

Appendix D

Phase I Environmental Site Assessment and Agricultural Chemical Impact Assessment

PHASE I ENVIRONMENTAL SITE ASSESSMENT

JAMISON WAY PARCELS
CASTRO VALLEY, CALIFORNIA

The logo features the word "ENGEO" in large, white, 3D block letters. The letters are positioned over a horizontal band that contains a landscape image of rolling green hills under a blue sky. To the left of the hills is a blurred image of a waterfall over rocks, and to the right is a close-up of large, reddish-brown rocks.

Expect Excellence

Submitted to:
Mr. Todd Deutscher
Catalyst Development Partners
18 Crow Canyon Court
San Ramon, CA 94583

Prepared by:
ENGEO Incorporated

March 22, 2016

Project No:
12854.000.000

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- *Expect Excellence* -

Project No.
12854.000.000

March 22, 2016

Mr. Todd Deutscher
Catalyst Development Partners
18 Crow Canyon Court, Suite 190
San Ramon, CA 94583

Subject: Jamison Way Parcels
Castro Valley, California

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Dear Mr. Deutscher:


ENGEO is pleased to present our phase I environmental site assessment of the subject property (Property), located in Castro Valley, California. The attached report includes a description of the site assessment activities, along with ENGEO's findings, opinions, and conclusions regarding the Property.

ENGEO has the specific qualifications based on education, training, and experience to assess the nature, history, and setting of the Property, and has developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312. We declare that, to the best of our professional knowledge and belief, the responsible charge for this study meets the definition of Environmental Professional as defined in Section 312.10 of 40 CFR 312 and ASTM 1527-05.

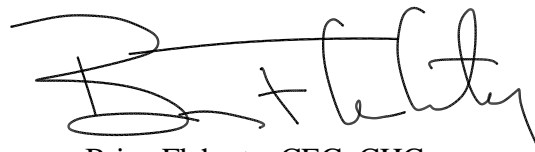
We are pleased to be of service to you on this project. If you have any questions concerning the contents of our report, please contact us.

Sincerely,

ENGEO Incorporated



Jenna Lohmann



Brian Flaherty, CEG, CHG

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EXECUTIVE SUMMARY

ENGEO conducted a phase I environmental site assessment for the Property located on Jamison Street between Santa Maria Avenue and Redwood Road in Castro Valley, California (Figures 1 and 2). The approximately 2-acre Property is identified by the Assessor's Parcel Numbers (APNs) listed in Table 1.0-1 (Figure 3). The Property is located in a residential area and currently consists of residential structures and associated lawns, trees, and driveways.

This assessment included a review of local, state, and federal environmental record sources; a review of standard historical sources, aerial photographs, and physical setting sources; a reconnaissance of the Property to review use and current conditions to check for the storage, use, production, or disposal of hazardous or potentially hazardous materials; and interviews with persons knowledgeable about current and past Property use.

The site reconnaissance and records review did not find documentation or physical evidence of soil, soil gas, or groundwater impairments associated with the use of the Property. A review of regulatory databases maintained by county, state, tribal, and federal agencies found no documentation of hazardous materials violations or discharge on the Property and did not identify contaminated facilities within the appropriate American Society for Testing and Materials (ASTM) search distances that would reasonably be expected to impact the Property.

Based on the findings of this assessment, no historical Recognized Environmental Conditions (RECs) and no controlled RECs were identified for the Property. The following REC was identified for the Property:

It appears that the Property was historically used as an orchard from at least the 1930s to the 1940s. Pesticides or other agricultural chemicals might have been applied to the Property at that time. While subsequent construction activity likely resulted in the disturbance, movement, dilution, and/or removal of possible pesticide-impacted soil on the Property, traces of agricultural chemicals may remain in surface or near-surface soil.

ENGEO has performed a phase I environmental site assessment in general conformance with the scope and limitations of ASTM E1527-13 of the Property. Based on the findings of this assessment, ENGEO recommends the collection of four near-surface soil samples at the Property for analysis of organochlorine pesticides and arsenic.

1.0 INTRODUCTION

ENGEO conducted a phase I environmental site assessment for the Property located on Jamison Street between Santa Maria Avenue and Redwood Road in Castro Valley, California (Figures 1 and 2). The approximately 2-acre Property is identified by the Assessor's Parcel Numbers (APNs) listed in in Table 1.0-1 (Figure 3). The Property is located in a residential area and currently consists of residential structures and associated lawns, trees, and driveways.

TABLE 1.0-1

Address	APN
3544 Jamison Way, Castro Valley, CA 94546	84A-76-20-1
3546 Jamison Way, Castro Valley, CA 94546	84A-76-21-4
3548/3550 Jamison Way, Castro Valley, CA 94546	84A-76-21-6
3528 B Jamison Way, Castro Valley, CA 94546	84A-76-22
3530/3532/3534 Jamison Way, Castro Valley, CA 94546	84A-76-23

1.1 SITE LOCATION

The Property is located on Jamison Way between Santa Maria Avenue and Redwood Road in Castro Valley, California (Figures 1 and 2). The approximately 2-acre Property is identified by the Assessor's Parcel Numbers (APNs) listed in Table 1.0-1 (Figure 3).

1.2 SITE AND VICINITY CHARACTERISTICS

Review of published topographic maps found that the Property is situated at an elevation of approximately 190 feet above mean sea level (msl) (Figure 2). A review of a published geologic map (Dibblee, 2005) indicates that the Property is underlain by Quaternary age alluvial gravel, sand, and clay of valley areas, including gravel and sands of major stream channels.

Geocheck – The Physical Setting Source Summary of the Environmental Resources Data report (Appendix A) identified no wells located within one mile of the Property.

The site-specific depth to groundwater and direction of groundwater flow was not determined as part of this assessment. Groundwater investigations at nearby properties indicate that groundwater is approximately 7 – 10 feet below the ground surface and flows from north to south. Fluctuations in groundwater levels may occur seasonally and over a period of years due to variations in precipitation, temperature, irrigation and other factors.

We reviewed the Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR) web site and map database to determine if any historic oil and/or gas wells were located within the Property. No wells were mapped within one mile of the Property.

1.3 CURRENT USE OF PROPERTY/DESCRIPTION OF SITE IMPROVEMENTS

The Property currently consists of eight single-family residences and associated parking lots and lawns. A shared driveway traverses the south-central portion of the Property.

1.4 CURRENT USE OF ADJOINING PROPERTIES

The Property is situated in a primarily residential setting. Residences are located to the north, east, and west of the Property. Additionally, a commercial shopping center is located to the south of the Property, across Jamison Way. Kelly Canyon Creek is approximately 0.3 miles to the east of the Property, and Interstate 580 is approximately 0.2 miles south.

1.5 PURPOSE OF PHASE I ENVIRONMENTAL SITE ASSESSMENT

This assessment was performed at the request of Catalyst Development Partners for the purpose of environmental due diligence during Property acquisition. The objective of this phase I environmental site assessment is to identify Recognized Environmental Conditions associated with the Property. As defined in the ASTM Standard Practice E 1527-05, a Recognized Environmental Condition (REC) is “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, groundwater, or surface water of the property”.

