the time the Phase I ESA is conducted, the condition shall be included in the conclusions section of the report as a recognized environmental condition.

*Business Environmental Risk (BER)*—a risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues required to be investigated in this practice. Consideration of business environmental risk issues may involve addressing one or more non-scope considerations.

There is no investigation that is thorough enough to preclude the presence of hazardous materials that presently, or in the future, may be considered hazardous at the site. Because regulatory evaluation criteria are constantly changing, concentrations of contaminants presently considered low may, in the future, fall under more stringent regulatory standards that require remediation.

The site reconnaissance was limited to visual observation of surface conditions at the site. ACC is not responsible for inspecting areas covered by parked vehicles, overgrown vegetation, and other obstacles preventing access or visual observation. File review requests were submitted to public agencies. Readily available and reasonably ascertainable information was reviewed. This approach reflects current ASTM standards and AAI regulations unless the information obtained as part of this work suggests the need for further investigation. Except for site conditions observed by ACC expressed in this Phase I ESA, no other representations, guaranteed, or warranties of site conditions are either expressed or implied.

Where there is a conflict between the environmental database and ACC's actual knowledge with regard to the distance and direction from the subject property of sites listed on the database, information obtained by ACC from the site reconnaissance will be used. Whenever feasible, ACC will note such conflict within the text of the report.

The investigation addresses recognized environmental conditions at the subject site. However, certain conditions, such as those listed below may not be revealed:

- 1) Naturally occurring toxic materials in subsurface soils, rocks, or water, or toxicity of onsite flora;
- 2) Toxicity of substances common in current habitable environments, such as stored household products, building materials, and consumables;
- 3) Biological pathogens;
- 4) Contaminant plume below sampled or observed surface from remote source;
- 5) Contaminants or contaminant concentrations that do not violate present regulatory standards, but may violate future standards; and
- 6) Unknown site contamination, such as illegal dumping and/or accidental spillage, which may occur following the site visit by ACC.

No environmental site assessment can wholly eliminate uncertainty regarding the potential for RECs in connection with the subject property. Performance of this Phase I ESA is intended to reduce, but eliminate, uncertainty regarding the potential for RECs in connection with the subject property. The Phase I ESA practice recognizes the reasonable limitations of time and cost.

Opinions and judgments expressed herein, which are based on our understanding and interpretation of current regulatory standards, should not be construed as legal opinions. This document and the information contained herein have been prepared solely for the Client and any reliance on this report by third parties not authorized by the Client shall be at such party's sole risk.

All appropriate inquiries does not mean an exhaustive assessment of a property. There is a point at which the cost of information obtained or the time required to gather it outweighs the usefulness of the information and, in fact, may be a material detriment to the orderly completion of transactions. One of the purposes of this practice is to identify a balance between the competing goals of limiting the costs and time demands inherent in performing an environmental

site assessment and the reduction of uncertainty about unknown conditions resulting from additional information.

Conducting an AAI Phase I ESA alone does not provide a landowner with protection against CERCLA liability. Landowners who want to qualify as bona fide prospective purchasers or contiguous property owner must comply with all of the statutory requirements identified in CERCLA Section 107(r) and 107(q).

### ***1.5 Special Terms, Limitations and Conditions***

As is the case with any investigation of limited scope, site conditions may vary from those observed and witnessed on the date of the site reconnaissance/walk-through survey. The possibility of the discovery of the presence of hazardous substances that are not anticipated and/or were neither witnessed nor identified on the date of the site reconnaissance/walk-through survey cannot be completely eliminated. ACC cannot offer any form of warranty and/or guarantee that the subject property does not contain hazardous substances and/or conditions per the results of performing this ESA.

ACC is not evaluating the property value versus the purchase price. This assessment did not include any testing or sampling of materials, including: soil, water, air, or building materials.

Specific limitations of the site investigation include the following:

- No specific limiting conditions were encountered while conducting this Phase I ESA.

### ***1.6 User Reliance***

The findings and conclusions of this Phase I ESA may be relied upon by MidPen Housing Corporation. Reliance upon this report by any other parties is unauthorized unless written permission is obtained from MidPen Housing Corporation and ACC.



## 2.0 SITE DESCRIPTION

### 2.1 Location and Legal Description

<b>Subject Property Location</b>	The Subject Property is located in a residential neighborhood along the south side of Chestnut St.
<b>Subject Property Address</b>	1625, 1635, 1715, 1763 Chestnut St. & 217 N North St., Livermore, Alameda County, California
<b>Subject Property Assessor's Parcel Number (Alameda County Assessor's Office)</b>	098 029001101 (1625), 098 029000607 (1635), 098 024900103 (1715), 098 024900105 (1763), 098 024900104 (217 N North St)
<b>Legal Description</b>	See the title report provided in Appendix A.

See Figures 1-4

### 2.2 Site and Vicinity General Characteristics

<b>Size of Subject Property</b>	Approximately 4.4 acres.
<b>Significant Property Improvements</b>	In approximately 1973, the current one story commercial building was constructed.
<b>Number and Size of Buildings on the Subject Property</b>	One single story commercial retail building and an asphalt paved parking lot occupy the Subject Property.
<b>Building Characteristics</b>	One slab on grade single story commercial building with concrete columns and a concrete exterior wall system. Interior walls are comprised of gypsum wallboard; floor system consists of glued down carpet, floor tile, & concrete. The interior ceiling system is suspended ceiling tile.
<b>Zoning of Subject Property</b>	DSP-Downtown Specific Plan
<b>Use and Zoning of Adjacent Properties</b>	North T4N-Transect 4 N
	East DSP-Downtown Specific Plan
	South DSP-Downtown Specific Plan
	West CNB-Neighborhood Business Commercial
<b>Utility Providers</b>	Natural Gas PG&E
	Electric PG&E
	Water City of Livermore
	Sewer City of Livermore
<b>General Topography/Elevation</b>	West Northwest, 473 ft. above sea level
<b>Presumed Groundwater Flow Direction</b>	Northwest
<b>Soil Types</b>	Livermore & Pleasanton, Class B Soils

### 2.3 Current and Proposed Use of the Property

<b>Current Use of the subject Property</b>	Temporary commercial and retail use.
<b>Anticipated Future Use of Subject Property</b>	MidPen to acquire and build affordable housing.

### 2.4 Description of Structures, Road, and Other Improvements

<b>Size of Subject Property</b>	Approximately 4.4 acres.
<b>Property Improvements</b>	In approximately 1973, the current one story commercial building was constructed.
<b>Number and Size of Buildings on the Subject Property</b>	One (1) single story commercial and retail building.
<b>Building Characteristics</b>	One slab on grade single story commercial building with concrete columns and a concrete exterior wall system. Interior walls are comprised of gypsum wallboard; floor system consists of glued down carpet, floor tile, & concrete. The interior ceiling system is suspended ceiling tile.
<b>Zoning of Subject Property</b>	DSP-Downtown Specific Plan

<b>Adjacent Roads/Streets to the Subject Property</b>	Chestnut St. is adjacent to the north, N. North St to the east, Oak St. N to the south, and N. P St. to the west of the Subject Property.
<b>Type of Access to the Subject Property</b>	Access is provided to the Subject Property through two driveways on the north side from Chestnut Street.

### **2.5 Current Uses of the Adjoining Properties**

<b>Adjacent to the North</b>	Residential
<b>Adjacent to the East</b>	Commercial followed by Residential
<b>Adjacent to the South</b>	Commercial followed by Residential
<b>Adjacent to the West</b>	Commercial followed by Residential

A visual reconnaissance was performed on the immediately adjacent properties at the time of the site reconnaissance. The adjoining properties were inspected to the extent possible to determine if their uses may have resulted in the existence of RECs, CRECs, and/or HRECs that could have an adverse environmental affect the subject property. No indications of significant environmental concern were observed during the visual reconnaissance of the adjoining properties. No indications of dumping, stained soils, or other RECs were observed on any of the immediately adjacent properties.

### **3.0 USER PROVIDED INFORMATION**

ACC contacted the client to determine the status of potential environmental liens, activity and use limitations, specialized knowledge of environmental conditions, and commonly known or reasonably ascertainable information. The user questionnaire was completed by Mr. Daniel Adams, Director of Housing Development, MidPen Housing Corporation on March 4<sup>th</sup>, 2015. Information provided to ACC is described below. As specified in ASTM E 1527-13, Sections 7.5.2 and 7.5.2.1, ACC is not required to independently verify the information provided by the User (Client), obtained from interviews, previous environmental reports, and/or reviewed during records review.

A copy of the user questionnaire is included in Appendix B.

#### **3.1 Title Records**

ACC was provided with a copy of a Project Site Title Report prepared by First American Title Company.

#### **3.2 Environmental Liens or Activity and Use Limitations**

The Environmental Professional is required to search for Activity and Use Limitations (AULs) if such records are available in “*publicly available lists or registries.*” Typical AULs include land use restrictions (LURs), institutional controls (ICs), and Engineering Controls (ECs). Typical ICs include: 1) governmental controls such as zoning; 2) proprietary controls such as covenants or easements; 3) enforcement documents such as orders or consent decrees; and 4) information devices such as land record or deed notices. Typical ECs include: 1) passive measures such as vapor barriers and setbacks; 2) active measures such as remediation systems; and 3) monitoring of passive and/or active measures. According to 40 CFR Part 312.26 (b)(7), ICs are to be investigated on the subject property and according to 40 CFR Part 312.26 (b)(6) and (c)(2)(ii), ECs are to be investigated to a 0.5 mile radius of the subject property. ASTM 1527-13 recommends that ECs be investigated only for the subject property. ACC investigated for ECs for the subject property and none were found.

The User has no information about any environmental liens or limitations on use or activities that can be conducted on the property relating to any environmental issues.

#### **3.3 Specialized Knowledge**

ACC was not informed of any specialized knowledge associated with the subject property or the area in the vicinity of the subject property.

#### **3.4 Commonly Known or Reasonably Ascertainable Information**

According to the AAI User Questionnaire, no other commonly known or reasonable ascertainable knowledge is known regarding the subject property.

### ***3.5 Valuation Reduction for Environmental Issues***

According to the AAI User Questionnaire, no information is known regarding the fair market value of the subject property or that the price of the subject property reflects a reduction due to the fact that contamination is known or believed to be present at the property.

### ***3.6 Owner, Property Manager, and Occupant Information***

The current owner of the subject property is the City of Livermore.

### ***3.7 Reason for Performing the Phase I ESA***

ACC has performed this Phase I ESA for due diligence purposes.

### ***3.8 Previous Reports/Other Information***

ACC was provided with previous Phase I ESAs, environmental reports, documentation or additional specific knowledge regarding the subject property. Summaries of these documents are listed below.

According to Enercon Services, Inc., Kleinfelder conducted A Phase II Subsurface Investigation in 1989. Three soil borings, within the boundary of the gas station, were advanced to a depth of 25 feet below ground surface and seven soil samples were submitted for analysis. Soil samples were analyzed for total petroleum hydrocarbons (TPH) and benzene, toluene, ethylbenzene, and xylenes (BTEX). One sample collected at 10 feet bgs in the area of the former underground storage contained a concentration of 20 milligrams per kilogram mg/kg of TPH waste oil.

According to Enercon Services, Inc. and files available for review at the California Department of Toxic Substance Control, a Phase I Environmental Site Assessment was conducted by M.J. Klobberdanz & Associates in 2000. Klobberdanz identified previous oil and sludge produced by PG&E Coal Gas Facility as a concern if excavation occurred. In 2004, AEI Consultants prepared a Phase I Environmental Site Assessment Update where no further investigation of the former gas station was recommended and no RECs were identified.

In July of 2009, Enercon Services, Inc. performed a Phase I Environmental Site Assessment that resulted in one Recognized Environmental Condition (REC). From the 1960s to the mid 1970s, the northwest corner of the Subject Property was a gasoline service station and utilized approximately one to two Underground Storage Tanks (Enercon, 2009). In 2009 Enercon Services also conducted a Phase II Subsurface investigation where six soil samples were collected at three locations within the boundary of the former gas station. The soil samples were analyzed for extractable petroleum hydrocarbons (EPH) and volatile organic compounds (VOCs). Samples were collected from 15 feet bgs and 35 or 49 feet bgs with no TPH or VOCs concentrations detected above laboratory reporting limits.

