

APPENDIX D
PHASE I ENVIRONMENTAL SITE
ASSESSMENT

**PHASE I ENVIRONMENTAL
SITE ASSESSMENT**

**CARDEN PROPERTY
HAYWARD, CALIFORNIA**

The logo for ENGEEO is rendered in large, white, 3D block letters. The letters are set against a background that is a composite of three images: a blurred waterfall on the left, a green rolling hill with a tree in the center, and a rocky path on the right. A large, semi-transparent 'DRAFT' watermark is overlaid diagonally across the logo.

ENGEEO

Expect Excellence

Submitted to:
Ms. Carrie Aitken Seranella
192 Carrick Circle
Hayward, CA 94542

Prepared by:
ENGEEO Incorporated

June 1, 2016

Project No:
4920.003.000

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4920.003.000

June 1, 2016

Ms. Carrie Aitken Seranella
192 Carrick Circle
Hayward, CA 94542

Subject: Carden Property
Hayward, California

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Dear Ms. Seranella:

ENGEO is pleased to present our phase I environmental site assessment of the subject property, (Property) located in Hayward, 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 Part 312 and ASTM 1527-13.

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

Kelsey Gerhart

Jeffrey A. Adams, PhD, PE

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EXECUTIVE SUMMARY

ENGEO conducted a phase I environmental site assessment for the Carden Property (Property) located at 29080 Fairview Avenue in Hayward, California (Figures 1 and 2). The irregular-shaped Property is approximately 8.88 acres in area and is identified with Assessor's Parcel Number (APN) 85A-6428-002 (Figure 3).

The Property is developed as a rural residential ranch used for horse grazing and material storage. Site improvements consist of an abandoned residential dwelling, outbuildings (sheds and horse stables), and overhead power lines. Topographically, the Property is composed of gentle-to moderate-rolling terrain.

We understand the proposed project will consist of residential development.

This assessment included a review of local, state, tribal, and federal environmental record sources, standard historical sources, aerial photographs, fire insurance maps and physical setting sources. A reconnaissance of the Property was conducted to review site 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 site use.

The site reconnaissance and records review did not find documentation or physical evidence of soil or groundwater impairments associated with the use or past 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 Recognized Environmental Conditions (RECs), no historical RECs, and no controlled RECs were identified for the Property.

Based on the review of historical aerial and topographic maps, ENGEO presents information on a feature of potential environmental concern. This feature is not considered to be a REC:

- Given the age of the structures, it is conceivable that asbestos-containing materials or lead-based paint materials were used in its construction. ENGEO recommends that a Cal-OSHA certified ACBM and lead-based paint contractor be retained to assess the structure prior to any demolition activities.

ENGEO has performed a phase I environmental site assessment in general conformance with the scope and limitations of ASTM E1527-13 of the Property. ENGEO recommends that any wells and septic systems identified on the Property be properly abandoned under permit prior to any grading activities. Additionally, ENGEO recommends consideration of sampling near the perimeters of existing structures to determine if soils have been impacted with lead and/or pesticides.

1.0 INTRODUCTION

ENGEO conducted a phase I environmental site assessment for the Carden Property (Property) located at 29080 Fairview Avenue in Hayward, California (Figures 1 and 2). The Property is developed as a rural residential ranch used for horse grazing and material storage. Site improvements consist of an abandoned residential dwelling, outbuildings (sheds and horse stables), and overhead power lines. Topographically, the Property is composed of gentle- to moderate-rolling terrain.

1.1 SITE LOCATION

The 8.88-acre Property is located east of Carden Lane and south of Stonebrae Road in Hayward, California. The irregular-shaped Property is identified with Assessor's Parcel Number (APN) 85A-6428-002 (Figure 3).

1.2 SITE AND VICINITY CHARACTERISTICS

Review of published topographic maps found that the Property ranges in elevation from approximately 1,140 to 1,270 feet above mean sea level (msl). The Property is underlain by the Cretaceous Panoche formation; (Kp) containing clay shale or claystone and (Kps) comprised of sandstone (Dibblee, Jr., 2005).