1.6 DETAILED SCOPE OF SERVICES

The scope of services performed included the following:

- A review of publicly available and practically reviewable standard local, state, tribal, and federal environmental record sources.
- A review of publicly available and practically reviewable standard historical sources, aerial photographs, fire insurance maps and physical setting sources.
- A reconnaissance of the Property to review site use and current conditions. The reconnaissance was conducted to check for the storage, use, production or disposal of hazardous or potentially hazardous materials.
- Interviews with owners/occupants and public sector officials.
- Preparation of this report with our findings, opinions, and conclusions.

1.7 SIGNIFICANT ASSUMPTIONS OR DEVIATIONS FROM ASTM STANDARD PRACTICE

We did not enter the residences or private lawns at the time of the site reconnaissance. It is our opinion that this would not affect the conclusions as to the presence or lack of presence of RECs at the Property.

1.8 LIMITATIONS AND EXCEPTIONS OF ASSESSMENT

The professional staff at ENGEO strives to perform its services in a proper and professional manner with reasonable care and competence but is not infallible. The recommendations and conclusions presented in this report were based on the findings of our study, which were developed solely from the contracted services. The findings of the report are based in part on contracted database research, out-of-house reports and personal communications. The opinions formed by ENGEO are based on the assumed accuracy of the relied upon data in conjunction with our relevant professional experience related to such data interpretation. ENGEO assumes no liability for the validity of the materials relied upon in the preparation of this report.

This document must not be subject to unauthorized reuse; that is, reuse without written authorization of ENGEO. Such authorization is essential because it requires ENGEO to evaluate the document's applicability given new circumstances, not the least of which is passage of time. The findings from a phase I environmental site assessment are valid for one year after completion of the report. Updates of portions of the assessment may be necessary after a period of 180 days after completion.

This phase I environmental site assessment is not intended to represent a complete soil or groundwater characterization, nor define the depth or extent of soil or groundwater contamination. It is intended to provide an evaluation of potential environmental concerns associated with the use of the Property. A more extensive assessment that would include a subsurface exploration with laboratory testing of soil and groundwater samples could provide more definitive information concerning site-specific conditions. If additional assessment activities are considered for the Property and if other entities are retained to provide such services, ENGEO cannot be held responsible for any and all claims arising from or resulting from the performance of such services by other persons or entities. ENGEO can also not be held responsible from any and all claims arising or resulting from clarifications, adjustments, modifications, discrepancies or other changes necessary to reflect changed field or other conditions.

1.9 SPECIAL TERMS AND CONDITIONS

ENGEO has prepared this report for the exclusive use of our client, Catalyst Development Partners. It is recognized and agreed that ENGEO has assumed responsibility only for undertaking the study for the client. The responsibility for disclosures or reports to a third party and for remedial or mitigative action shall be solely that of the Client.

Laboratory testing of soil or groundwater samples was not within the scope of the contracted services. The assessment did not include an asbestos survey, an evaluation of lead-based paint, an inspection of light ballasts for polychlorinated biphenyls (PCBs), a radon evaluation, or a mold survey.

This report is based upon field and other conditions discovered at the time of preparation of ENGEO's assessment. Visual observations referenced in this report are intended only to represent conditions at the time of the reconnaissance. ENGEO would not be aware of site contamination, such as dumping and/or accidental spillage that occurred subsequent to the reconnaissance conducted by ENGEO personnel.

2.0 USER-PROVIDED INFORMATION

2.1 PROPERTY RECORDS

2.1.1 Title Report/Ownership

The Title Report lists recorded land title detail, ownership fees, leases, land contracts, easements, liens, deficiencies, and other encumbrances attached to or recorded against a subject property. Laws and regulations pertaining to land trusts vary from state to state and the detail of information presented in a Title Report can vary greatly by jurisdiction. As a result, ENGEO utilizes a Title Report, when provided to us, as a supplement to other historical record sources.

A Preliminary Title Report prepared by Chicago Title Company and dated February 4, 2016 was provided for our review. The title for the Property is vested in *DAN E. BRIGGS, TRUSTEE OF TRUST "A" (SURVIVORS TRUST) UNDER THE BRIGGS FAMILY TRUST, DATED OCTOBER 8, 1998 AND ANY AMENDMENTS THERETO*.

The Title Report confirmed that the Property is identified by the APNs listed in Table 1.0-1, and that the Property is located in unincorporated Alameda County. No references to environmental liens, deed restrictions or other potential environmental issues were noted. The report is included in Appendix D.

2.1.2 Environmental Liens and Activity Use Limitations

No references to environmental liens, deed restrictions or other potential environmental issues were noted in the Preliminary Title Report.

2.2 USER KNOWLEDGE OF PROPERTY

Mr. Dan Briggs, the Key Site Manager, completed an environmental site assessment questionnaire pertaining to user-related applicable environmental information regarding the Property. In the questionnaire, Mr. Briggs indicated that he, as a member of the Briggs Family Trust, is the current owner of the Property, and that the Property is occupied by single-family residences. Mr. Briggs is unaware of past uses of the Property, and stated that there has been no

development of the Property since it was acquired in 1974. Mr. Briggs is not aware of any issues of potential environmental concern at the Property, and identified a water supply well in the lot associated with 3528 Jamison Way.

3.0 RECORDS REVIEW

3.1 PREVIOUS ENVIRONMENTAL REPORTS

No previous environmental reports were provided for our review prior to the publication of this report.

3.2 HISTORICAL RECORD SOURCES

The purpose of the historical record review is to develop a history of the previous uses or occupancies of the Property and surrounding area in order to identify those uses or occupancies that are likely to have led to recognized environmental conditions on the Property.

3.2.1 Historical Topographic Maps

Historical USGS topographic maps were reviewed to determine if discernible changes in topography or improvements pertaining to the Property had been recorded. The following maps were provided to us through an EDR Historical Topographic Map Report, presented in Appendix C.

TABLE 3.2.1-1

Quad	Year	Series	Scale
Haywards	1899	15'	1:62500
Hayward	1915	15'	1:24000
Hayward	1947	7.5'	1:50000
Hayward	1950	7.5'	1:62500
Hayward	1959	7.5'	1:24000
Hayward	1968	7.5'	1:24000
Hayward	1973	7.5'	1:24000
Hayward	1980	7.5'	1:24000
Hayward	1996	7.5'	1:24000
Hayward	2012	7.5'	1:24000

1899 and 1915 Maps – The Property appears to be undeveloped and is located on relatively flat terrain. Some streets and structures are visible in the vicinity of the Property. Hilly terrain is mapped to the north, south, east, and west of the Property and a creek is mapped to the south.

1947 and 1950 Maps – Residential development has increased significantly. The main road south of the Property is now labeled as Castro Valley Boulevard, and several schools are mapped in the greater vicinity of the Property. One structure is shown on the southwest corner of the Property. The creek to the south of the Property is now labeled as San Lorenzo Creek.