URS conducted a Targeted Site Investigation Report in April of 2011 where twenty-three soil samples were analyzed for total petroleum hydrocarbons as gasoline (TPH-g) and BTEX, total petroleum hydrocarbons as diesel and motor oil (TPH-d and TPH-mo). Nineteen soil samples and four duplicates were analyzed for polycyclic aromatic hydrocarbons (PAH) and nine soil samples were analyzed for organochlorine pesticide (OCPs). Soil Sampling analytical results from 14 different locations detected TPH-d at concentrations exceeding the ESL in three of five samples collected at 5 feet bgs. Sample C1-5 contained 100 mg/kg, C3-5 contained 110 mg/kg (J Flagged as estimated), and C3-5 contained 140 mg/kg of TPH-d. Three of five samples at 5 feet

bgs had detectable amounts of TPH-mo exceeding the ESL. Sample C3-5 contained 470 mg/kg (J Flagged as estimated), C1-5 contained 570 mg/kg, and C4-5 contained 670 mg/kg of TPH-mo. Arsenic was detected in 25 out of 34 samples with all detected concentrations being above the California Human Health Screening Levels (CHHSL). PAH compounds, naphthalene and benzoapyrene, were detected in two samples. Sample C3-2 contained naphthalene at 36 micrograms per kg and C10-60 contained benzoapyrene at 21 micrograms per kg (J Flagged as estimated), which exceeded the RSL of 15 micrograms per kg but not the CHHSL of 38 micrograms per liter. No OCP concentrations were detected above laboratory reporting limits.

Five groundwater samples were collected from 43 and 49 feet bgs from five onsite locations and were analyzed for VOCs, TPH, and CAM 17. TPH-d concentrations were detected in multiple groundwater samples that were collected from varying depths of 43 to 49 feet bgs. Only one sample contained concentrations above the ESL of 100 micrograms per liter; C2-GW had a concentration of 130 micrograms per liter. TPH-mo concentrations were detected in multiple samples; Sample C2-GW with 400 micrograms per liter was the only sample with a concentration above the ESL. Metals were detected in all samples with only barium, chromium, and nickel exceeding the CDPH MCL comparison criteria. TCE was detected in three samples but none exceeded the CDPH MCL of 5 micrograms per liter. PCE was detected in all samples with five samples above the CDPH MCL with concentrations ranging from 12 micrograms per liter to 15 micrograms per liter. According to the Targeted Site Investigation performed by URS, the subject property is located down gradient of a shallow groundwater PCE plume that is associated with the Livermore Arcade Shopping Center/Millers Outpost Shopping Center (LASC/MOSC) sites. The 2009 Treadwell and Rollo report plume map shows that the PCE plumes extend to the railroad tracks, which are located south of the subject property. It is URS's opinion that it is likely that PCE concentrations in the groundwater samples are attributable to the LASC/MOSC site.

Soil gas samples were collected at five onsite locations at 5 feet bgs and were analyzed for VOCs. Fourteen compounds were detected in the soil gas samples with benzene concentrations above the CHHSL detected in sample C5-SG.

In addition, a geophysical investigation was performed by NorCal Geophysical Consultants, Inc. (NorCal) to investigate whether any USTs in connection with the former gas station remained on the Subject Property. NorCal utilized magnetic gradient, metal detection, and ground penetrating radar (GPR), which indicated no anomalies in the believed area of the former USTs. However, an approximate 8-foot by 8-foot anomaly was identified on the eastern side of the gas station that is believed, with respect to prior site operations, to be buried metal debris and/or curbing rebar rather than a small UST (URS, 2011).

ACC Environmental Consultants then performed a limited Phase II Environmental Site Assessment in December of 2013. ACC advanced six soil borings at the Subject Property using a GeoProbe direct-push hydraulic drilling rig that utilized a two-inch diameter hollow drill rod. The soil borings were advanced between approximately 20 and 48 ft bgs. A handheld photoionization detector (PID) was utilized in order to field screen soils recovered in the soil samples for volatile organic compounds (VOCs). Elevated PID readings were not observed during the field screening which indicated no significant concentrations of VOCs were present. Groundwater was not encountered during this investigation. Soil analytical results indicated no impact from the former underground storage of gasoline at the Subject Property. Concentrations

of TPH-d were detected up to 4.8 mg/kg, which is below the corresponding commercial and residential Environmental Screening Levels (ESLs). Lead was detected up to 8.5 mg/kg, which is below the corresponding ESLs and CHHSL and is also within naturally occurring background concentrations.

Based on a review of the numerous investigations conducted by several different environmental consulting firms very limited soil and soil gas impacts were present on the site in the vicinity of the UST basin during the 2011 URS site investigation. However, ACC did not detect any elevated levels of petroleum constituents in soil during the 2013 investigation, which focused on the vicinity of the USTs. It is possible that they naturally attenuated or are still present at very minor levels. The 2011 URS investigation also identified minimal petroleum (TPHd and TPHmo) groundwater impacts in the vicinity of the former USTs. In addition to the minor petroleum constituents detected in vicinity of the former USTs, URS detected PCE in all of the groundwater samples collected from the subject property. The PCE impacts appear to be originating from an offsite up gradient location. The presence of potential minor soil and soil gas impacts in the vicinity of the former USTs is interpreted to be a BER. The presence of PCE contaminated groundwater migrating on to the site from the Livermore Arcade Shopping Center/Millers Outpost Shopping Center is considered a REC and a Potential Vapor Intrusion Condition. (PVIC). If the site is to be redeveloped; soil, soil vapor, and groundwater characterization for protection of human health and waste characterizations is recommended. In addition, ACC recommends that all known documents related to the site be provided to the regulatory oversight agency and that Case Closure related to the USTs be requested. If case closure is not granted, ACC recommends working with the Local Oversight agency to obtain case closure.

#### 4.0 RECORDS REVIEW

Table 1: Federal Records Review, Table 2: State and Local Records Review, Table 3: Other Ascertainable Records and Table 4: Tribal Records and EDR Proprietary Records located below, list the government environmental agency databases ACC reviewed. Shaded cells indicate that, in accordance with ASTM 1527-13, the Environmental Database was not searched to the corresponding distance. The database obtained from EDR is included as Appendix C. When locations and distances reported by EDR were observed to be incorrect, ACC amended the information to provide a more accurate assessment.

TABLE 1: Federal Records						
Environmental Database	Subject Site	Within 1/8 mile	1/8 to 1/4 mile	1/4 to 1/2 mile	1/2 to 1 mile	Total
National Priority List (NPL)	No	0	0	0	0	0
Proposed NPL	No	0	0	0	0	0
NPL Liens	No					
Delisted NPL	No	0	0	0	0	0
NPL Recovery	No					
CERCLIS	No	0	0	0		0
Federal Facility	No	0	0	0	0	0
CERCLIS Sites/No Further Remedial Action Planned (NFRAP) Sites	No	0	0	3		3
Resource Conservation and Recovery Act (RCRA) Corrective Action Sites (CORRACTS)	No	0	0	0	0	0
RCRIS Treatment, Storage and Disposal Facilities (TSDF)	No	0	0	0		0
RCRA Large Quantity Generators (LQG)	No	0	0			0
RCRA Small Quantity Generators (SQG)	No	0	1			1
RCRA Conditionally Exempt Small Quantity Generators (CESQG)	No	0	0			0
Federal/US Engineering Controls	No	0	0			0
Federal/US Institutional Controls	No	0	0			0
Emergency Response Notification System (ERNS) Database	No					0

TABLE 2: State and Local Records						
Environmental Database	Subject Site	Within 1/8 mile	1/8 to 1/4 mile	1/4 to 1/2 mile	1/2 to 1 mile	Total
RESPONSE	No	0	0	0	0	0
ENVIROSTOR	Yes	1	0	2	0	3
Soil Waste Information System (SWF/LF)	No	0	0	0		0
Leaking Underground Storage Tank (LUST) Database	No	0	8	14		22
Spills, Leaks, Investigations and Cleanup (SLIC)	No	0	1	3		4
Historical Leaking Underground Storage Tank (Hist LUST)	No	0	0	0		0
Underground Storage Tank Database (UST)	No	0	1			1
Aboveground Storage Tank Database (AST)	No	0	0			0
FEMA UST	No	0	0			0

<b>TABLE 2: State and Local Records</b>						
Environmental Database	Subject Site	Within 1/8 mile	1/8 to 1/4 mile	1/4 to 1/2 mile	1/2 to 1 mile	Total
Voluntary Cleanup Program (VCP)	No	0	0	0		0
US Brownfield's	No	0	0	0		0
Debris Region 9	No	0	0	0		0
Open Dump Inventory (ODI)	No	0	0	0		0
Waste Management Unit Database (WMUDS/SWAT)	No	0	0	0		0
Recycler Database (SWRCY)	No	0	1	0		1
Registered Waste Tire Haulers (Haulers)	No	0	0	0		0
US Clandestine Drug Labs (CDL)	No					0
Historical Cal Sites	No	0	0	0	0	0
School Property Evaluation Plan (SCH)	No	0	0			0
Toxic Pits	No	0	0	0	0	0
Clandestine Drug Labs (CDL)	No					0
US Historical Clandestine Drug Labs (CDL)	No					0
CA FID UST	No	0	4			4
Historical UST	No	0	3			3
SWEEPS UST	No	0	5			5
Liens 2	No					0
Land Use Control Information System (LUCIS)	No	0	0	0		0
LEINS	No					0
Deed Restriction Listing (DEED)	No	0	0	0		0
Hazardous Material Information Reporting System (HMIRS)	No					0
California Hazardous Material Incident Report System (CHMIRS)	No					0
LDS	No					0
MCS	No					0

<b>TABLE 3: OTHER ASCERTAINABLE RECORDS</b>						
Environmental Database	Subject Site	Within 1/8 mile	1/8 to 1/4 mile	1/4 to 1/2 mile	1/2 to 1 mile	Total
RCRA-Non Generator	No	0	0			0
Department of Defense Sites (DOD)	No	0	0	0	0	0
Formerly Used Defense Sites (FUDS)	No	0	0	0	0	0
Record of Decision (ROD)	No	0	0	0	0	0
Facility Index System (FINDS)	No					0
CA Bond Exp. Plan	No	0	0	0	0	0
Cortese	No	0	0	0		0
Historical Cortese	No	0	6	10		16
Notify 65	No	0	1	1	2	4
Drycleaners	No	0	0			0
HazNet	No					0
EMI	No					0
CS	No	0	0	0		0



<b>TABLE 4: RECORDS REVIEW</b>						
<b>Tribal Records</b>						
<b>Environmental Database</b>	<b>Subject Site</b>	<b>Within 1/8 mile</b>	<b>1/8 to 1/4 mile</b>	<b>1/4 to 1/2 mile</b>	<b>1/2 to 1 mile</b>	<b>Total</b>
Indian LUST	No	0	0	0		0
Indian UST	No	0	0			0
Indian VCP	No	0	0	0		0
Indian ODI	No	0	0	0		0
<b>EDR Proprietary Records</b>						
Manufactured Gas Plants	No					0
EDR Historical Auto Stations	No	0	6			6
EDR Historical Cleaners	No	1	1			2

## ***SUBJECT PROPERTY***

### *4.1.1 Subject Property Database Listings*

The subject property was identified on the Envirostor Database and is currently under evaluation with potential contaminants of concern being PAHs, TPH-d, TPH-g, & TPH-mo in connection with the previous fuel hydrant pumping stations and underground storage tanks from the gasoline service station that occupied the subject property from approximately 1960s-1970s.

## ***FEDERAL RECORDS***

### *4.1.2 National Priority List (NPL)*

The NPL database (a.k.a. Superfund) is a listing of uncontrolled or abandoned hazardous waste sites identified for priority remedial actions under the Superfund Program. A site must meet or surpass a predetermined hazard ranking system score, be chosen as a state's top priority site, or meet three specific criteria set jointly by the US Department of Health and Human Services and the US Environmental Protection Agency (USEPA) in order to become an NPL site. This database is maintained by the US-EPA. In accordance with ASTM Standards (ASTM Standard Practice E 1527-13), ACC reviews the NPL database for all NPL sites located within 1.0 mile of the Subject Property. There are no sites listed on the NPL that are located within 1.0 mile of the subject property.