Geocheck – The Physical Setting Source Summary of the Environmental Resources Data report (Appendix A) indicated no Federal and no State wells within 1 mile of the Property.

We reviewed the Department of Water Resources On-line Water Data Library for depth to water in the vicinity of the Property. The website did not identify wells within 1 mile of the Property. We reviewed EnviroStor, a website maintained by the State of California, Department of Toxic Substances Control, and GeoTracker, a website maintained by the State of California, Water Resources Control Board, for nearby facilities with records that include depth to groundwater measurements. No information was available regarding local groundwater conditions.

The site-specific depth to groundwater and direction of groundwater flow was not determined as part of this assessment. 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) website and map database to determine if any historic oil and/or gas wells were located within the Property. No wells were mapped within 1 mile of the Property.

1.3 CURRENT USE OF PROPERTY/DESCRIPTION OF SITE IMPROVEMENTS

The Property is developed as a rural residential ranch used for horse grazing and material storage. Site improvements consist of an abandoned residential dwelling, outbuildings (sheds and horse stables), and overhead power lines. Review of historical aerial photographs found that the

residence had been constructed between the 1930's and 1940's. Based on the site reconnaissance and an earlier site assessment¹, the vacant residential dwelling appears to have been serviced by both a well and a septic system. A small structure with a steel door was observed on the southern portion of the Property and within the vicinity of the former coops. Due to site conditions, we were unable to access the interior of the small structure at the time of the site reconnaissance. It is conceivable that the small concrete-block structure serves as a storage shed for pump equipment and/or other farming equipment. Outbuildings, including sheds and stables, were observed southeast of the residence. Storage consisted of typical feed materials and waste debris. The interior of one of the outbuildings used to store wood and other debris was not accessible at the time of the site reconnaissance.

1.4 CURRENT USE OF ADJOINING PROPERTIES

The Property is located in the Stonebrae residential area of Hayward and is surrounded by residential developments and an elementary school. A golf course is located east and southeast of the Property.

1.5 PURPOSE OF PHASE I ENVIRONMENTAL SITE ASSESSMENT

This assessment was performed at the request of Ms. Carrie Aitken Seranella. The objective of this phase I environmental site assessment is to identify Recognized Environmental Conditions (RECs) associated with the Property. As defined in the ASTM Standard Practice E 1527-13, an REC is "the presence or likely presence of any hazardous substances or petroleum products in, on, or at on a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment."

1.6 DETAILED SCOPE OF SERVICES

The scope of services performed included the following:

- A review of previous environmental reports prepared for the Property.
- 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.

¹ ENGEO, 2004, Phase I Environmental Site Assessment, Carden Property-Blue Rock Country Club, Hayward, California, November 16, 2004, Project Number 4920.1.013.05.

- 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 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.

1.8 SPECIAL TERMS AND CONDITIONS

ENGEO has prepared this report for the exclusive use of our client, Ms. Carrie Aitken Seranella. 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 Old Republic Title Company and dated April 25, 2015, was provided for our review. The title of the Property is vested in Carrie L. Seranella, Sole Trustee of the Aitken-Seranella Trust Agreement dated February 24, 2011.

No references to environmental liens, deed restrictions or other potential environmental issues were noted. The report is included in Appendix D.

2.2 USER KNOWLEDGE OF PROPERTY

Ms. Carrie Aitken, the Property owner, completed a Client-based environmental site assessment questionnaire pertaining to applicable environmental information regarding the Property. In the questionnaire, Ms. Aitken indicated that the Property had formerly been utilized as animal pastureland. Ms. Aitken indicated that she is not aware of any environmental cleanup liens filed against the Property. She has indicated that the purchase price of the Property is not reflective of fair market value. During an interview, Ms. Carrie Aitken indicated that at the time of the Property transaction, the purchase price of the Property reflected the potential future worth of the Property.

The Client-based environmental site assessment questionnaire is presented in its entirety in Appendix H.