1959 - 1980 Maps – Over 20 schools are mapped within 1.5 miles of the Property and South Reservoir is visible to the southwest. Santa Maria Avenue and Redwood Road are labeled to the west and east of the Property, respectively. Roads visible in the current alignments of Interstate 580 and California State Route 238 are labeled as 4-lane roads. Eden Hospital is mapped west of the Property and Cull Canyon Recreational Area is mapped to the northeast.

1996 and 2012 Maps – Interstate 580 and California State Routes 238 and 185 are shown south of the Property. A military reservation is mapped to the northwest and Don Castro Regional Recreation is mapped to the southeast of the Property.

3.2.2 Aerial Photographs

The following aerial photographs, provided by EDR, were reviewed for information regarding past conditions and land use at the Property and in the immediate vicinity. These photographs are presented in Appendix E.

TABLE 3.2.2-1

Source	Year	Scale
USGS	1939	1"=500'
USGS	1946	1"=500'
USGS	1958	1"=500'
USGS	1968	1"=500'
USGS	1974	1"=500'
USGS	1982	1"=500'
USGS/DOQQ	1993	1"=500'
USGS	1998	1"=500'
USDA/NAIP	2005	1"=500'
USDA/NAIP	2006	1"=500'
USDA/NAIP	2009	1"=500'
USDA/NAIP	2010	1"=500'
USDA/NAIP	2012	1"=500'

1939 and 1946 Photographs – The Property is covered by orchards, as are the parcels to the north, east, and south of the Property. Land in the greater vicinity of the Property appears to be used for orchards and other agricultural purposes. Coyote Creek is visible running north-south to the east of the Property and a road in the current location of Castro Valley Boulevard is evident south of the Property. No structures are visible on the Property.

1958 and 1968 Photographs – Orchard trees are still visible in the northwest corner of the Property with the remaining Property containing several residential structures. Agricultural land in the vicinity of the Property has largely been replaced by residential and commercial development. A school campus with associated baseball, field and track facilities is visible in the current location of Castro Valley High School.

1974 – 1993 Photographs – Orchards on and adjacent to the Property have been removed and replaced by landscaping trees. Structures on the Property appear to be similar to the present arrangement of structures.

1998 Photograph – Conditions at the Property appear similar to the 1993 photograph. Interstate 580 is visible running east-west to the south of Castro Valley Boulevard.

2005 – 2012 Photographs – Conditions at the Property appear similar to the 1998 photograph.

3.2.3 Fire Insurance Maps

EDR prepared a Sanborn Fire Insurance Map search for the Property and surrounding properties. EDR reported that no maps were available for the Property and surrounding properties. The Sanborn Map Report is presented in Appendix B.

3.2.4 City Directory

City Directories, published since the 18th century for major towns and cities, list the name of the resident or business associated with each address. A city directory search conducted by EDR is located in Appendix F.

The Property has been associated with residential use since 1975. Other listings along Jamison Way are associated with residential and commercial uses.

3.3 ENVIRONMENTAL RECORD SOURCES

EDR performed a search of federal, tribal, state, and local databases regarding the Property and nearby properties. Details regarding the databases searched by EDR are provided in Appendix A. A list of the facilities documented by EDR within the approximate minimum search distance of the Property is provided below.

3.3.1 Standard Environmental Records

3.3.1.1 Subject Property

The Property is not listed on any of the Standard Environmental Records sources.

3.3.1.2 Other Properties

The following includes facilities listed within the appropriate ASTM search distances of the Property on Standard Environmental Records sources.

TABLE 3.3.1.2-1

Facility	Address	Databases
580 Marketplace Shopping Center	3735-4065 E Castro Valley Blvd	SLIC, CS ALAMEDA
Alameda County Fire Station #4	20336 San Miguel Ave	UST, CS ALAMEDA
Allied Glass Company	20574 Wisteria Street	CS ALAMEDA
Arco Fac# 4977	2770 Castro Valley Rd	CS ALAMEDA
Bp #11105 / Shell 17-1445	3519 Castro Valley Blvd	CS ALAMEDA
Castro Valley High School	19400 Santa Maria Ave	CS ALAMEDA
Castro Valley Unif School Yard	21000 Wilbeam Ave	CS ALAMEDA
Chevron #6991	2920 Castro Valley Blvd	CS ALAMEDA
Dry Clean Club Of America	2960 Castro Valley Blvd	SLIC, CS ALAMEDA
Estate Of Martha Arnold	3234 Castro Valley	CS ALAMEDA
Frank Tien Unocal 76	20405 Redwood Rd	CS ALAMEDA
Marshall Steel Cleaners	20457 Redwood Road	RCRA-SQG, ENVIROSTOR, RESPONSE
Merritt Tire Sale	3430 Castro Valley Blvd	CS ALAMEDA
Nat Piazza Property	20957 Baker Rd	CS ALAMEDA
Quality Tune Up	2780 Castro Valley Blvd	CS ALAMEDA
Rudy's Donut Shop	3692 Castro Valley Blvd	CS ALAMEDA
Sal's Foreign Car Service	20845 Wilbeam Ave	CS ALAMEDA
Scrub-A-Luv Car Wash	3098 Castro Valley Blvd	CS ALAMEDA
Shell Xtra Oil Company	3495 Castro Valley Blvd	UST
Unocal Service Station #3072	2445 Castro Valley	CS ALAMEDA
Valley Car Wash Chevron 94930	3369 Castro Valley Blvd	CS ALAMEDA
Walgreens 101	3382 Castro Valley Blvd	RCRA-LQG, RCRA- CESQG
Waltz Exxon Service	2896 Castro Valley Blvd	CS ALAMEDA
Xtra Oil DbA Shell Station	3495 Castro Valley Blvd	CS ALAMEDA

3.3.2 Additional Environmental Records

3.3.2.1 Subject Property

The Property is not listed on any of the Additional Environmental Records sources.

3.3.2.2 Other Properties

The following includes facilities listed within the appropriate ASTM search distances of the Property on Additional Environmental Records sources.