### *4.1.3 Proposed National Priority List (NPL)*

The Proposed NPL database included sites that have been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing. There are no sites listed on the proposed NPL database located within 1.0 miles of the subject property.

### *4.1.4 NPL Liens*

The NPL Liens database includes sites that under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential

liability. USEPA compiles a listing of filed notices of Superfund Liens. There are no sites listed on the proposed NPL database located within 1.0 miles of the subject property.

#### *4.1.5 Delisted NPL*

The delisted NPL database includes sites where the National Oil and Hazardous Substances Pollution Contingency Plan (NCP) established criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate. There are no sites listed on this database located within 0.5 miles of the subject property.

#### *4.1.6 Comprehensive Environmental Response, Compensation, and Liability (CERCLIS)*

The CERCLIS database contains data on potentially hazardous waste sites that have been reported to the United States Environmental Protection Agency (USEPA). These sites are either proposed to or on the National Priorities List (NPL) and sites that are in the screening and assessment phase for possible inclusion of the NPL. This database is maintained by the USEPA. In accordance with ASTM Standards (ASTM Standard Practice E 1527-13), ACC reviews the CERCLIS database for all sites located within 0.50 miles of the Subject Property. There are three (3) sites listed on the database located within 0.50 mile of the subject property. Based information reviewed and location of these sites relative to the subject property they unlikely to have an adverse environmental impact on the subject property.

#### *4.1.7 Federal Facility*

The Federal Facility database includes listings of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities. There are no sites listed on the database located within 0.50 mile of the subject property.

#### *4.1.8 Federal Comprehensive Environmental Response, Compensation, and Liability (CERCLIS) No Further Remedial Action Planned (NFRAP) Site List*

The Federal CERCLIS NFRAP database may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly, or the contamination was not serious enough to require Federal Superfund action or NPL consideration. This database is maintained by the US-EPA. In accordance with ASTM Standards (ASTM Standard Practice E 1527-13), ACC reviews the CERCLIS NFRAP database for all sites located within 0.50 miles of the Subject Property. There are no sites listed on the database located within 0.50 mile of the subject property.

#### *4.1.9 Resource Conservation and Recovery Act (RCRA) Treatment, Storage and Disposal Facilities (RCRA TSD) Database*

The RCRA TSD database contains sites that report generation, storage, transportation, treatment or disposal of hazardous waste. This database is maintained by the US Environmental Protection Agency (USEPA). In accordance with ASTM Standards (ASTM Standard Practice E 1527-13), ACC reviews the RCRA-TSD database for all sites located within 0.50 miles of the Subject Property. There are no sites listed on the database located within 0.50 mile of the subject property.

#### *4.1.10 Resource Conservation and Recovery Act (RCRA) Large Quantity Generator (LQG) Database*

The RCRA LQG database contains facilities that generate more than 1,000 kilograms of hazardous waste per month. This database is maintained by the US-EPA. In accordance with ASTM Standards (ASTM Standard Practice E 1527-13), ACC reviews the Large Quantity Generator database for only the subject property and adjoining properties. There are no sites listed on the Large Quantity Generator Database that are located within 0.25 miles of the subject property.

#### *4.1.11 Resource Conservation and Recovery Act (RCRA) Small Quantity Generator (SQG) Database*

The RCRA SQG database contains facilities that generate more than 100 kilograms but less than 1,000 kilograms of hazardous waste per month. The generator database is maintained by the USEPA. In accordance with ASTM Standards (ASTM Standard Practice E 1527-13), ACC reviews the Small Quantity Generator database for only the subject property and adjoining properties. There is one (1) site listed on the Small Quantity Generator Database that is located within 0.25 miles of the subject property. This site does not adjoin nor include the subject property. Based on the distance of this site relative to the subject property, it is unlikely to have an adverse environmental impact on the subject property.

#### *4.1.12 Resource Conservation and Recovery Act (RCRA) Conditionally Exempt Small Quantity Generator (CESQG) Database*

RCRA Conditionally exempt small quantity generators are facilities which generate less than 100 kilograms of hazardous waste, or less than 1 kilogram of acutely hazardous waste per month. The database includes selective information on sites that generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). The generator database is maintained by the USEPA. In accordance with ASTM Standards (ASTM Standard Practice E 1527-13), ACC reviews the Conditionally Exempt Small Quantity Generator database for only the subject property and adjoining properties. There are no sites listed on the Conditionally Exempt Small Quantity Generator Database that are located within 0.25 miles of the subject property.

#### *4.1.13 Federal/US Engineering Controls*

The Federal/US Engineering Control database includes a listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health. There are no sites listed on the Conditionally Exempt Small Quantity Generator Database that are located within 0.25 miles of the subject property.

#### *4.1.14 Federal/US Institutional Controls*

The Federal/US Institutional Controls database includes a listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls. There are no sites listed on the Conditionally Exempt Small Quantity Generator Database that are located within 0.25 miles of the subject property.

#### *4.1.15 Emergency Response Notification System (ERNS) Database*

The Emergency Response Notification System database includes ERNS records and stores information on reported releases of oil and hazardous substances. There are no sites listed on the Conditionally Exempt Small Quantity Generator Database that are located within 0.25 miles of the subject property.

### **STATE AND LOCAL RECORDS**

#### *4.1.16 RESPONSE*

The RESPONSE Database identifies confirmed release sites where Cal-EPA, DTSC is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk. In accordance with ASTM Standards (ASTM Standard Practice E 1527-13), ACC reviews the RESPONSE database for all sites located within 1.0 mile of the Subject Property. There are no sites listed on the RESPONSE database that are located within 1.0 mile of the subject property.

#### *4.1.17 ENVIROSTOR Database*

The CAL-EPA/DTSC's Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor Database identifies sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites. In accordance with ASTM Standards (ASTM Standard Practice E 1527-13), ACC reviews the EnviroStor database for all sites located within 1.0 mile of the Subject Property. There are three (3) sites listed on the EnviroStor database that are located within 1.0 mile of the subject property with one of these sites being the subject property. The subject property was identified on the EnviroStor Database and is currently under evaluation with potential contaminants of concern being PAHs, TPH-d, TPH-g, & TPH-mo in connection with the previous fuel hydrant pumping stations and underground storage tanks from the gasoline service station that occupied the subject property from approximately 1960s-1970s. Based on the information reviewed and location of these sites relative to the subject property, they are unlikely to have an adverse environmental impact on the subject property. The presence of the previous gasoline service station is considered a BER.

#### *4.1.18 Soil Waste Information System (SWF/LF)*

THE SWF/LF database includes active, closed and inactive landfills. SWF/LF records typically contain an inventory of solid waste disposal facilities or landfills. These may be active or inactive facilities or open dumps that failed to meet RCRA Section 4004 criteria for solid waste landfills or disposal sites. There are no sites listed on the database located within 0.50 mile of the subject property.

#### *4.1.19 LUST Database*

The Leaking Underground Storage Tank (LUST) Database contains sites that have had

unauthorized releases of hazardous materials from underground storage tanks (USTs). The California Regional Water Quality Control Board (RWQCB) maintains this database. Based on the findings of the Lawrence Livermore Study, performed for the California State Resources Control Board to improve and streamline its Leaking Underground Storage Tank Guidelines, ACC does not consider petroleum hydrocarbon sites further than 0.125 miles (660 feet) from the subject property to be significant when assessing potential offsite impacts. Specifically, the Lawrence Livermore Study found that 90 percent of benzene (a carcinogenic and highly mobile constituent of gasoline) plumes extend no further than 250 feet from the source. Thus, it is ACC's practice to review only LUST sites located within 0.125 miles of the subject property. There are no sites listed on the LUST database that are located within 0.125 miles of the subject property.

#### *4.1.20 SLIC Database*

The Spills, Leaks, Investigations, and Cleanup (SLIC) database deals with site investigation and corrective action involving sites not overseen by the Underground Storage Tank Program. The SLIC program is designed to cleanup impacts of current or historic unauthorized discharges, primarily to groundwater, but in some cases also to surface waters or sediments. The Regional Water Quality Control Board (RWQCB) maintains this database. It is ACC's practice to review SLIC sites located within 0.25 mile of the subject property. There are four (4) sites listed on this database, however, only one (1) of these sites is located within 0.25 miles of the subject property.

Site Name: Livermore Arcade Shopping Center/Millers Outpost Shopping Center

Site Address: 1410/1554 First Street, Livermore, CA 94550

Gradient Direction: Lower Elevation

Direction: Southwest

Discussion: The Livermore Arcade Shopping Center/Millers Outpost Shopping Center is located 0.239 mi. to the Southwest of the subject property. Cleanup status is listed as Assessment & Interim Remedial Action as of 4/29/2014 with potential contaminants of concern being Tetrachloroethylene (PCE) within the aquifer used for drinking water supply as the potential media affected. The is evidence from the URS 2011 soil and groundwater sampling event on the subject property that this impacted groundwater is migrating onto the subject property. The presence of PCE contaminated groundwater migrating on to the site from the Livermore Arcade Shopping Center/Millers Outpost Shopping Center is considered a REC and a Potential Vapor Intrusion Condition. (PVIC).

#### *4.1.21 UST Database*

The Underground Storage Tank (UST) database contains sites with registered USTs. The California State Water Resources Control Board (SWRCB) maintains this database. In accordance with ASTM Standards (ASTM Standard Practice E 1527-13), only the subject property and adjoining properties are required to be reviewed. There is one (1) site listed on the UST database that is located within 0.25 miles of the subject property, however, it is not adjacent. Neither the subject property nor any adjoining properties are identified on this database. Based on distance and location of this site relative to the subject property it is unlikely to have an adverse environmental impact on the subject property.

#### *4.1.22 Historical Cal-Sites*

The Historical Cal Site Database is formerly known as ASPIS, this database contains both known and potential hazardous substance sites. The source is the California Department of Toxic Substance Control. This database has been replaced by EnviroStor. In accordance with ASTM Standards (ASTM Standard Practice E 1527-13), only the subject property and adjoining properties are required to be reviewed. Neither the subject property nor any of the adjoining properties were listed in this database.

#### *4.1.23 CA FID UST Database*

The Facility Inventory Database contains active and inactive underground storage tank locations. The source is the State Water Resource Control Board. There are seven (7) sites listed on the CA FID UST database. In accordance with ASTM Standards (ASTM Standard Practice E 1527-13), only the subject property and adjoining properties are required to be reviewed. Neither the subject property nor any of the adjoining properties were listed in this database.

#### *4.1.24 Historical UST Database*

The Historical Underground Storage Tank (UST) Database contains a historical listing of sites with registered USTs. The California State Water Resources Control Board (SWRCB) maintains this database. There are six (6) sites listed on the Historical UST database. In accordance with ASTM Standards (ASTM Standard Practice E 1527-13), only the subject property and adjoining properties are required to be reviewed. Neither the subject property nor any of the adjoining properties were listed in this database.

#### *4.1.25 SWEEPS UST Database*

The SWEEPS Underground Storage Tank (UST) Database contains sites with registered USTs. The California State Water Resources Control Board (SWRCB) maintains this database. There are nine (9) sites listed on the Historical UST database. In accordance with ASTM Standards (ASTM Standard Practice E 1527-13), only the subject property and adjoining properties are required to be reviewed. Neither the subject property nor any of the adjoining properties were listed in this database.

### **OTHER ASCERTAINABLE RECORDS**

#### *4.1.26 RCRA Non-Generator Database*

The RCRA Non-Generator Database contains selective information on sites, which generate, transport, store, treat, and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act. Non-Generators do not presently generate hazardous waste. There are no sites listed on this database within 0.125 miles.

#### *4.1.27 Historical CORTESE Database*

The sites listed on the historical CORTESE database are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSITES]. This listing is no longer updated by the state agencies. There are sixteen (16) sites listed on this database, all of which are either listed and discussed in other database sections of this report or are otherwise unlikely to have an adverse environmental impact on the subject property.

#### *4.1.28 Notify 65*

Notify 65 records contain facility notifications about any release that could impact drinking water and thereby expose the public to a potential health risk. The data comes from the State Water Resources Control Board's Proposition 65 database. There are four (4) sites listed on the Notify 65 Database located within 1.0 mile of the subject property. One (1) of these sites is located within 0.25 miles of the subject property.

