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PAMCO PROPERTY

**APN#098 0290-011-01 & 006-07
1625 & 1635 Chestnut Street, Livermore, California**

Phase I Environmental Assessment

**Prepared For:
The Antrim Group, Ltd.**

1.0 PURPOSE OF ASSESSMENT

The purpose of this assessment is to determine, by various means, the historical environmental past of a business and or parcels of land. The audit combined with a physical site inspection should provide sufficient information to determine if a more in depth assessment is necessary. Included in this assessment is information regarding current and past practices of handling hazardous materials, field interviews, and a regulatory record search. A secondary purpose of this assessment is to determine whether or not any liability exists in terms of a hazardous waste cleanup.

The investigation summarized in the following report was conducted using that level of skill and care as would be used by a competent professional in the industry for a similar project and under similar circumstances and conforms with the guidelines as set forth in ASTM Standard 1527-97.

2.0 PROPERTY DESCRIPTION

The PAMCO Property (subject property) is located on parcels #098 0290-011-01 & 006-07 at 1625 & 1635 Chestnut Street. It is located in an established commercial and residential area near downtown Livermore (Figure 1). The property paved for parking and is occupied by a single building. The parcels measure approximately 15,482 square feet and 2.04 acres respectively.

The topography of the Site slopes slightly from east to west.

3.0 SITE HISTORY

The historical use of the subject property was determined by reviewing business directories, title reports, historical Sanborn Fire Insurance Maps, aerial photographs

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(included), assessor's records, Fire Department and Environmental Health Department records. Interviews with regulatory personnel were also conducted.

An inspection of the property was conducted on August 2, 2000. The two parcels are occupied by a shopping center, Chestnut Mall, made up of a single building with several retail businesses within. A parking lot is located in front of the Mall. Businesses in the building include a fabric store, market, furniture sales and other innocuous stores. The east portion of the building is vacant but was previously occupied by the US Postal Service annex. A hydraulic lift is located on the southeast end of the old postal building with a small (shoe box size) hydraulic oil reservoir located above ground nearby with the pump.

Aerial photographs show the current structure in the attached 1993 and 1981 photograph (Appendix B). In the 1968 and 1966 photograph the property is vacant with the exception of a gasoline service station located on the north west corner. Most of this corner appears to have been removed for road widening in the 1993 photograph. In the photographs from 1949 through 1960 (1954 photo with poor resolution) the subject property appears to have been occupied by small residential dwellings or cabins.

Livermore Fire Department and Hazardous Materials Division had no hazardous incident files to review for the subject property or the immediately adjacent properties. Historical Sanborn maps were reviewed as far back as 1888. This portion of Livermore was not depicted on the maps.

The Assessor's Department records did not disclose any uses or improvements for the subject property before the current occupants. City directories show no listing for this address in 1963. In 1968 Highs Enco Service is listed at 1625 Chestnut. Shains Enco Service is listed in 1970 and 1972. Value Giant and Value Giant Pharmacy are also listed at the subject property in the 1972 directory.

Building permit records reviewed at the City of Livermore Public Work Department indicate that Hahn developed the property for the current shopping center in 1970.

A copy of a subsurface investigation report conducted in the area of the former gasoline service station in 1989 was provided by the Antrim Group. M.J. Kloberdanz & Associates reviewed the report and included the sample location map and laboratory summary in Appendix D. By overlaying the aerial photographs of 1968 and 1966 on the sample location map it appears that the boring locations were in the area of the former gasoline station. Soil samples were collected only to a maximum depth of 15 feet. Low level of oil was the only compound disclosed in the laboratory report. Groundwater sampling was not conducted in the scope of work described in the report.

3.1 Site Location

Maps have been provided in order to give a picture of the location of the subject property. Maps included are a vicinity map (Figure 1), a parcel and topographical map (Appendix A), aerial photographs (Appendix B), a record search index map (Appendix C) and a site sampling map (Appendix D).

3.2 Description of the Area

The subject property is located in an established residential area, with some commercial businesses, about one mile south of Interstate Highway 580 and about one quarter mile northwest of downtown Livermore. Some existing and developing industry and manufacturers are located near the property on the south side along Railroad Avenue. The Western Pacific Railroad borders the subject property to the south. The terrain of the subject property is mostly flat with fair drainage.

3.3 Geology & Hydrology

The soils in this area consist of Quaternary Alluvium overlying Franciscan bedrock (Geologic Map of California, San Francisco Sheet, State of California Division of Mines and Geology, 1980). Bedrock is likely to occur at a depth of greater than 50 feet beneath the site. The soils beneath the site can be expected to consist of primarily of fine grain soils (silts and clays), with the majority of shallow groundwater movement occurring in this sand and gravel layers and/or "stringers".