TABLE 3.3.2.2-1

Facility	Address	Databases
	3757 Lorena Ave	EDR GAS STATIONS
	20413 Santa Maria Ave	EDR DRY CLEANERS
	20178 Leroy Dr	EDR GAS STATIONS
	20446 Redwood Rd	EDR DRY CLEANERS
	3359 Castro Valley Blvd	EDR DRY CLEANERS
	3343 Castro Valley Blvd	EDR GAS STATIONS
	3251 Castro Valley Blvd	EDR DRY CLEANERS
	19051 Lake Chabot Road	PROP65
Alco Fire Station #3	20336 San Miguel Ave	LUST
Allied Glass Company	20574 Wisteria Street	LUST
Arco Fac# 4977	2770 Castro Valley Rd	FID, HIST UST, LUST, CHMIRS, SWEEPS UST, HIST CORTESE
Arco Service Station #2152	22141 Center Street	PROP65
Bp #11105 / Shell 17-1445	3519 Castro Valley Blvd	LUST, EDR DRYCLEANERS, EDR GAS STATIONS, HIST CORTESE
Castro Valley Car Wash	3098 Castro Valley Blvd	PROP65
Castro Valley Fire Station #1	20336 San Miguel Ave	FID, HIST UST, SWEEPS UST
Castro Valley High School	19400 Santa Maria Ave	FID, HIST UST, LUST, CHMIRS, SWEEPS UST, HIST CORTESE
Castro Valley Unif School Yard	21000 Wilbeam Ave	FID, LUST, SWEEPS UST, HIST CORTESE
Chevron #6991	2920 Castro Valley Blvd	FID, HIST UST, HAZNET, LUST, SWEEPS UST, HIST CORTESE
Chevron Service Station 9-5285	151 Kern St	LUST, HIST CORTESE
Dry Clean Club Of America	2960 Castro Valley Blvd	DRYCLEANERS
Estate Of Martha Arnold	3234 Castro Valley	LUST, SWEEPS UST, HIST CORTESE
Exxon Service Station	20450 Redwood Rd	FID, HIST UST, SWEEPS UST
Frank Tien Unocal 76	20405 Redwood Rd	FID, HIST UST, LUST, SWEEPS UST, HIST CORTESE
Marshall Steel Cleaners	20447 Redwood Rd	DRYCLEANERS, EDR DRY CLEANERS, FINDS, ECHO, EMI, HAZNET, CORTESE, LIENS
Merritt Tire Sale	3430 Castro Valley Blvd	LUST, HIST CORTESE, EDR GAS STATIONS
Nat Piazza Property	20957 Baker Rd	LUST
Quality Tune Up	2780 Castro Valley Blvd	FID, LUST, SWEEPS UST, HIST CORTESE
R T Nahas Company	20630 PATIO DR	FID, SWEEPS UST

Facility	Address	Databases
Rudy's Donut Shop	3692 Castro Valley Blvd	LUST, HIST CORTESE
Safeway Store No 768	20629 Redwood Rd	FINDS, RCAR-NLR, ECHO
Sal Foreign Car Service	3343 Castro Valley	HIST CORTESE
Sal's Foreign Car Service	20845 Wilbeam Ave	LUST, HIST CORTESE, EDR GAS STATIONS
Save Mart Supermarkets #704	3443 Castro Valley Blvd	EMI, SWRCY
Scrub-A-Luv Car Wash	3098 Castro Valley Blvd	FID, LUST, SWEEPS UST, HIST CORTESE
Shell Station	2724 Castro Valley Blvd	PROP65
Sherwin-Williams Co The	20650 Redwood Rd	FINDS, RCRA-NLR, ECHO
Union Oil SS 5201	20405 Redwood Rd	HIST UST
Unocal Service Station #3072	2445 Castro Valley	HIST UST, EMI, PROP65, LUST, SWEEPS UST, HIST CORTESE
Valley Car Wash Chevron 94930	3369 Castro Valley Blvd	FID, HIST UST, LUST SWEEPS UST, HIST CORTESE
Walgreens 101	3382 Castro Valley Blvd	FINDS, ECHO
Waltz Exxon Service	2896 Castro Valley Blvd	FID, LUST, SWEEPS UST, HIST CORTESE
Xtra Oil DbA Shell Station	3495 Castro Valley Blvd	LUST, FID, SWEEPS UST, HIST CORTESE, EDR GAS STATIONS

Based on the distances to the identified database sites, regional topographic gradient, and the EDR findings, there is no evidence that the sites adjacent to the Property have affected and/or contributed to environmental risk at the Property. Properties that are on the “Orphan Summary” list appear to be located beyond the ASTM recommended radius search criteria.

3.4 REGULATORY AGENCY FILES AND RECORDS

The following agencies were contacted pertaining to possible past development and/or activity at the Property.

- Alameda County Assessor's Office
- Alameda County Public Works Department
- Alameda County Environmental Health Department
- California State Water Resources Control Board
- California Department of Toxic Substances Control

Alameda County Assessor

The Alameda County Assessor's Office website was viewed on February 26, 2016. Information on the website confirmed that the 2-acre Property is identified by the Assessor's Parcel Numbers (APNs) listed in Table 1.0-1.

Alameda County Public Works

The Alameda County Public Works Department was contacted regarding hazardous materials-related reports for the Property. The request was routed to and responded to by the Alameda County Department of Environmental Health.

Alameda County Department of Environmental Health

The Alameda County Department of Environmental Health was contacted regarding hazardous materials-related reports for the Property. No files were identified for the Property, and no information was available on the website that would indicate environmental impacts at nearby sites that could impact the Property.

California State Water Resources Control Board

The California State Water Resources Control Board GeoTracker website was viewed for information relating to the Property. The Property was not listed on the GeoTracker database. The following summarizes other listings near the Property:

- Merritt Tire Sale at 3430 Castro Valley Boulevard (approximately 0.1 miles southeast of the Property) is listed as an open LUST Cleanup Site. Waste, motor, hydraulic, and lubricating oils are listed as the potential contaminants of concern. Groundwater is listed as the potential media of concern. A waste oil UST was removed some time prior to 1993. In September 1993, borings were installed to assess subsurface conditions in the former waste oil UST vicinity. Elevated concentrations of petroleum hydrocarbons were detected in soil. In November 1993, monitoring wells were installed to assess groundwater conditions. Free product has been detected at the site since 1994. A corrective action plan was approved in 2009 and successfully implemented in 2012. In 2013 the site applied for closure under the Low-Threat Underground Storage Tank Case Closure Policy. The site became eligible for closure in March 2015. The site is not expected to represent an environmental concern to the Property.
- Unocal at 20405 Redwood Road (approximately 0.1 miles southeast of the Property) is listed as a closed LUST Cleanup Site. Gasoline, MTBE, TBA, and other fuel oxygenates are listed as the potential contaminants of concern, and groundwater is listed as the potential media of concern. The site was operated as a Unocal service station from 1964 until 1998, at which time it was demolished. The station was equipped with two pump islands, two 10,000-gallon unleaded gasoline underground storage tanks (USTs), and one 300-gallon waste-oil UST. On November 16 to 18, 1998, two 10,000-gallon gasoline USTs, one 300-gallon waste-oil UST, two hydraulic hoists and a clarifier sump were removed from the site. Laboratory testing of groundwater, soil, and soil vapor samples resulted in the site qualifying for case closure. Additionally, groundwater monitoring reports describe the groundwater flow direction from north to south. As a result, the site is not expected to represent an environmental threat to the Property.