Site Name: Arrow Rentals  
Site Address: 187 North L St., Livermore, CA 94550  
Gradient Direction: Equal/higher Elevation  
Direction: East

Discussion: Arrow Rentals is located 0.222 mi. to the east of the subject property. Cleanup status is listed as Open-Remediation as of 11/13/2006 with potential contaminants of concern being gasoline with the groundwater (uses other than drinking water) as the potential media affected. There is a slight potential that impacted groundwater from this site could migrate to and impacted the subject property. Although current information indicates that it is not reaching the subject property. The potential for impacted groundwater to migrate to and impact the subject property is considered a REC and a Potential Vapor Intrusion Condition. (PVIC).

## **EDR PERPRIATORY RECORDS**

#### *4.1.29 EDR Historical Auto Stations*

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. There are six (6) sites listed on this database. Based on this information these sites are unlikely to have an adverse environmental impact on the subject property.

#### *4.1.30 EDR Historical Cleaners*

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. There are two (2) sites listed on this database. Based on this information these sites are unlikely to have an adverse environmental impact on the subject property.

## **4.2 Additional Environmental Record Sources**

In addition, ACC submitted file review request letters, emails and/or phone calls to the following agencies for the subject property and potential nearby site of environmental concern:

Agency	Response Received (Yes or No)	Files for the Subject Property (Yes or No)	Files for nearby sites of Environmental Concern (Yes or No)	File Review Summary
California EPA – Department of Toxic Substance Control (DTSC)	Yes	Yes	No	Enercon Services Phase I & Phase II reports, URS Targeted Site Investigation Report
Regional Water Quality Control Board (RWQCB)	Yes	No	No	N/A
City of Livermore Fire Department (Hazardous Materials)	Yes	No	No	N/A
Alameda County Department of Environmental Health	No		No	ACC attempted to contact this agency and has not received a response at the time of this report. However, ACC reviewed their online database and no files were found.
Bay Area Air Quality Management District (BAAQMD)	Yes	Yes	No	Generator Permit for Antrim Engineering & Construction Inc. for 1635 Chestnut St., Livermore, CA.
City of Livermore Planning Department	Yes	No	No	N/A

### 4.3 Physical Setting Sources(s)

The subject property is approximately 473 feet above mean sea level according to the U.S. Geological Survey (USGS) Livermore 7.5 Minute Quadrangle topographic map (1980). The subject property is in a residential neighborhood approximately one mile south of Highway 580. The Western Pacific Railroad is directly south of the subject property. Arroyo Mucho Creek is the closest body of water and is located approximately 1 mile south of the subject property.

#### 4.3.1 Geologic and Hydrogeologic Conditions

Soils in the vicinity of the subject property are identified by the USDA Natural Resources Conservation Service as very gravely course sandy loam which is a Class B soils with moderate infiltration rates with deep and moderately deep, moderately well and well drained soils with moderately course textures. Below these soils the rock stratigraphic unit is identified as the pliocene series of the Cenozoic era.

According to the FEMA flood plain maps the subject property is not located within a 50-year flood plain. Groundwater depth in at a nearby site was at 25 feet below ground surface. Based on the topography in the vicinity of the subject property groundwater flow appears to be to the northwest. Physical verification of the presence and/or direction of groundwater flow is beyond the scope of this Phase I ESA and as such was not performed.



#### 4.4 *Historical Use Information on the Property*

Information concerning historical uses of the subject property and adjoining properties was obtained from the following sources: aerial photographs, historical topographic maps, historical Sanborn Maps and city directories. These resources were obtained from Environmental Data Resources (EDR).

ACC reviewed aerial photographs dated 1940, 1949, 1958, 1966, 1968, 1979, 1982, 1993, 1998, 2005, 2006, 2009, 2010 and 2012. A Copy of the Historical Aerial Photographs is provided in Appendix D.

Historical topographic maps are a line and symbol representation of natural and artificially created features in a given area from as early as the late 1800s. These maps can provide information that is unavailable from other sources regarding the development and use of a given area. ACC reviewed historical topographic maps dated 1906, 1947, 1953, 1961, 1968, 1973, and 1980. A copy of the Historical Topographic Maps is provided in Appendix E.

Historical Sanborn Maps (fire insurance maps) are detailed scaled drawings that show the location and use of building structures that have occupied a given area from as early as the late 1800s. These maps can provide information that is unavailable from other sources regarding the development and use of a given property. ACC reviewed historical Sanborn Maps dated 1907, 1917, 1929, 1944, and 1959. Historical Sanborn Maps are provided in Appendix F.

Historical city directories are from Cole Information Systems, Haines Company, Inc., R.L. Polk & Co. and Pacific Bell. The directories were reviewed for available data from the years 1920 to 2013. A copy of the Historical City Directories is provided in Appendix G.

Pertinent observations from the historical pertaining to the subject property and the immediately adjacent properties is as follows:

1906-1929		
Property Described	Property Description	Sources Utilized
<b>Subject Property</b>	The Subject Property is located in the City of Livermore and is mainly vacant and undeveloped. In 1917, The Historical Sanborn Map indicates a Platform probably utilized by the railroad to the south. In 1929, a Magnesite Bunker is present in the southwest of the subject property.	1906 Historical Topographic Map, 1907, 1917, & 1929 Historical Sanborn Maps
<b>North</b>	Chestnut Street is adjacent to the north followed by residential dwellings.	
<b>East</b>	N North Street is adjacent to the east followed by vacant parcels.	
<b>South</b>	A former road, Olivina Ave., intersects the subject property followed by the Pacific Railroad line.	
<b>West</b>	No Coverage is provided to the west of the Subject Property.	

1930-1959		
Property Described	Property Description	Sources Utilized
<b>Subject Property</b>	The subject property is located in the City of Livermore. In 1959, a garage and dwelling is present in the northeast of the subject property as well as a Magnesite Bunker in the southwest.	1944 & 1959 Historical Sanborn Maps, 1940, 1949, & 1958 Historical Aerial Photographs, 1947 & 1953 Historical Topographic Maps
<b>North</b>	Chestnut Street is adjacent to the north followed by residential dwellings.	
<b>East</b>	N North Street is adjacent to the east followed by residential dwellings.	
<b>South</b>	A former road, Olivina Ave., intersects the subject property followed the Pacific Railroad line.	
<b>West</b>	An unidentifiable structure is adjacent to the west followed by residential dwellings.	

1960-1970		
Property Described	Property Description	Sources Utilized
<b>Subject Property</b>	The subject property is located in the City of Livermore. The Historical City Directory Abstract indicates that the Subject Property was Mels 88 Signal Serv. in 1965, which was a gasoline service station.	1966 & 1968 Historical Aerial Photographs, Historical City Directory Abstract, 1961 & 1968 Historical Topographic Maps
<b>North</b>	Chestnut Street is adjacent to the north followed by residential dwellings.	
<b>East</b>	N North Street is adjacent to the east followed by D & M Auto Parts and then residential dwellings.	
<b>South</b>	Olivina Street no longer intersects the Subject Property. The Pacific Railroad line is adjacent to the south.	
<b>West</b>	North P Street is adjacent to the west followed by vacant parcels and then residential dwellings.	

1973-2005		
Property Described	Property Description	Sources Utilized
<b>Subject Property</b>	The subject property is located in the City of Livermore. In the 1979 Aerial Photograph, a new structure exists (current building) on the southwest portion of the subject property in addition to the two other structures on the east.	1979, 1982, 1993, 1998, & 2005 Historical Aerial Photographs, Historical City Directory Abstract, 1973 & 1980nHistorical Topographic Maps
<b>North</b>	Chestnut Street is located adjacent to the north followed by residential housing.	
<b>East</b>	N North Street is adjacent to the east followed by D & M Auto and then residential housing.	
<b>South</b>	The Pacific Railroad lines are adjacent to the south followed by commercial buildings and residential housing.	
<b>West</b>	North P Street is adjacent to the west followed by commercial buildings and then residential housing.	

2006-Present		
Property Described	Property Description	Sources Utilized
<b>Subject Property</b>	The Subject Property is located in the city of Livermore and has one slab on grade single story commercial building. In the 2006 Aerial Photograph, the two previous buildings on the east of the subject property are removed. Various commercial and retail tenants that include Shepard's Gate Outlet, Portillo Tax Services, theater company storage, as well as some vacant units occupy the Subject Property.	2006, 2009, 2010, & 2012 Historical Aerial Photographs, Historical City Directory Abstract
<b>North</b>	Chestnut Street is located adjacent to the north followed by residential housing.	
<b>East</b>	N North Street is adjacent to the east followed by D & M Auto and then residential housing.	

<b>South</b>	Oak Street South & Pacific Railroad lines are adjacent to the south followed by Granada Bowl, Bank of America, and residential housing.	
<b>West</b>	North P Street is adjacent to the west followed by McDonald's and then residential housing.	

#### 4.4.1 Historical Subject Property Use Summary

Based on the historical Sanborn Maps, historical topographic maps, historical aerial photographs and the historical city directories the subject property has been historically used for:

Subject Property Use	Dates	REC (Y/N)
Vacant & Undeveloped Land, Residential Dwelling	1906-1929	N
Vacant & Undeveloped Land, Residential Dwelling	1930-1959	N
<b>Gasoline Service Station</b>	<b>1960-1970</b>	<b>HREC</b>
Commercial & Retail Building	1973-2005	N
Commercial & Retail Building	2006-Present	N

There is a limited amount of information available for the time period between 1960 and 1973 in regard to the gasoline service station and the removal of the underground storage tanks. There have been several Environmental Site Assessments and multiple subsurface investigations for this subject property. Based on a review of the numerous investigations conducted by several different environmental consulting firms very limited soil and soil gas impacts were present on the site in the vicinity of the UST basin during the 2011 URS site investigation. However, ACC did not detect any elevated levels of petroleum constituents in soil during the 2013 investigation, which focused on the vicinity of the USTs. It is possible that they naturally attenuated or are still present at very minor levels. The 2011 URS investigation also identified minimal petroleum (TPHd and TPHmo) groundwater impacts in the vicinity of the former USTs. In addition to the minor petroleum constituents detected in vicinity of the former USTs, URS detected PCE in all of the groundwater samples collected from the subject property. The PCE impacts appear to be originating from an offsite up gradient location. The presence of potential minor soil and soil gas impacts in the vicinity of the former USTs is interpreted to be a BER. The presence of PCE contaminated groundwater migrating on to the site from the Livermore Arcade Shopping Center/Millers Outpost Shopping Center is considered a REC and a Potential Vapor Intrusion Condition. (PVIC). If the site is to be redeveloped; soil, soil vapor, and groundwater characterization for protection of human health and waste characterizations is recommended. In addition, ACC recommends that all known documents related to the site be provided to the regulatory oversight agency and that Case Closure related to the USTs be requested. If case closure is not granted, ACC recommends working with the Local Oversight agency to obtain case closure.

#### 4.5 Vapor Intrusion

In accordance with ASTM E 2600, ACC assessed the subject property for a potential vapor intrusion condition (pVIC). A vapor intrusion condition is defined by ASTM E 2600 as “the presence or likely presence of any chemicals of concern in the indoor air environment of existing or planned structures on a property caused by the release of vapor from contaminated soil or groundwater on the property or within close proximity to the property, at a concentration that

presents or may present an unacceptable health risk to occupants.” Vapor intrusion is an indoor air quality condition that occurs when evaporating chemicals migrate from polluted soil and groundwater in the form of hazardous vapors into overlying buildings. ACC collected all reasonably ascertainable information related to federal, state, local and tribal government records, chemical use and historical records of prior uses on the subject property and within the area of concern surrounding the subject property as determined by the procedures set out in ASTM E 2600 Section 8, soil characteristics, geological conditions, contaminant characteristics, contaminated plume migration, significant conduits that might provide preferential pathways for vapor migration, groundwater depth and groundwater flow direction data, and property information data.