Based upon the surface topography, as well as the various hydrologic features in the vicinity of the site, the general regional shallow groundwater can be expected to flow from the Diablo Range (area of groundwater recharge) and move westerly toward San Francisco Bay (area of discharge).

Groundwater is reported to be at a depth greater than fifty feet, in this portion of the Livermore area. The suspected direction of groundwater flow is to the southwest.

3.4 Asbestos and Lead Based Paints

An inspection was made of the property for asbestos related health hazards. Building materials that contain asbestos in a friable condition can pose a health hazard. Friable asbestos sources were not observed. However, if the structures were to be demolished, potential asbestos containing building materials, such as the flooring and ceiling tiles and roofing material, would have to be tested for asbestos and possibly removed by a licensed asbestos removal contractor. Some

sheet rock wall materials naturally contain asbestos and would also have to be considered during a demolition.

The buildings located on the subject property were constructed prior to the lead-based paint ban of 1978. An inspection indicated that portions of the structures have been painted since the ban and were in good repair.

3.5 Wells

Water wells were not observed during the inspection. Drinking water is supplied by Public Utilities.

No Oil or Gas wells have been recorded within one half mile of the subject property.

3.6 Chemical Usage

Chemical usage was not observed on the subject property.

Historical use of hazardous materials, other than the former gasoline service station, on the subject property was not disclosed during this audit.

3.7 Description of Disposal Practices

No evidence of historical hazardous waste disposal was disclosed during this assessment. No indication of dumping or landfilling of hazardous waste was observed in the aerial photos or during the inspection of the property.

3.8 Underground Fuel Tanks

Evidence of underground fuel tanks having been present on the subject property was disclosed in the photo and city directory review. Fire department, public works department and health department records were reviewed with no indication of any underground storage tanks having been located on the property.

Soil sampling was conducted, by others, in the area of the former gasoline service station with no significant contamination disclosed.

3.9 PCB's

Incidents involving PCB's on the subject property were not disclosed during this assessment. An electrical transformer is located on the southwest corner of the building and may contain PCB oils and fluorescent lighting in the building could

also contain PCB oils.

3.10 Radon

Radon is not suspected to be present in the Alameda County area and tests were not conducted. EPA and the California Department of Health Services have tested for Radon in this area and have found no evidence of levels exceeding health standards. In parts of the country where Radon is of concern it usually only involves structures with basements.

Radon testing is relatively inexpensive and can be performed if requested for little or no charge depending on the number of samples required. However, we feel that this testing is unnecessary.

3.11 Land Filling

There are no listed landfills or abandoned landfills on or near the subject site. No indication of significant dumping of waste or landfilling was observed in the aerial photos or during the inspection of the property. The surface land of the subject property appears to be mostly clean fill.

4.0 REGULATORY RECORDS AUDIT

The following is a list of documents reviewed for the subject property and surrounding vicinity within a one (1) mile radius:

CERCLIS	EPA Superfund
NPL	EPA National Priority List
LIENS	Federal Superfund Liens
SWIS	Solid Waste Information System List
RCRA	EPA Hazardous Waste Generators
LUST	CWRCB Underground Leaking Tanks
CORTESE	CWMB, WRCB, CDHS, Hazardous Waste Substance Sites
TANNER	CDHS Hazardous Waste Generators & Disposal Data
BOP	CDHS - California Bond Expenditure Plan
ASPIS	CDHS - Abandoned Site Program

The subject property was not found on any of the above lists. The nearest contamination sites surrounding the property include:

Site:	PG&E GAS PLANT LIVERMORE
Address:	N ST & RR, 200-375 FT W OF
City:	LIVERMORE
Map Loc:	3 - within 1/4 mile E of the subject

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Status: EPA ID#: CAD981415102

Discovery of this Hazardous Waste site was brought to EPA's attention on 06/01/86. An additional Preliminary Assessment was completed on 12/01/87. This site is classified as 'No Further Remedial Action Planned' NFRAP

Site: ERICSON PROPERTY
Address: 444 North N ST
City: LIVERMORE
Map Loc: 5 - within 1/4 mile NE of the subject
Status: 9 - Case Closed.

A release of Contaminant was reported on 06/11/91. Only the soil is impacted. The contaminated soil has been excavated and disposed in an approved site. The case, 01-0570, is managed by a Local agency, and was last reviewed on 10/21/91.