- The Estate of Martha Arnold at 3234 Castro Valley Boulevard (approximately 0.2 miles southwest of the Property) is listed as a closed LUST Cleanup Site. Gasoline is listed as the potential contaminant of concern, and groundwater is listed as the potential media of concern. The site was closed on September 14, 1994 and is not believed to pose an environmental concern for the Property.
- Sal's Foreign Car Service at 20845 Wilbeam Avenue (approximately 0.2 miles south of the Property) is listed as a closed LUST Cleanup Site. Gasoline is listed as the potential contaminant of concern, and groundwater is listed as the potential media of concern. The site was closed on September 14, 1994 and is not expected to present an environmental concern for the Property.
- Chevron #9-4930/Valley Car Wash at 3369 Castro Valley Boulevard (approximately 0.2 miles south of the Property) is listed as a closed LUST Cleanup Site. Gasoline is listed as the potential contaminant of concern, and groundwater is listed as the potential media of concern. Historically, the property has been occupied by two generations of gasoline stations. The reconfiguration of the gas station included the removal of five USTs, one of which contained waste oil. The second-generation station included three 10,000-gallon gasoline USTs and one 10,000-gallon waste water reclamation UST. Petroleum hydrocarbons have historically been detected in soil, groundwater, and soil vapor at the site. However, after remedial activities, including UST removal and soil excavation, a letter dated January 10, 2013 from Alameda County Health Care Services stated that the site met the general and media-specific criteria of the Low-Threat Closure Policy, and was ready for closure. The case was closed on August 8, 2013, and is not expected to represent an environmental concern to the Property.
- Castro Valley High School at 19400 Santa Maria Road (approximately 0.3 miles north of the Property) is listed as a closed LUST Cleanup Site. Waste, motor, hydraulic, and lubricating oils are listed as the potential contaminants of concern, and soil is listed as the potential media of concern. The case was closed on July 24, 1995, and is not expected to represent an environmental concern to the Property.
- Xtra Oil DBA Shell Station at 3495 Castro Valley Boulevard (approximately 0.25 miles southeast of the Property) is listed as an open LUST Cleanup Site. Gasoline is listed as the potential contaminant of concern, and groundwater is listed as the potential media of concern. In November 1989 one waste oil UST was removed and a preliminary site assessment was completed in January 1990 prior to the installation of UST, dispenser and piping upgrades. Soil and groundwater samples collected during the investigation detected significantly elevated levels of TPHg and benzene in soil and groundwater beneath the site. In July 1992 the UST and dispenser were replaced and confirmation samples detected high concentrations of TPHg and benzene in the tank pit and beneath the fuel dispensers. In June 2001 and 2008 site characterization was performed to determine the extent of contamination downgradient of the site. Elevated concentrations of TPHg and benzene were detected in soil and groundwater and free product was detected in the utility corridor. In 2007, interim remedial action was implemented for plume migration control. Currently, groundwater wells are being monitored quarterly for free product removal and reduction verification. Because the site is located downgradient from the Property, it is not expected to represent an environmental concern to the Property.

- BP Station #11105/Shell Station #17-1445 at 3519 Castro Valley Boulevard (approximately 0.3 miles southeast of the Property) is listed as an open LUST Cleanup Site. Gasoline is listed as the potential contaminant of concern, and groundwater is listed as the potential media of concern. Since 1998, five USTs have been removed from the site. The site is currently an active gas station; however insufficient data exists to determine whether the commercial facilities located adjacent to the site are at risk due to vapor intrusion to indoor air. Historic depth to water in the vicinity of these offsite buildings ranges from 6.72 to 9.76 feet below the ground surface (bgs). During the first semi-annual 2013 groundwater monitoring event, benzene concentrations in two of the wells (SOMA-7 and OB-2) in the vicinity of the offsite buildings had reported benzene concentrations of 500 and 530 micrograms per liter, respectively. Additionally, a review of field data sheets for these wells contained in groundwater monitoring reports indicates consistent evidence of a sheen in well SOMA-7 and sheen and product globules in well OB-2 indicating the possible presence of free product in the vicinity of the wells. The site is unlikely to pose an environmental concern for indoor air because of the site's distance from the Property. Groundwater at the Property is unlikely to be affected by this site since the Property is upgradient of the site.

California Department of Toxic Substances Control

The EnviroStor website for the Department of Toxic Substance Control was viewed for listings of hazardous materials cleanups or storage records pertaining to the Property and surrounding parcels. The Property was not listed on the EnviroStor website. According to the EnviroStor website, Marshall Streeel Cleaners, located at 20457 Redwood Road, is listed as a State Response and National Priorities List site. Soil, soil vapor, and groundwater impacts associated with dry cleaning activities were found at this site.

According to EnviroStor, tetrachloroethylene (PCE) was used in dry cleaning operations at the site until 2007. It is believed that a fire that occurred in the shopping center, which includes a dry cleaning business, and which burned the shopping center almost to the ground, may have resulted in the release of PCE to the subsurface. A PCE release was also documented during periodic groundwater monitoring as part of a leaking underground fuel tank investigation at Tien's Unocal Service Station, which is located immediately upgradient of the site. Site sampling activities that took place in 2007 identified PCE and its degradation byproducts as contaminants of concern for soil, soil vapor, and groundwater at the site. A work plan for the site submitted in 2012 has yet to be implemented; the site is still listed as open.

Due to the local direction of groundwater flow (toward the south, away from the Property), this facility would not be expected to have impacted the Property.

4.0 SITE RECONNAISSANCE

4.1 METHODOLOGY

ENGEO conducted a reconnaissance of the Property on March 4, 2016. The Property was viewed for hazardous materials storage, superficial staining or discoloration, debris, stressed vegetation, or other conditions that may be indicative of potential sources of soil or groundwater

contamination. The site was also checked for evidence of fill/ventilation pipes, ground subsidence, or other evidence of existing or preexisting underground storage tanks. Photographs taken during the site reconnaissance are presented on Figure 4.

4.2 GENERAL SITE SETTING

The Property currently consists of eight single-family residences and associated parking lots and lawns. A shared driveway traverses the south-central portion of the Property.

The Property is situated in a primarily residential setting. Residences are located to the north, east, and west of the Property. Additionally, a commercial shopping center is located to the south of the Property, across Jamison Way. Kelly Canyon Creek is approximately 0.3 miles east of the Property, and Interstate 580 is approximately 0.2 miles south.

4.3 EXTERIOR OBSERVATIONS

Structures. Six residential structures associated with nine separate addresses were observed on the Property.

Hazardous Substances and Petroleum Products in Connection with Identified Uses. No hazardous substances or petroleum products were observed within the Property during the reconnaissance.

Storage Tanks. No above-ground storage tanks or evidence of existing underground storage tanks was observed during the site reconnaissance; however, standpipes were observed in a small fenced area near the former structure location.

Odors. No odors indicative of hazardous materials or petroleum material impacts were noted at the time of the reconnaissance.

Pools of Potentially Hazardous Liquid. No pools of potentially hazardous liquid were observed within the Property at the time of the reconnaissance.

Drums. No drums were observed on the Property at the time of the reconnaissance.

Hazardous Substance and Petroleum Product Containers. No hazardous substance or petroleum product containers were observed on the Property at the time of the reconnaissance.

Polychlorinated Biphenyls (PCBs). No PCB-containing materials, including transformers were observed within the Property during the reconnaissance. However, standpipes observed in a small fenced area near the former structure location may have been associated with a former transformer. These pipes appear to be shallow and do not appear to extend to an appreciable depth.

Pits, Ponds and Lagoons. No pits, ponds or lagoons were observed within the Property at the time of the reconnaissance.