Based on the following groundwater sampling analytical results from the Targeted Site Investigation performed by URS in 2011, it is ACC’s opinion that a vapor intrusion condition at the subject property cannot be ruled out. According to the Targeted Site Investigation performed by URS, the subject property is located down gradient of a shallow groundwater PCE plume that is associated with the LASC/MOSC sites. The 2009 Treadwell and Rollo report plume map shows that the PCE plumes extend to the railroad tracks, which are located south of the subject property. It is URS’s opinion that it is likely that PCE concentrations in the groundwater samples are attributable to the LASC/MOSC site. Based on this and the planned future development of affordable housing, ACC recommends the user undertake a more refined screening as provided in ASTM E 2600 E Section 9.

## **5.0 SITE RECONNAISSANCE**

The goal of the site reconnaissance is to obtain information indicating the likelihood of identifying RECs in connection with the subject property. The subject property is visually observed and any structures located on the property are observed to the extent not obstructed by bodies of water, adjacent buildings, and/or other obstructions.

### **5.1 Methodology and Limiting Conditions**

#### *5.1.1 Exterior Site Reconnaissance*

The exterior site reconnaissance was performed by walking open areas of the property in a grid fashion. The subject property was viewed from all adjacent public thoroughfares. Special attention was given to observe surfaces adjacent to the structures and sidewalks, surfaces in storage areas, and potential conduits to the subsurface such as drains and sumps.

#### *5.1.2 Interior Site Reconnaissance*

The interior site reconnaissance was performed by systematically observing each room and open space of the property in a clockwise fashion. ACC viewed all accessible common areas expected to be used by occupants or the public (such as lobbies, hallways, utility rooms, recreation areaa, etc.), maintenance areas, and repair rooms, boiler rooms, and a representative sample of occupant spaces. Additional attention was made to observe surfaces adjacent to doors, utility rooms, storage areas, areas where hazardous materials were used, and any other accessible areas.

#### *5.1.3 Site Specific Limiting Conditions*

- No access was provided to the roof of any of the buildings on the subject property.
- ACC did not observe any areas above ceilings, below floors, or behind walls.

### **5.2 General Site Setting**

On March 12, 2015 ACC representatives Ms. Jessica Leist and Ms. Julia Smith conducted a site reconnaissance at the subject property located at 1625 Chestnut St., Livermore, Alameda County, CA. ACC representatives were accompanied by Uriel a representative with the property management group. The subject property parcel numbers are 098 029001101 (1625), 098 029000607 (1635), 098 024900103 (1715), 098 024900105 (1763), 098 024900104 (217 N North St).

The subject property is located in a residential neighborhood. At the time of the site reconnaissance 1 building was located on the subject property, this buildings is utilized for commercial businesses. The exterior portions of the subject property were occupied by asphalt paved parking lots and sidewalks. The subject property is generally flat and is at an elevation of 473 Feet above mean sea level.

**Primary Construction & Building Systems Summary**

<b>Building Name</b>	NA	<b>Building Address</b>	1625, 1635, 1715, 1763 Chestnut Street and 217 N. N. Street, Livermore, California
<b>Inspector Name</b>	Jessica Leist & Julia Siudyla		
<b>Inspection Date</b>	3/12/2015	<b>Site Escort</b>	Uriel
<b>Current Property Use</b>	Commercial	<b>Number of Floors</b>	1
<b>Building Features</b>	<input type="checkbox"/> Basement <input type="checkbox"/> Crawl Space (544 Capp) <input type="checkbox"/> Mezzanine (concert hall) <input checked="" type="checkbox"/> Attic <input type="checkbox"/> Occupied Penthouse <input type="checkbox"/> Mechanical-only PH		
<b>Foundation Systems</b>	<input type="checkbox"/> Concrete Footings <input checked="" type="checkbox"/> Slab on Grade <input type="checkbox"/> Wood Piers <input type="checkbox"/> CMU <input type="checkbox"/> Other: Brick Piers		
<b>Structural Systems</b>	<input type="checkbox"/> Steel Beam <input type="checkbox"/> Steel Column <input type="checkbox"/> Wood Post <input type="checkbox"/> Wood Beam/Purlin <input type="checkbox"/> Wood Frame <input checked="" type="checkbox"/> Concrete Columns <input type="checkbox"/> CMU <input type="checkbox"/> Other:		
<b>Exterior Wall Systems</b>	<input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Wood <input type="checkbox"/> Stucco <input type="checkbox"/> Metal <input type="checkbox"/> CMU <input type="checkbox"/> Cementitious Panels/Shingles <input type="checkbox"/> Metal Store-front Windows/Doors <input type="checkbox"/> Other:		
<b>Interior Floor Systems</b>	<input checked="" type="checkbox"/> Glued-down Carpet <input type="checkbox"/> Carpet w/ Tack Strips <input type="checkbox"/> Carpet Tile <input checked="" type="checkbox"/> Floor Tile <input type="checkbox"/> Sheet Flooring <input type="checkbox"/> Paint <input type="checkbox"/> Textured Paint <input checked="" type="checkbox"/> Ceramic/Marble/Terrazzo <input type="checkbox"/> Wood <input type="checkbox"/> Concrete <input type="checkbox"/> Wood Subfloor <input checked="" type="checkbox"/> Concrete Subfloor <input type="checkbox"/> Other:		
<b>Interior Wall Construction</b>	<input type="checkbox"/> Gypsum Wallboard <input type="checkbox"/> Plaster <input type="checkbox"/> Wood <input type="checkbox"/> Concrete <input type="checkbox"/> CMU <input type="checkbox"/> Stucco <input type="checkbox"/> Brick <input type="checkbox"/> Demountable Partitions <input type="checkbox"/> Other:		
<b>Interior Ceiling Systems</b>	<input checked="" type="checkbox"/> Gypsum board <input type="checkbox"/> Suspended Ceiling Tile <input type="checkbox"/> Glue-on Ceiling Tile <input type="checkbox"/> Plaster <input type="checkbox"/> Concrete <input type="checkbox"/> Exposed Ceiling/Mechanical <input type="checkbox"/> Other: exposed wood beams		
<b>Roofing Systems</b>	<input type="checkbox"/> Rolled Composite <input type="checkbox"/> Tar/Felt/Gravel <input type="checkbox"/> Asphalt Shingles <input type="checkbox"/> Metal <input type="checkbox"/> Membrane <input type="checkbox"/> Clay Tile <input type="checkbox"/> Silver Paint <input type="checkbox"/> Cementitious Shingles/Panels <input checked="" type="checkbox"/> Other: Inaccessible		
<b>Mechanical Systems</b>	<input type="checkbox"/> Natural-gas Boilers <input type="checkbox"/> AHU <input type="checkbox"/> Chillers/Condensers <input type="checkbox"/> Cooling Towers <input type="checkbox"/> Ducted Supply <input type="checkbox"/> Ducted Return <input type="checkbox"/> Roof-mounted HVAC Units <input type="checkbox"/> Radiant Heat <input type="checkbox"/> Furnace <input type="checkbox"/> Fire Sprinklers <input checked="" type="checkbox"/> Other: Not Observed		
<b>Insulation</b>	<input type="checkbox"/> Fiberglass Pipe Insulation <input type="checkbox"/> Fiberglass Pipe Elbows/Fittings <input type="checkbox"/> Cementitious Pipe Insulation <input type="checkbox"/> Cementitious Pipe Elbows/Fittings <input type="checkbox"/> Corrugated Pipe Insulation <input type="checkbox"/> Cementitious Pipe Hangers/Shoes <input type="checkbox"/> Fiberglass Duct Insulation <input type="checkbox"/> Fiberglass Batt Insulation <input type="checkbox"/> Blown-in Insulation <input checked="" type="checkbox"/> No Accessible Insulation Systems <input type="checkbox"/> Other:		
<b>Inaccessible Areas / Systems</b>	<input type="checkbox"/> Operating HVAC, interior HVAC not inspected <input type="checkbox"/> Ceramic Tile Systems <input type="checkbox"/> Roof Felt under Clay/Cementitious/Metal Roofing <input checked="" type="checkbox"/> Other: No roof access. Various portions of the roof were observed through windows.		
<b>Non-suspect Materials</b>	<input type="checkbox"/> Foam Rubber Pipe Insulation <input type="checkbox"/> Rubber HVAC Vibration Joint <input type="checkbox"/> Fiberglass Batt Insulation (no paper) <input type="checkbox"/> Rubber Window Gaskets <input checked="" type="checkbox"/> Other: Not Observed		

**5.3 Summary of Site Visit Observations**

The following table identifies observations made during ACC’s site visit and in accordance with ASTM E1527-13. Where specific conditions have been identified, additional discussion of each item follows in the indicated section.

A Copy of the Project Notes collected during the site reconnaissance is provided in Appendix H.

Observation Item			Exterior of Building(s)		Interior of Building(s)		REC HREC CREC BER (Yes/No)	Discussion Section Reference
<b>Scope Items (In accordance with the ASTM E1527-13 Standard)</b>								
1. Current Use/Generation of Hazardous Substances, Waste or Petroleum Products			<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		
2. Past Use/Generation of Hazardous Substances, Waste or Petroleum Products			<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	No	5.4.1
3. Hazardous Substances and Petroleum Products in Connection with Identified Uses			<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		
4. Underground Storage Tanks			<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	Yes	5.4.2
5. Fill ports, Dispenser Islands, Vent Pipes, Concrete Pads, and/or Cradles			<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		
6. Concrete Pads, Patching, and/or Asphalt Patching			<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	No	5.4.3
7. Pipes of Unknown Uses			<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		
8. Above Ground Storage Tanks			<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		
9. Fill Material			<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		
10. Odors			<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		
11. Pools of Liquid			<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		
12. Drum Storage			<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		
13. Chemical/Hazardous Materials Storage Area(s)			<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		
14. Hazardous Substance and/or Petroleum Product Containers			<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		
15. Unidentified Substance Containers/Abandoned Containers			<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		
16. Liquid Petroleum Gas (LPG) Tanks			<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		
17. PCBs (Polychlorinated Biphenyls)			<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		
18. Electrical Transformers			<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	No	5.4.4
19. Pits, Ponds, or Lagoons			<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		
20. Stained Soil or Pavement			<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		
21. Floor Staining or Corrosion			<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO		
22. Stressed Vegetation			<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		
23. Solid Waste			<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	No	5.4.5
24. Industrial Waste Water			<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		
25. Groundwater Drinking Wells			<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		
26. Irrigation/Dewatering Wells			<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		
27. Groundwater Monitoring Wells			<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		
28. Septic Systems			<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		
29. Storm Drains			<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	No	5.4.6
30. Floor Drains			<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		
31. Sump Pumps, Lift Stations			<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		
32. Waste Water Discharge/Other Than Domestic			<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		
33. Oil-Water Separators			<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		
34. Hydraulic Hoists			<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	No	5.4.7
35. Elevator	Number	Maintenance Company						
			0		NA			

Observation Item	Exterior of Building(s)		Interior of Building(s)		REC HREC CREC BER (Yes/No)	Discussion Section Reference
	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> YES	<input type="checkbox"/> NO		
36. Evidence of Soil Borings	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	No	5.4.8
37. Evidence of Soil Excavations	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		
38. Soil Stockpile	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		
39. Debris Stockpile	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		
40. Back-up Power Generators	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		
41. Heating/Cooling Systems	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		
42. Oil Burners	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		
43. Parts Washers Degreasers	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		

Observation Item	Exterior of Building(s)		Interior of Building(s)		REC HREC CREC BER (Yes/No)	Discussion Section Reference
	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> YES	<input type="checkbox"/> NO		
<b>Non-Scope Items (additional to the ASTM E1527-13 Standard)</b>						
44. Suspect Asbestos-Containing Building Materials (ACBM)	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	No	5.4.9
45. Radon	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		
46. Suspect Lead-Based Paint	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	No	5.4.10
47. Lead in Drinking Water	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		
48. Florescent/Mercury Vapor Light Tubes & PCB Ballasts	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		
49. Used Industrial Batteries	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		
50. Wetlands or Flood Control Channel	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		
51. High Voltage Power Lines	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		
52. Regulatory Compliance	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		
53. Cultural and Historic Items	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		
54. Industrial Hygiene Concerns	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		
55. Health and Safety Issues	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		
56. Indoor Air Quality Issues	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		
57. Ecological Resources	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		
58. Endangered Species	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		
59. Biological Agents	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		
60. Mold	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		

\*ASTM Definitions for Recognized Environmental Conditions (REC), Controlled Recognized Environmental Condition (CREC), Historical Recognized Environmental Condition (HREC), and Business Environmental Risk (BER):

*Recognized Environmental Condition (REC)*—the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, ground water, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws.