- The case was closed 06/21/91.

Site: RR TRACKS
Address: 1364 VENTURA AVE
City: LIVERMORE
Map Loc: 13 - within 1/4 mile SW of the subject
Status: 9200016110 0 2 GAL of MOTOR OIL (05/06/1992)

RR TRACKS ACROSS FROM 1364 VENTURA AVE
PEOPLE DUMPED USED MOTOR OIL ON TRACKS
NO WATERWAYS, NO CLEANUP

Only one of these sites, PG&E Coal Gas Plant poses a possible threat to the subject property. The last activity at this site was in 1987 and it was classified for no further action. This site is down gradient of the subject property and should little to no impact on it. A detailed report of all the facilities on the above lists can be found in Appendix C.

5.0 CONCLUSIONS

The subject property appears to have been residential up to the mid 1960's when the homes were removed and a gasoline service station was constructed on the northwest corner. The service station was removed by the mid 1970's and was investigated by Kleinfelder in 1989. The current structure was built in 1970.

Soil sampling by Kleinfelder did not disclose significant levels of petroleum contamination. However, laboratory samples were limited to two feet below the burial depth of the former tanks, 15 feet in depth. The gasoline service station was only active for about ten years and any gross contamination should have been noticed during the investigation. The termination depth of the borings was at 25 feet below grade surface and no mention of apparent contamination at this depth is made in the boring logs. Since groundwater sampling was not included in the Kleinfelder investigation it is not possible to competently say if an impact to the State's waters has occurred, or not occurred.

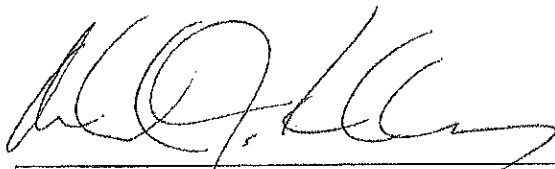
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A PG&E Coal Gas facility was located nearby in the late 1800's and early 1900's. These facilities were located in most California cities for production of methane gas from coal tar. The records reviewed indicate that it was located at the Western Pacific Railroad about 200 to 375 feet west of N Street. This would place the location on the neighboring property to the east and possibly south of the Railroad. This site has been classified as no further action by the EPA and the California Regional Water Quality Control Board. Oil and sludge produced by the coal gas facility may be present in the soil and groundwater adjacent to the subject property. Generally this only becomes an issue at these sites if excavation occurs.

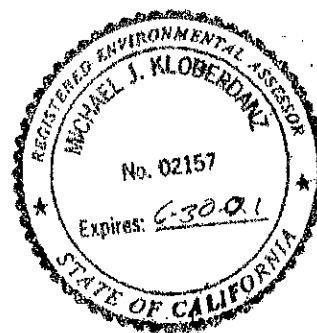
The subject property did not appear on any contaminated site lists and may not warrant further investigation. However, the condition of the groundwater as a result of the former gasoline station and/or coal gas facility cannot be guaranteed free of contaminants.

The above represents our best professional opinion as to environmental conditions at this site. These opinions were derived using data at hand, and standards of care common to the environmental consulting community in Northern California. Neither soil or groundwater was sampled during this investigation, and M.J. Kloberdanz & Associates can make no claim as to the condition of the soil or groundwater at this site. There is the possibility that even with proper application of the above methodologies, there may exist on the subject property conditions that could not be identified within the scope of this assessment or which were not reasonably identifiable from the available information. The methodologies included in this report are not intended to produce all inclusive or comprehensive results, but rather to provide the client with information regarding apparent suspicions of existing and potential adverse environmental conditions relating to the subject property. Additional work at this site may generate data that could lead to a change of opinion regarding conditions or appropriate remediation procedures or both.

Prepared by:



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INFORMATION SOURCES

Historical Data	Livermore Public Library 1110 South Livermore Avenue, Livermore, California
	Carnegie Museum 4 th & K Street, Livermore, California
Fire Department Files	Livermore Fire Department- 4550 East Avenue, Livermore, California
Hazardous Materials Files	Alameda Environmental Health Department-Sonya 1131 Harbor Bay Parkway, Alameda, California
Oil & Gas Records	Provided by BBL, Inc. 444 S. Cedros Avenue, #200, Solana Beach, California
Aerial Photographs	Provided by BBL, Inc. 444 S. Cedros Avenue, #200, Solana Beach, California
Historical Records	Livermore Public Works Department- 1100 South Livermore Avenue, Livermore, California