Stained Soil/Pavement. No stained soil or pavement was observed within the Property at the time of the reconnaissance.

Stressed Vegetation. No signs of stressed vegetation were observed on the Property at the time of the reconnaissance.

Solid Waste/Debris. Piles of debris, including work benches, electric motors, structural car parts, and household items, were visible throughout the Property.

Wastewater. No wastewater conveyance systems were observed at the Property during the reconnaissance. Remnants of the sewer systems associated with the former school structure likely remain at the Property.

Wells. No wells were found within the Property limits during the reconnaissance.

Septic Systems. No evidence of septic systems was found at the Property during the reconnaissance.

4.4 INTERIOR OBSERVATIONS

The interiors of the residences were not accessible at the time of the site reconnaissance.

4.5 ASBESTOS-CONTAINING MATERIALS AND LEAD-BASED PAINT

An asbestos and lead-based paint survey was not conducted as part of this assessment. The single-family homes were constructed prior to the mid-1970s. Given the age of the existing structures, it is possible that asbestos-containing materials (ACM) and/or lead-based paint (LBP) materials may be found within the structures. A pre-demolition ACM/LBP survey should be considered prior to demolition and/or significant renovation of the existing structures.

4.6 INDOOR AIR QUALITY

An evaluation of indoor air quality, mold, or radon was not included as part of the contracted scope of services. The California Department of Health Services has conducted studies of radon risks throughout the state, sorted by zip code. Results of the studies indicate that 29 tests were conducted within the Property zip code, with one of the tests exceeding the current EPA action level of 4 picocuries per liter [pCi/L]1).

In accordance with ASTM E2600-10 (Tier 1) (*Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions*); there are no potential petroleum hydrocarbon sources for vapor intrusion within 1/10 mile of the Property or volatile organic compound (VOC) sources within 1/3 mile of the Property.

¹ California Department of Health Services – Division of Drinking Water and Environmental Management – Radon (<http://www.cdph.ca.gov/HealthInfo/environhealth/Documents/Radon/CaliforniaRadonDatabase.pdf>).

5.0 INTERVIEWS

Mr. Dan Briggs, the Key Site Manager, completed an environmental site assessment questionnaire pertaining to user-related applicable environmental information regarding the Property. In the questionnaire, Mr. Briggs indicated that he, as a member of the Briggs Family Trust, is the current owner of the Property, and that the Property consists of single-family residences. Mr. Briggs is unaware of past uses of the Property, and stated that there has been no development of the Property since it was acquired in 1974. Mr. Briggs is not aware of any issues of potential environmental concern at the Property, and identified a water supply well in the lot associated with 3528 Jamison Way.

6.0 EVALUATION

6.1 FINDINGS

The reconnaissance and records research did not find documentation or physical evidence of soil or groundwater impairments associated with the current or past use of the Property. A review of regulatory databases maintained by county, state and federal agencies found no documentation of hazardous materials violations or discharge on the Property.

A review of regulatory databases maintained by county, state and federal agencies found no additional documentation of hazardous materials violations or discharge on the Property. No documented soil and groundwater contamination associated with parcels near the Property would be expected to impact the Property.

6.2 OPINIONS AND DATA GAPS

It is our opinion that the findings of this study are based on a sufficient level of information obtained during our contracted scope of services to render a conclusion as to whether additional appropriate investigation is required to identify the presence or likely presence of a REC.

The data gaps identified during this process, do not affect the conclusions as to the presence or lack of presence of RECs at the Property. The following data gap was identified for the Property:

- A questionnaire was not completed by the client.

The data gap identified during this process does not affect the conclusions as to the presence or lack of presence of RECs at the Property.

6.3 CONCLUSIONS

This assessment included a review of local, state, and federal environmental record sources; a review of standard historical sources, aerial photographs, and physical setting sources; a reconnaissance of the Property to review use and current conditions to check for the storage, use,

production, or disposal of hazardous or potentially hazardous materials; and interviews with persons knowledgeable about current and past Property use.

The site reconnaissance and records review did not find documentation or physical evidence of soil, soil gas, or groundwater impairments associated with the use of the Property. A review of regulatory databases maintained by county, state, tribal, and federal agencies found no documentation of hazardous materials violations or discharge on the Property and did not identify contaminated facilities within the appropriate American Society for Testing and Materials (ASTM) search distances that would reasonably be expected to impact the Property.

Based on the findings of this assessment, no historical RECs and no controlled RECs were identified for the Property. The following REC was identified for the Property:

It appears that the Property was historically used as an orchard from at least the 1930s to the 1940s. Pesticides or other agricultural chemicals might have been applied to the Property at that time. While subsequent construction activity likely resulted in the disturbance, movement, dilution, and/or removal of possible pesticide-impacted soil on the Property, traces of agricultural chemicals may remain.

ENGEO has performed a phase I environmental site assessment in general conformance with the scope and limitations of ASTM E1527-13 of the Property. Based on the findings of this assessment, ENGEO recommends the collection of four near-surface soil samples at the Property for analysis of organochlorine pesticides and arsenic.

SELECTED REFERENCES

Alameda County website (<https://www.acgov.org/>)

California Department of Water Resources (<http://wdl.water.ca.gov>).

Dibblee, T. W. Jr., Preliminary Geologic Map of the Hayward Quadrangle, Alameda and Contra Costa Counties, California, USGS, 1980.

EnviroStor Website, Department of Toxic Substances Control,
<http://www.envirostor.dtsc.ca.gov/public/>.

GeoTracker Website, State Water Resources Control Board, <http://geotracker.swrcb.ca.gov/>.

Google Maps (<http://maps.google.com>).