RECs are not intended to include de minimis conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis are not recognized environmental conditions.



*Controlled Recognized Environmental Concern (CREC)*—a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). A condition considered by the environmental professional to be a controlled recognized environmental condition shall be listed in the findings section of the Phase I Environmental Site Assessment report, and as a recognized environmental condition in the conclusions section of the Phase I Environmental Site Assessment report.

*Historical Recognized Environmental Condition (HREC)*—a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). Before calling the past release a historical recognized environmental condition, the environmental professional must determine whether the past release is a recognized environmental condition at the time the Phase I Environmental Site Assessment is conducted (for example, if there has been a change in the regulatory criteria). If the EP considers the past release to be a recognized environmental condition at the time the Phase I ESA is conducted, the condition shall be included in the conclusions section of the report as a recognized environmental condition.

*Business Environmental Risk (BER)*—a risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues required to be investigated in this practice. Consideration of business environmental risk issues may involve addressing one or more non-scope considerations.

## **5.4 Observations**

Below is a discussion of observations from the Site Visit:

### **5.4.1 Past Use/Generation of Hazardous Substances, Waste or Petroleum Products**

The subject property has historically been used as a gasoline service station and for commercial businesses. The gasoline service station utilized approximately one to two USTs on the eastern portion of the subject property. The USTs have been removed; however, limited information is available regarding the removal of the tank(s) and is considered a data gap. Adjacent properties have also been historically used as residential housing. Based on a review of the numerous investigations conducted by several different environmental consulting firms very limited soil and soil gas impacts were present on the site in the vicinity of the UST basin during the 2011 URS site investigation. However, ACC did not detect any elevated levels of petroleum constituents in soil during the 2013 investigation, which focused on the vicinity of the USTs. It is possible that they naturally attenuated or are still present at very minor levels. The 2011 URS investigation also identified minimal petroleum (TPHd and TPHmo) groundwater impacts in the vicinity of the former USTs. In addition to the minor petroleum constituents detected in vicinity of the former USTs, URS detected PCE in all of the groundwater samples collected from the subject property. The PCE impacts appear to be originating from an offsite up gradient location. The presence of potential minor soil and soil gas impacts in the vicinity of the former USTs is interpreted to be a BER. The presence of PCE contaminated groundwater migrating on to the site from the Livermore Arcade Shopping Center/Millers Outpost Shopping Center is considered a REC and a Potential Vapor Intrusion Condition. (PVIC). If the site is to be redeveloped; soil, soil vapor, and groundwater characterization for protection of human health and waste characterizations is recommended. In addition, ACC recommends that all known documents related to the site be provided to the regulatory oversight agency and that Case Closure related to the USTs be requested. If case closure is not granted, ACC recommends working with the Local Oversight agency to obtain case closure.

#### *5.4.2 Concrete Pads, Patching, and/or Asphalt Patching*

The majority of the exterior portions of the subject property are covered with an asphalt-paved parking lot followed by undeveloped land. Numerous areas of asphalt patching were observed across the site. All patching appeared to be related to small repairs associated with sewers, sprinklers, and utilities. ACC did not observe any asphalt patching associated with underground storage tanks. The asphalt patching observed at the subject property is not interpreted to be a REC.

#### *5.4.3 Underground Storage Tanks*

At the time of the site reconnaissance all of the known USTs on the subject property had reportedly been removed. The Subject Property was previously a gasoline service station and utilized approximately one to two underground storage tanks. Limited information is available regarding the removal of the tank(s) and is considered a data gap. In addition, a geophysical investigation was performed by NorCal Geophysical Consultants, Inc. (NorCal) to investigate whether any USTs in connection with the former gas station remained on the Subject Property. NorCal utilized magnetic gradient, metal detection, and ground penetrating radar (GPR), which indicated no anomalies in the believed area of the former USTs. However, an approximate 8-foot by 8-foot anomaly was identified on the eastern side of the gas station that is believed, with respect to prior site operations, to be buried metal debris and/or curbing rebar rather than a small UST (URS, 2011). The historical presence of USTs at the subject property is interpreted to be a BER.

#### *5.4.4 Electrical Transformers/ PCBs (Polychlorinated Biphenyls)*

During the site reconnaissance, ACC observed approximately one (1) electrical transformer in the exterior of the building on the subject property and one (1) pole mounted transformer adjacent to the north. The concern with electrical transformers is that the dielectric fluid can contain polychlorinated biphenyls (PCBs). ACC did not observe any evidence of leaks associated with the transformers or any evidence that the transformers have had an impact to the environment. Electrical transformers are typically owned by the utility provider and any release of material would be the responsibility of the utility provider. Based on these observations and the low potential to impact the environment, the presence of these electrical transformers at the subject property is not interpreted to be a REC.

#### *5.4.5 Solid Waste*

At the time of the site reconnaissance ACC observed miscellaneous household and commercial garbage that appeared to have been illegally dumped, including clothing, blankets, food containers, etc., along various areas in the exterior boundary of the subject property. ACC also observed bins and dumpsters used for the disposal of miscellaneous municipal garbage generated at the subject property. No staining or chemical odors were observed upon inspecting the solid waste and garbage. No industrial or hazardous waste was observed and the garbage is not interpreted as a REC.

#### *5.4.6 Storm Drains*

Two manholes were observed at the northeast and northwest corners of the property. The cover was flush with the ground surface. ACC observed the inside of the manhole and it appeared to provide access to a storm water drain. No staining or unusual odors were observed. The presence of the manhole on the subject property is not interpreted to be a REC.

#### *5.4.7 Hydraulic Hoists/Elevator*

During site reconnaissance, ACC observed approximately one (1) subsurface hydraulic hoist adjacent to buildings on the subject property. Hydraulic hoists often rely on a small reservoir of hydraulic oil to operate. The reason hydraulic hoists are a concern is the potential for hydraulic oil to leak and impact surrounding soils and groundwater. ACC could not inspect the integrity of subsurface hydraulic hoists and therefore could not determine the potential for impacted soils and groundwater in proximity. The presence of the hydraulic hoist is not interpreted as a REC.

#### *5.4.8 Evidence of Soil Borings*

During the site reconnaissance, ACC observed two (2) soil borings on the subject property. The soil borings appeared to be back-filled with grout and ACC did not observe any signs of chemical releases into the borings. No staining or unusual odors were observed. The presence of soil borings is not interpreted to be a REC.

#### *5.4.9 Suspect Asbestos-Containing Building Materials (ACBM)*

In accordance with the scope of work, a visual inspection of the onsite structures was performed to evaluate major suspect friable and non-friable asbestos containing building materials (ACBM) are present. ACC shall not be responsible for the identification of suspect ACBM located in inaccessible areas including but not limited to above ceilings, under carpets, within wall cavities, within mechanical systems, under floors, or underground. Sampling and/or intrusive investigation was not performed.

Friable materials are those, which when dry, may be crumbled, pulverized or reduced to powder by hand pressure releasing asbestos fibers into the breathing zone. Non-friable materials release fibers only when crushed, pulverized, drilled, sawed, sanded or otherwise mechanically disturbed. Because friable materials are more likely to release asbestos fibers to the air than are non-friable materials, friable materials are considered a greater health concern. Both friable and non-friable ACBM are required to be removed prior to renovation or demolition activities that would disturb these materials.

Common suspect ACBM that may be present in commercial buildings include, but are not limited to: 1) flooring and associated adhesive; 2) baseboard and baseboard adhesive; 3) carpet adhesive; 4) leveling compound; 5) drywall, joint and/or texturing compounds; 6) ceiling tiles; 7) roofing felts and roof patching compounds; and 8) mechanical system and/or boiler system insulation.

Suspect ACM Observed	Friability	Assessment	Location
Window Glazing Compound	Non-friable	N/A	Throughout subject property
Gypsum Wallboard, Taping & Texturing Compounds	Friable	Good	Throughout subject property
Roofing Materials	Non-friable	N/A	Throughout subject property
Floor Tile & Carpet Mastic	Non-friable	N/A	Throughout subject property
Baseboard Mastic	Non-friable	N/A	Throughout subject property
Lay-in Ceiling Tiles	Non-friable	Good	Throughout subject property

The suspect ACM located at the subject property was observed to be in good condition. Federal regulations require that both friable and non-friable suspect ACM be sampled and analyzed for the presence of asbestos prior to any renovation or demolition activities which may disturb the materials (40 CFR Part 61). Based on the condition of the suspect ACM located at the subject property, the potential to impact the environment and/or human health is considered to be low.

#### 5.4.10 Suspect Lead-Based Paint

The buildings on the subject property may have been constructed prior to 1978. Only buildings constructed prior to 1978, which have painted surfaces meet the definition of lead-based paint (LBP). LBP is defined differently by several agencies. The Consumer Product Safety Commission prohibits the use of more than 600 parts per million (ppm) of lead in new paint for residential use. The United States Housing and Urban Development (HUD) defines LBO as 0.5% lead by weight or 1.0 milligram per square centimeter (mg/cm<sup>2</sup>). Lead paint waste disposal regulated by California EPA uses a definition of 350 ppm total lead by volume, and 5 milligrams per liter soluble lead, though intact painted components are generally not regulated as hazardous waste.

State and federal occupational safety and health (OSHA) regulations, EPA and HUD guidelines may apply to the subject property and are designed to protect residents and workers who disturb LBP. A lead-based paint survey performed by a California Certified Lead Inspector is recommended if construction work is performed that disturbs the painted surfaces by such means.

No sampling for lead based paint was conducted as a part of this investigation or any other investigation conducted by ACC. The presence of the suspect lead-containing building materials is not interpreted as a REC.

## 6.0 INTERVIEWS

### 6.1 Interview with Owner or Representative

An owner or representative of the owner, Daniel Adams Director of Housing Development, MidPen Housing, completed the user questionnaire.

### 6.2 Interview with Site Manager

No site manager was available to be interviewed. This is considered to be a limiting condition, as site managers typically have specialized knowledge regarding the subject property.

## **6.2 Interviews with Occupants**

No interviews were conducted with the occupants of the subject property.

## **6.3 Interviews with Local Government Officials**

No interviews were conducted with Local Government Officials.

## **6.5 Interviews with Others**

No interviews were conducted with others.

## **7.0 FINDINGS**

Please review this Report, especially the Site Reconnaissance and Conclusion Sections. This assessment has revealed evidence of one (1) Recognized Environmental Condition, (1) Business Environmental Risks, and (1) potential Vapor Intrusion Condition at the subject property:

Based on a review of the numerous investigations conducted by several different environmental consulting firms very limited soil and soil gas impacts were present on the site in the vicinity of the UST basin during the 2011 URS site investigation. However, ACC did not detect any elevated levels of petroleum constituents in soil during the 2013 investigation, which focused on the vicinity of the USTs. It is possible that they naturally attenuated or are still present at very minor levels. The 2011 URS investigation also identified minimal petroleum (TPHd and TPHmo) groundwater impacts in the vicinity of the former USTs. In addition to the minor petroleum constituents detected in vicinity of the former USTs, URS detected PCE in all of the groundwater samples collected from the subject property. The PCE impacts appear to be originating from an offsite up gradient location. The presence of potential minor soil and soil gas impacts in the vicinity of the former USTs is interpreted to be a BER. The presence of PCE contaminated groundwater migrating on to the site from the Livermore Arcade Shopping Center/Millers Outpost Shopping Center is considered a REC and a Potential Vapor Intrusion Condition. (PVIC). If the site is to be redeveloped; soil, soil vapor, and groundwater characterization for protection of human health and waste characterizations is recommended. In addition, ACC recommends that all known documents related to the site be provided to the regulatory oversight agency and that Case Closure related to the USTs be requested. If case closure is not granted, ACC recommends working with the Local Oversight agency to obtain case closure.