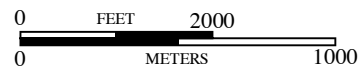
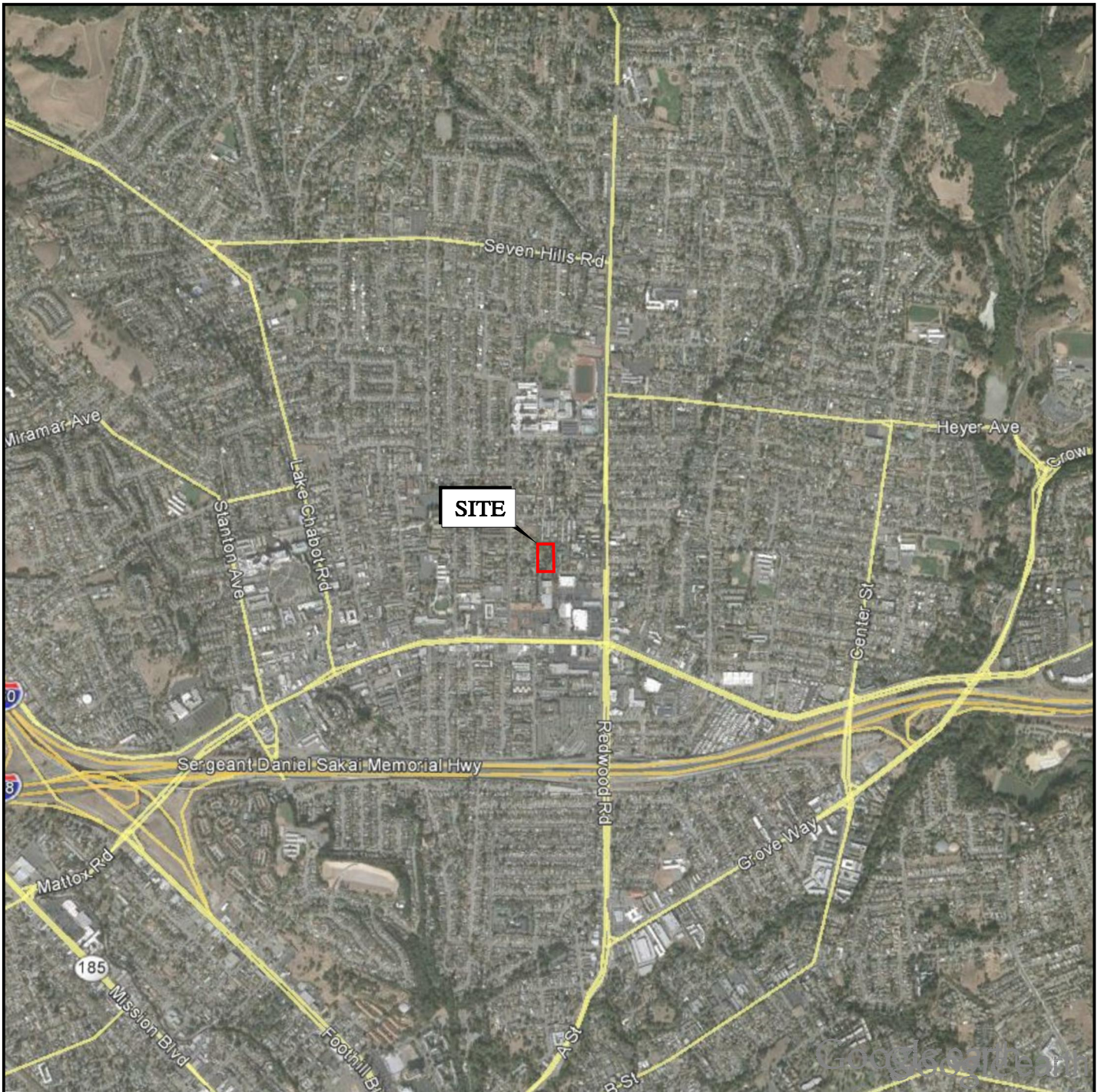
State of California Department of Conservation Oil, Gas & Geothermal - DOGGR website
(<http://www.conservation.ca.gov/dog/Pages/Index.aspx>).

United States Environmental Protection Agency Indoor Air Quality Website
(<http://www.cdph.ca.gov/HealthInfo/environhealth/Documents/Radon/CaliforniaRadonDatabase.pdf>).

LIST OF FIGURES

- Figure 1 – Vicinity Map**
Figure 2 – Aerial Map
Figure 3 – Assessor’s Parcel Map
Figures 4A and 4C – Site Photographs





BASE MAP SOURCE: GOOGLE EARTH MAPPING SERVICE



VICINITY MAP
JAMISON WAY PARCELS
CASTRO VALLEY, CALIFORNIA

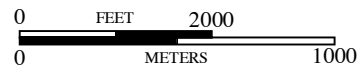
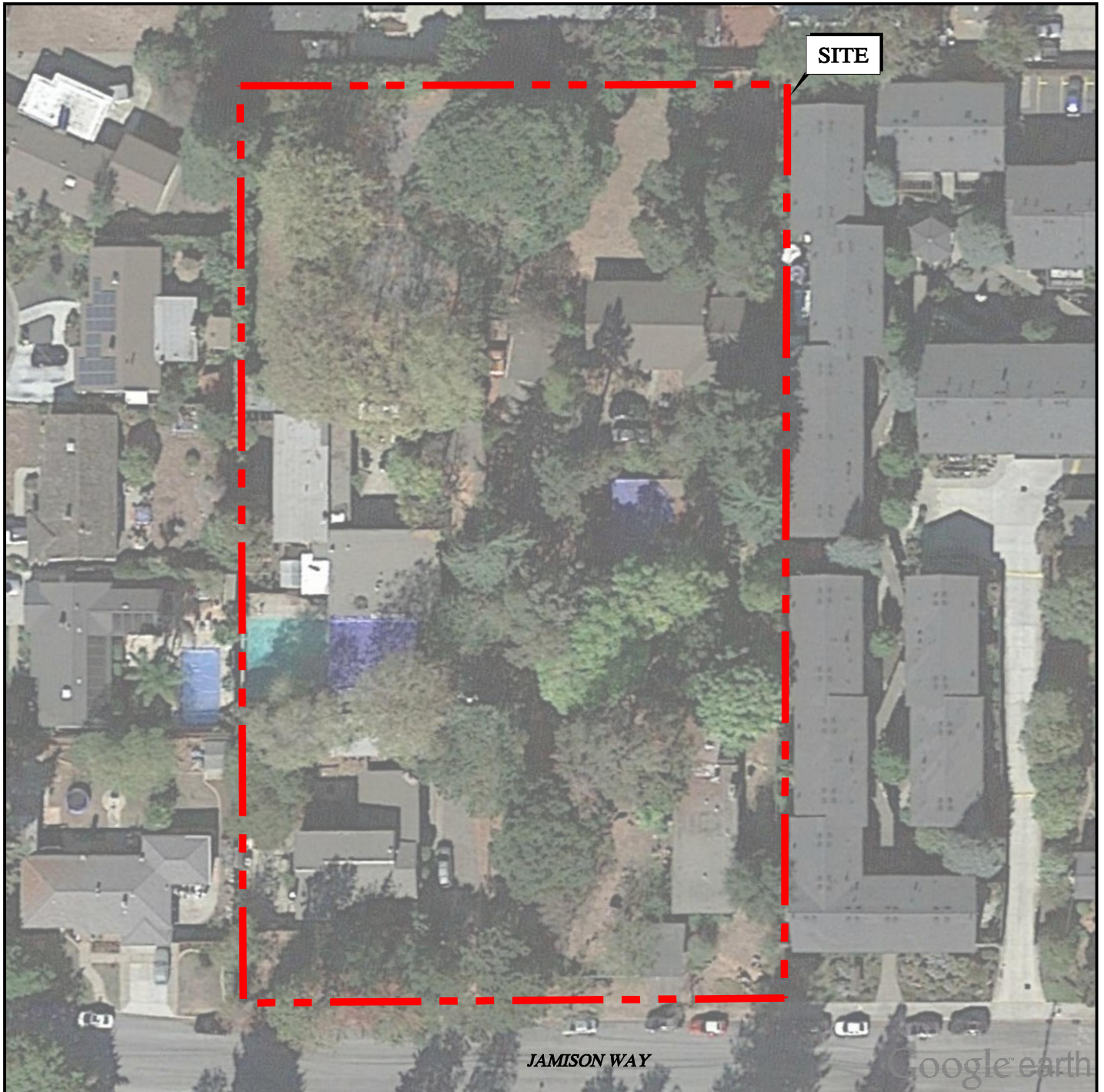
PROJECT NO.: 12854.000.000

SCALE: AS SHOWN

DRAWN BY: SRP

CHECKED BY: JAA

FIGURE NO.
1



BASE MAP SOURCE: GOOGLE EARTH MAPPING SERVICE



AERIAL MAP
JAMISON WAY PARCELS
CASTRO VALLEY, CALIFORNIA

PROJECT NO.: 12854.000.000

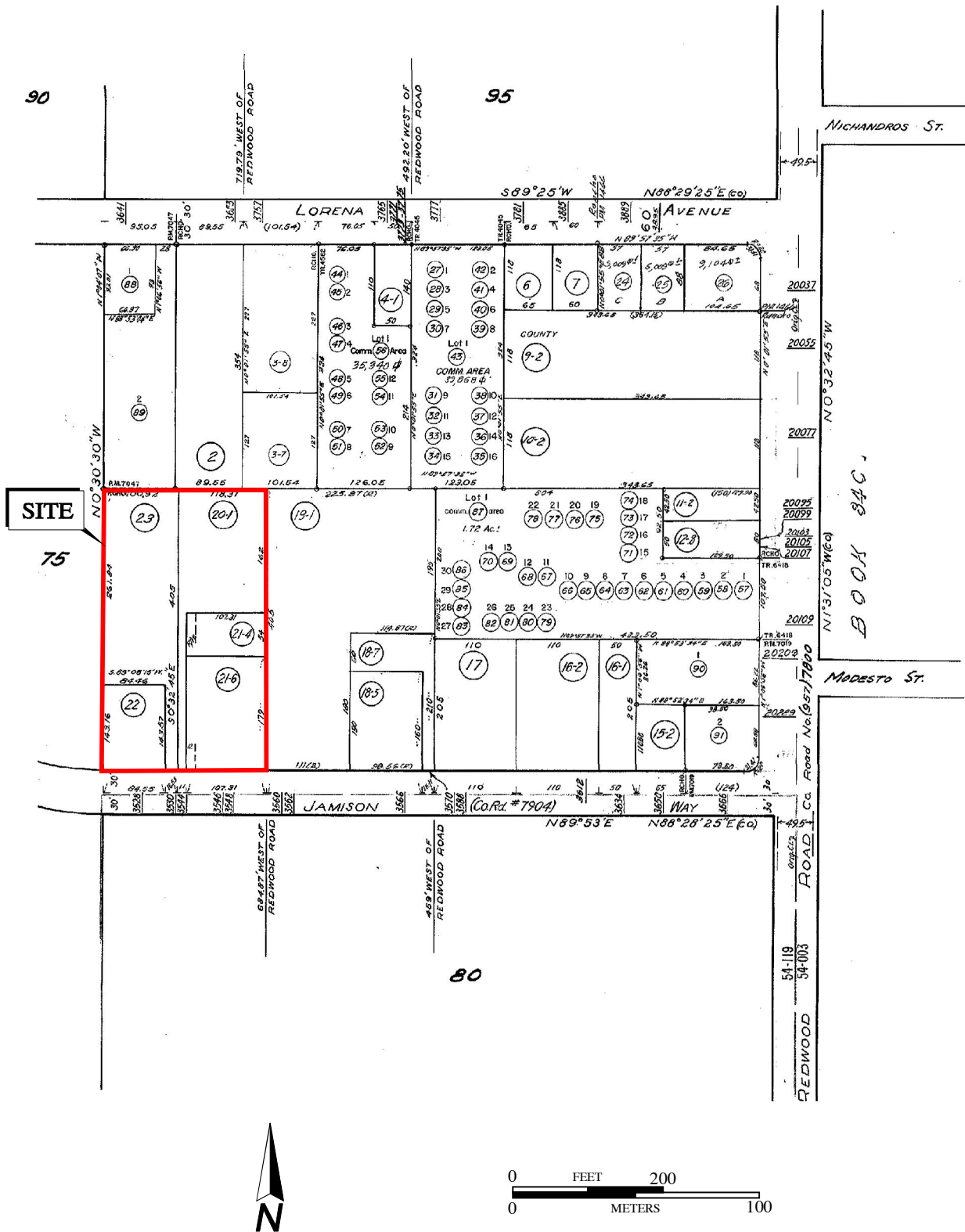
SCALE: AS SHOWN

DRAWN BY: SRP

CHECKED BY: JAA

FIGURE NO.

2



BASE MAP SOURCE: ALAMEDA COUNTY



ASSESSOR'S PARCEL MAP
JAMISON WAY PARCELS
CASTRO VALLEY, CALIFORNIA

PROJECT NO.: 12854.000.000

SCALE: AS SHOWN

DRAWN BY: SRP

CHECKED BY: JAA

FIGURE NO.

3



PHOTO 1

ADDRESS PLACARD ON SOUTHERN PORTION
OF PROPERTY LOOKING NORTH



PHOTO 2

EAST SIDE OF 3528 B JAMISON WAY LOOKING WEST



PHOTO 3

EAST SIDE OF 3528 JAMISON WAY LOOKING WEST



PHOTO 4

EAST SIDE OF 3530 JAMISON WAY LOOKING WEST



SITE PHOTOGRAPHS
JAMISON WAY PARCELS
CASTRO VALLEY, CALIFORNIA

PROJECT NO.: 12854.000.000

SCALE: NO SCALE

DRAWN BY: SRP

CHECKED BY: JAA

FIGURE NO.

4A



PHOTO 5

ELECTRIC MOTORS STORED ON THE NORTH SIDE OF 3534 JAMISON WAY



PHOTO 6

INACCESSIBLE LOT NORTH OF 3544 JAMISON WAY LOOKING NORTH



PHOTO 7

INACCESSIBLE LOT WITH DILAPIDATED TENNIS COURT NORTH OF 3534 JAMISON WAY LOOKING NORTH



PHOTO 8

NORTH SIDE OF 3532 JAMISON WAY LOOKING SOUTH



PHOTO 9

SOUTH SIDE LOOKING NORTH OF 3550 JAMISON WAY



SITE PHOTOGRAPHS
JAMISON WAY PARCELS
CASTRO VALLEY, CALIFORNIA

PROJECT NO.: 12854.000.000

SCALE: NO SCALE

DRAWN BY: SRP

CHECKED BY: JAA

FIGURE NO.

4B



PHOTO 10

SOUTH SIDE OF 3544 JAMISON WAY LOOKING NORTH



PHOTO 11

VIEW THROUGH CENTER OF PROPERTY LOOKING NORTH



PHOTO 12

WEST SIDE OF 3534 JAMISON WAY LOOKING NORTHWEST



PHOTO 13

WEST SIDE OF 3546 JAMISON WAY LOOKING EAST



PHOTO14

WEST SIDE OF 3548 JAMISON WAY LOOKING NORTH