### **7.1 Data Gaps**

The lack of documentation pertaining to the removal of the USTs at the subject property is interpreted to be a data gap. ACC recommends that all known documents related to the site be provided to the regulatory oversight agency and that Case Closure related to the USTs be requested. If case closure is not granted, ACC recommends working with the Local Oversight agency to obtain case closure.

## **7.2 Continuing Obligations**

Continuing obligations start on the date that a landowner acquires title to a property. The landowner must: 1) comply with land use restrictions and institutional controls; 2) take “reasonable” steps with respect to hazardous substances releases; 3) provide full cooperation, assistance and access to persons that are authorized to conduct response actions or natural resource restoration; 4) comply with information requests and administrative subpoenas; and 5) provide all legally required notices. Continuing obligations must be satisfied to maintain liability protection under CERCLA for innocent landowners, bona fide prospective purchasers, and contiguous property owners. ACC does not believe that there are currently any continuing obligations.

## **8.0 OPINION**

Please review this Report, especially the Site Reconnaissance and Conclusion Sections. This assessment has revealed evidence of one (1) Recognized Environmental Condition, (1) Business Environmental Risks, and (1) potential Vapor Intrusion Condition at the subject property:

Based on a review of the numerous investigations conducted by several different environmental consulting firms very limited soil and soil gas impacts were present on the site in the vicinity of the UST basin during the 2011 URS site investigation. However, ACC did not detect any elevated levels of petroleum constituents in soil during the 2013 investigation, which focused on the vicinity of the USTs. It is possible that they naturally attenuated or are still present at very minor levels. The 2011 URS investigation also identified minimal petroleum (TPHd and TPHmo) groundwater impacts in the vicinity of the former USTs. In addition to the minor petroleum constituents detected in vicinity of the former USTs, URS detected PCE in all of the groundwater samples collected from the subject property. The PCE impacts appear to be originating from an offsite up gradient location. The presence of potential minor soil and soil gas impacts in the vicinity of the former USTs is interpreted to be a BER. The presence of PCE contaminated groundwater migrating on to the site from the Livermore Arcade Shopping Center/Millers Outpost Shopping Center is considered a REC and a Potential Vapor Intrusion Condition. (PVIC). If the site is to be redeveloped; soil, soil vapor, and groundwater characterization for protection of human health and waste characterizations is recommended. In addition, ACC recommends that all known documents related to the site be provided to the regulatory oversight agency and that Case Closure related to the USTs be requested. If case closure is not granted, ACC recommends working with the Local Oversight agency to obtain case closure.

## **9.0 CONCLUSIONS**

ACC has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 of 1625 Chestnut St., Livermore, CA the subject property. Any exceptions to, or deletions from, this practice are described in Section 5.1 of this Report.

Please review this Report, especially the Site Reconnaissance and Conclusion Sections. This assessment has revealed evidence of one (1) Recognized Environmental Condition, (1) Business Environmental Risks, and (1) potential Vapor Intrusion Condition at the subject property:

Based on a review of the numerous investigations conducted by several different environmental consulting firms very limited soil and soil gas impacts were present on the site in the vicinity of the UST basin during the 2011 URS site investigation. However, ACC did not detect any elevated levels of petroleum constituents in soil during the 2013 investigation, which focused on the vicinity of the USTs. It is possible that they naturally attenuated or are still present at very minor levels. The 2011 URS investigation also identified minimal petroleum (TPHd and TPHmo) groundwater impacts in the vicinity of the former USTs. In addition to the minor petroleum constituents detected in vicinity of the former USTs, URS detected PCE in all of the groundwater samples collected from the subject property. The PCE impacts appear to be originating from an offsite up gradient location. The presence of potential minor soil and soil gas impacts in the vicinity of the former USTs is interpreted to be a BER. The presence of PCE contaminated groundwater migrating on to the site from the Livermore Arcade Shopping Center/Millers Outpost Shopping Center is considered a REC and a Potential Vapor Intrusion Condition. (PVIC). If the site is to be redeveloped; soil, soil vapor, and groundwater characterization for protection of human health and waste characterizations is recommended. In addition, ACC recommends that all known documents related to the site be provided to the regulatory oversight agency and that Case Closure related to the USTs be requested. If case closure is not granted, ACC recommends working with the Local Oversight agency to obtain case closure.

Specific records should be maintained to preserve potential CERCLA defense and liability protection. The relative importance of record keeping depends on whether the User is a Prospective Purchaser, Lending Institution, or Seller.

## **10.0 DEVIATIONS**

ACC did not evaluate the purchase price versus property value, as ACC is not qualified to evaluate this issue. Based on the overall condition of the property, ACC is aware that a former gas station was located on the subject property. This site has not received case closure. ACC is also aware that PCE impacted groundwater is migrating to and impacting the subject property. These conditions could adversely affect the value of the subject property.

## **11.0 ADDITIONAL SERVICES**

ACC visually identified materials at the subject property that may potentially contain asbestos during the Phase I ESA site reconnaissance. All of the materials were observed to be in good condition. ACC did not conduct a separate asbestos investigation in tandem with this Phase I ESA.

During the site reconnaissance, ACC did not observe any chipped and/or peeling paint. The subject property does contain one structure that was constructed prior to 1978 (building on the subject property was constructed in 1974). Only buildings constructed prior to 1978, which have painted surfaces meet the definition of lead-based paint (LBP). LBP is defined differently by different agencies. The Consumer Product Safety Commission prohibits the use of more than 600 parts per million (ppm) of lead in new paint for residential use. The United States Housing and Urban Development (HUD) uses a cutoff of 0.5% lead by weight or 1.0 milligram per square centimeter ( $\text{mg}/\text{cm}^2$ ). Lead paint waste disposal regulated by California EPA uses a definition of 350 ppm total lead by volume, and 5 milligrams per liter soluble lead, though intact painted

components are generally not regulated as hazardous waste. There are state and federal occupational safety and health (OSHA) regulations and HUD guidelines that are designed to protect residents and workers who disturb LBP. A lead-based paint survey performed by a California Certified Lead Inspector is recommended if construction work is performed that disturbs the painted surfaces by such means. No sampling for lead based paint was conducted as a part of this investigation or any other investigation conducted by ACC.

A radon survey was not conducted as a part of this Phase I ESA, there is no documented evidence suggesting excessive radon levels in the Livermore area (*State of California-Department of Health Services, "Radon Database for California," October 2002*).



## 12.0 REFERENCES

ASTM Standard E1527, 2013, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process," ASTM International, West Conshohocken, PA, 2013, DOI: 10.1520/E1527-13, <[www.astm.org](http://www.astm.org)>

ASTM E2600 - 10, "Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions," ASTM International, West Conshohocken, PA, 2005, DOI: 10.1520/E2600-10, <[www.astm.org](http://www.astm.org)>

Blood, Richard. State of California. Department of Health Services. *Radon Database for California*. Sacramento: State of California Department of Health Services Environmental Management Branch, 2002. PDF file

Powers, Susan E. and Stephen E. Heermann. Department of Energy Lawrence Livermore National Lab. *Volume 4: Potential Ground and Surface Water Impacts; Chapter 2: A Critical Review: The Effect of Ethanol in Gasoline on the Fate and Transport of BTEX in the Subsurface (UCRL-AR-135949 Vol. 4 Ch. 2)*. Clarkson University, Postdam NY, 1999. PDF File

State Water Resources Control Board. *Report on Hydraulic Lift Tanks: A report to the California Legislature on the effect upon the environmental of hydraulic lift tanks*. Sacramento: SWRCB, 1995. PDF File

CA.gov Department of Toxic Substances Control. *Envirostor*. Department of Toxic Substances Control. 2007. Web. 1 Dec. 2012. <<http://www.envirostor.dtsc.ca.gov/public/>>

CA.gov State Water Resources Control Board. *Geotracker*. State of California. 2012. Web. 1 Dec. 2012. <<https://geotracker.waterboards.ca.gov/>>

FWS.gov Wetlands Mapper. *U.S. Fish & Wildlife Service National Wetlands Inventory*. U.S. Fish & Wildlife Service National Wetlands Inventory. 6 Oct. 2011. Web. 1 Dec. 2012 <<http://www.fws.gov/wetlands/Data/Mapper.html>>

*The EDR Radius™ Map Report with Geocheck® 256 28<sup>th</sup> Street, Oakland, California 94612* Inquiry Number: 4226894.2s Environmental Data Resources Inc. 2015 PDF File. 6 Mar. 2015.

*The EDR Aerial Photo Decade 256 28<sup>th</sup> Street, Oakland, California 94612* Inquiry Number: 4226894.9 Environmental Data Resources Inc. 2015 PDF File. 10 Mar. 2015.

*The EDR Certified Sanborn® Map Report 256 28<sup>th</sup> Street, Oakland, California 94612* Inquiry Number: 4226894.3 Environmental Data Resources Inc. 2015 PDF File. 6 Mar. 2015.

*The EDR Historical Topographic Map Report 256 28<sup>th</sup> Street, Oakland, California 94612* Inquiry Number: 4226894.4 Environmental Data Resources Inc. 2015 PDF File. 6 Mar. 2015.

*The EDR- City Directory Abstract 909 Howard Street San Francisco, CA 94103* Inquiry Number: 4226894.5 Environmental Data Resources Inc. 2015 PDF File. 6 Mar. 2015.

The State of California. Department of Health Services- Environmental Management Branch,  
Radon Database for California October 2002

The following governmental agencies were contacted to obtain the information in this report:

<b>Jurisdiction</b>	<b>Agency</b>
<b>Federal</b>	U.S. Environmental Protection Agency, Region IX, Oakland, California
<b>State and Regional</b>	State of California Environmental Protection Agency, Department of Toxic Substances Control, Berkeley San Francisco Bay Regional Water Quality Control Board
<b>County and Local</b>	Livermore Pleasanton Fire Department (Hazardous Materials) Alameda County Department of Environmental Health Bay Area Air Quality Management District City of Livermore Planning Services

### 13.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

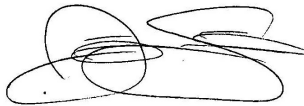
The site visit and interviews were conducted by Ms. Jessica Leist and Ms. Julia Smith. This person was also responsible for obtaining and reviewing historical use documentation, interpreting data, identifying RECs, HRECs, CRECs, BERs, and preparation of this Phase I ESA Report. All of the activities were performed in conjunction with and under the supervision or responsible charge of, Julia Siudyla, the environmental professional assigned to this project.

I certify that I possess sufficient education, training, and relevant experience necessary to conduct the investigative and interpretive activities presented in the paragraph above in accordance with the ASTM E1527-05 standard and possess the ability to identify issues relevant to RECs in connection with the subject property.



Prepared by: \_\_\_\_\_  
Jessica Leist  
Staff Geologist

We declare that to the best of our professional knowledge and belief, we meet the definition of an Environmental Professional as defined in §312.21 of 40 CFR Part 312 and we have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



Reviewed by: \_\_\_\_\_  
Julia Siudyla  
Project Geologist

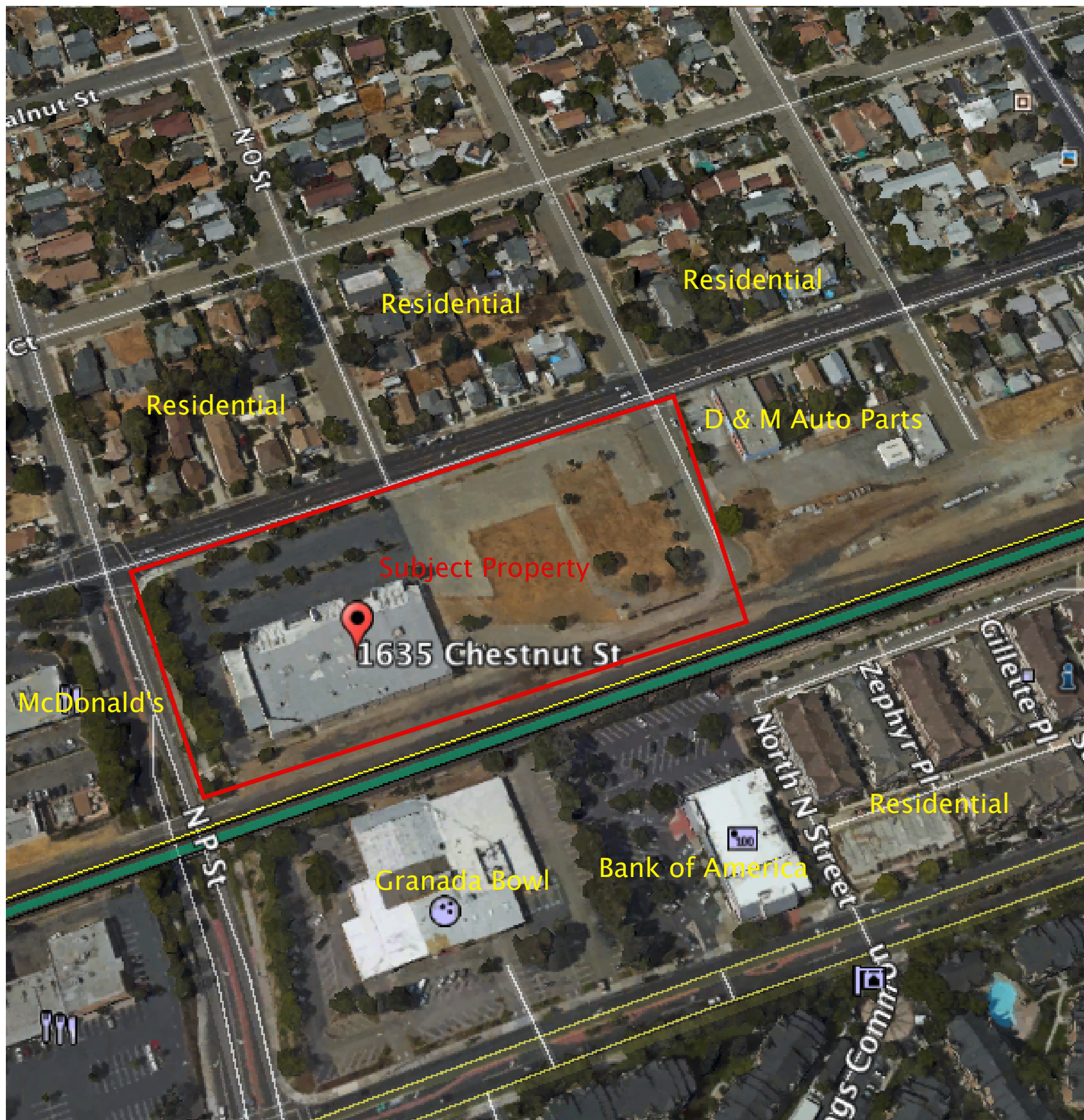
#### **14.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS**

Pursuant to 40 CFR 10 and according to 40 CFR Part 312, the Environmental Professionals listed in Section 13.0 possess sufficient education, training, and experience necessary to exercise the professional judgment to develop the opinions and conclusions regarding conditions indicative of releases or threatened releases on, at, in or to a property, sufficient to meet the objectives and performance factors in §312.20(e) and (f). See Appendix E for resumes on the following individuals:



Ms. Julia Siudyla

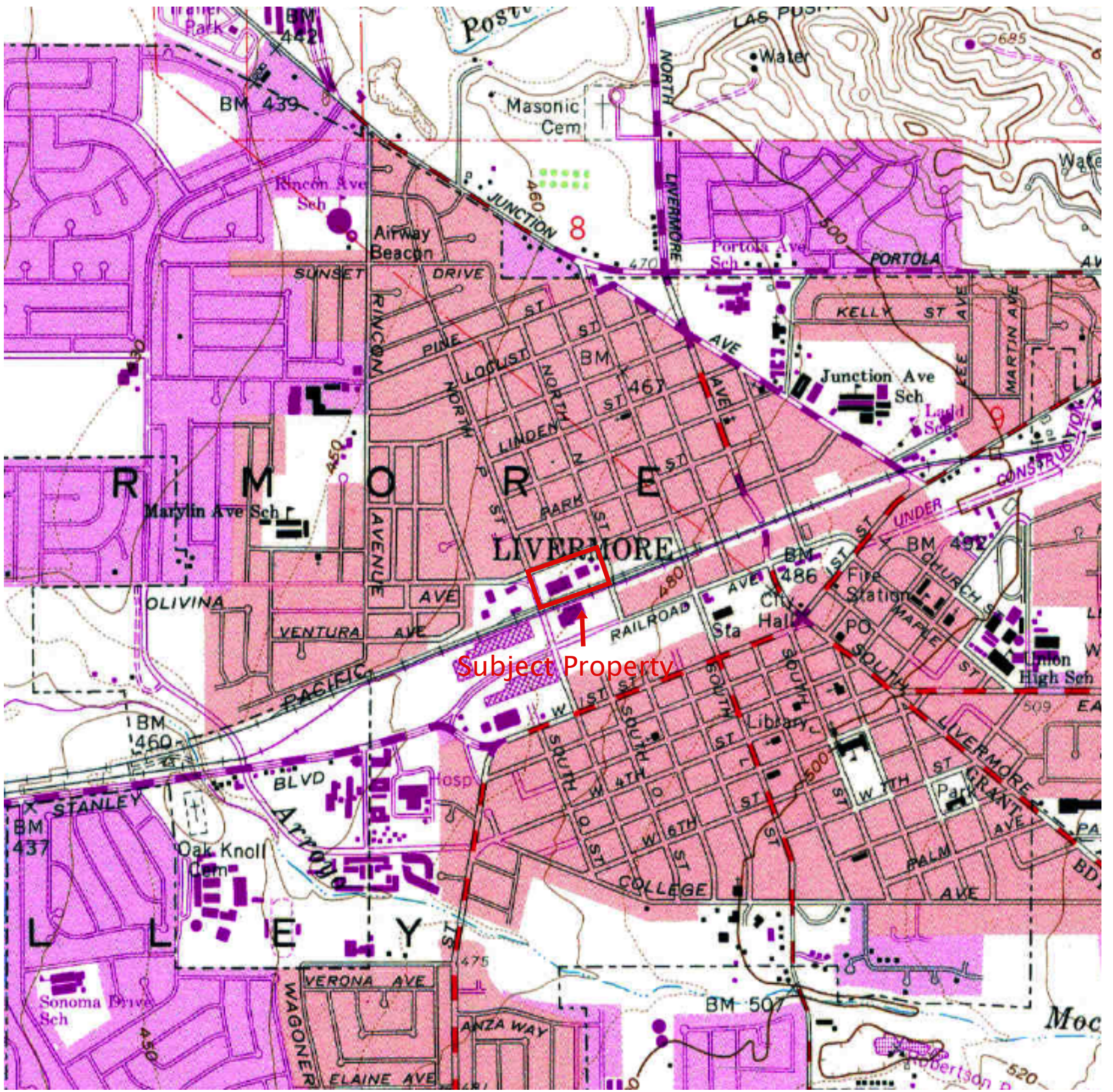
Ms. Jessica Leist

**FIGURES 1-4**



Source: Google Earth, 2015

Title <b><i>Location Map 1625 Chestnut St., Livermore, California</i></b>	
Figure Number: 1	Scale: None
Project Number: 6988-003.01	Drawn By: JNL
 <p><b>An Employee Owned Company</b></p>	Date: 3/13/15
	



Source: USGS 7.5 Minute Topo Quad- Livermore, California

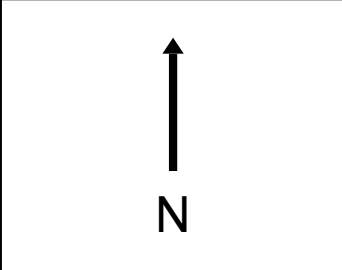
**Legend**

 Approximate Boundary of Subject Property

Title: <b>Topographic Map 1625 Chestnut St., Livermore, California</b>	
Figure Number: 2	Scale: None
Project Number: 6988-003.01	Drawn By: JNL





Date: 3/13/15

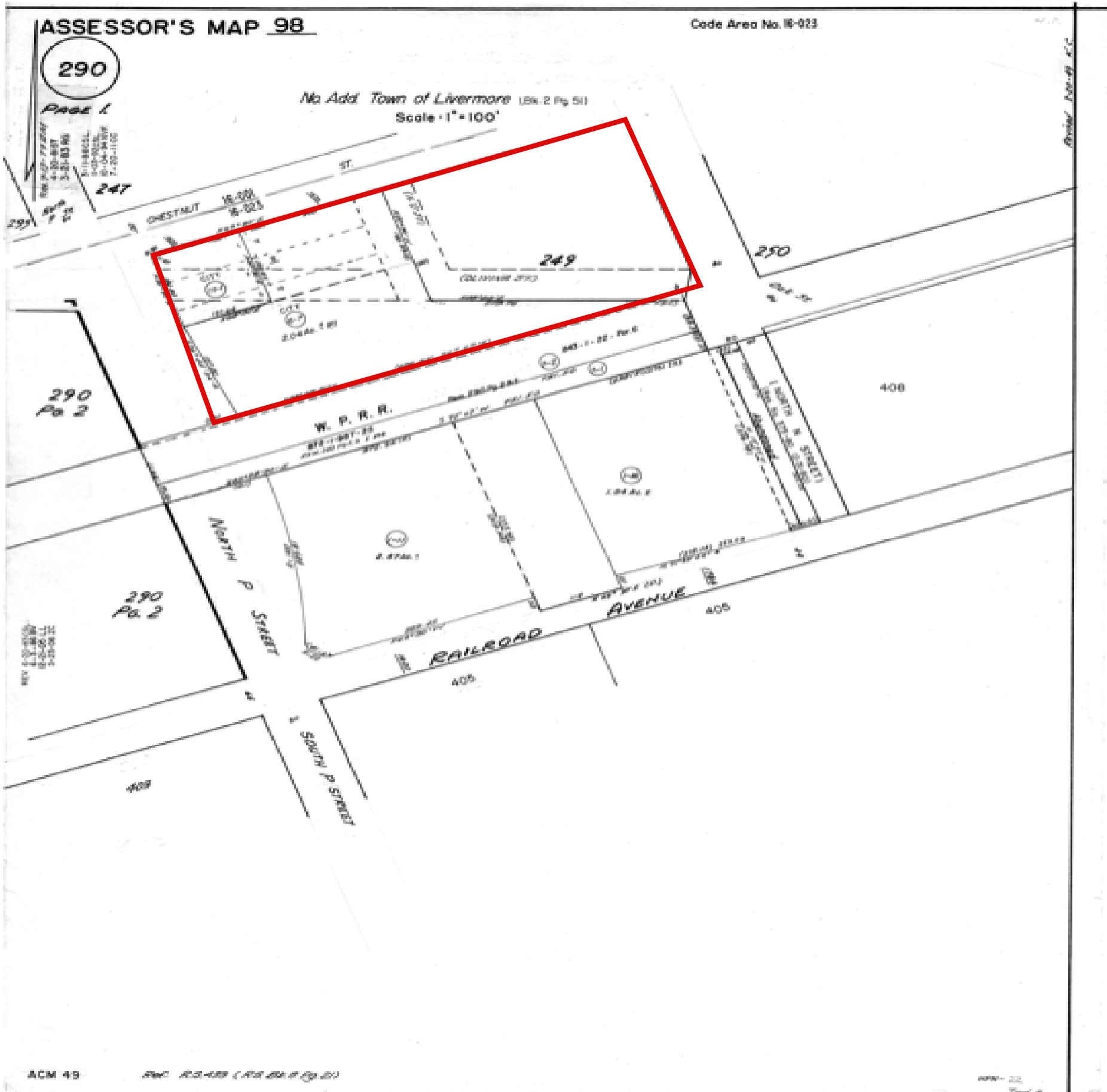




Source: Google Earth, 2015


Title: <b>Site Plan</b> <b>1625 Chestnut St.,</b> <b>Livermore, California</b>	
Figure Number: 3	Scale: None
Project Number: 6988-003.01	Drawn By: JNL
 An Employee Owned Company	Date: 3/16/15
	





Source: Alameda County Assessor's Office

 Approximate Boundary of Subject Property which includes five (5) parcels.

Title: <b>Assessor's Map 1625 Chestnut St. Livermore, California</b>	
Figure Number: 4	Scale: None
Project Number: 6988-003.01	Drawn By: JNL
Date: 3/16/15	
 An Employee Owned Company	