3.0 RECORDS REVIEW

3.1 PREVIOUS ENVIRONMENTAL REPORTS

ENGEO; Phase I Environmental Site Assessment, Carden Property, Hayward, California, November 16, 2004, Project Number 4920.1.013.05.

ENGEO prepared a phase I environmental site assessment for the Carden Property in 2004. At the time of the assessment, the Property had been utilized as a rural residential ranch. Several structures associated with the current and former ranch activities, including a residence, outbuilding, four coop structures, and a well house with an adjoining sump structure were identified at the time of the site reconnaissance. The Property was serviced by an active domestic water supply well and a septic system. Hazardous and/or potentially hazardous materials observed at the time of the assessment included the following, approximately 20 gallons of gasoline and vehicle lubricant and less than one-half gallon of photochemical concentrate. Minor soil discoloration not associated with the storage area was observed within the outbuilding.

Given the age of the structures on the Property, ENGEO indicated that it was conceivable that asbestos-containing material and lead-based paint may have been present in the building materials. The assessment did not reveal evidence of existing RECs.

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 RECs 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
Historical Topographic Maps

Quad	Year	Series	Scale
Hayward	1899	15	1:62500
Hayward	1915	15	1:62500
Hayward	1947	7.5	1:24000
Hayward	1950	7.5	1:24000
Hayward/Dublin	1959,1961	7.5	1:24000
Hayward/Dublin	1968	7.5	1:24000

Quad	Year	Series	Scale
Hayward/Dublin	1973	7.5	1:24000
Hayward/Dublin	1980- Photo revised from 1979	7.5	1:24000
Hayward	1996 - Photo revised from 1993	7.5	1:24000
Dublin/Hayward	2012	7.5	1:24000

1899 -1915 Maps – The Property is mapped as undeveloped. Roadways in the approximate configuration of present-day Hayward Boulevard and Fairview Avenue are shown west-northwest of the Property. Unimproved roadways are visible further east of the Property.

1947 – 1950 Maps – The Property conditions appear similar to the earlier maps. Unimproved roadways are mapped in the present-day locations of Carden Lane and Stonebrae Country Club. Several structures are visible northwest of the Property.

1959 – 1961 Maps – An unimproved roadway enters from the western side of the Property and leads to a structure located on the eastern portion of the Property. Development continues to spread further northwest of the Property.

1968 – 1980 Maps – Conditions at the Property and the adjoining parcels appear similar to the earlier maps, with the exception of a small structure visible immediately south of the western portion of the Property.

1996 Map – The land use at the subject Property remains unchanged. Residential development is evident northwest and west of the Property.

2012 Map – Individual structures are no longer detailed on the 2012 topographic map. Residential development appears to have spread west, north, and east 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
Aerial Photographs

Flyer	Year	Scale
USGS	1939	1"=500'
USGS	1946	1"=500'
USGS	1949	1"=500'
USGS	1958	1"=500'

Flyer	Year	Scale
USGS	1966	1"=500'
USGS	1968	1"=500'
USGS	1974	1"=500'
USGS	1979	1"=500'
USGS	1982	1"=500'
USGS/DOQQ	/DOQQ-acquisition dates: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 Photograph – A small structure and access road are visible on the eastern portion of the Property. The adjacent properties, north and south of the western portion of the Property, appear to be cultivated with orchards. The parcels northeast and east of the Property appear to be dry-farmed. Roadways in the approximate configuration of present-day Hayward Boulevard and Fairview Avenue are shown west-northwest of the Property. Several structures are visible northwest of the Property.

1946 and 1949 Photographs – The use of the Property is similar to the previous photograph. An access road enters from the western side of the Property and leads to the residential structure located on the eastern portion of the Property.

1958 Photograph – The use of the Property is similar to the 1949 Photograph. The orchards are no longer visible on the neighboring parcels north and south of the western portion of the Property.

1966 Photograph – Two slender structures, likely coops, are located on the southwestern portion of the Property. A structure or implement is visible north of the coops, in the location of the present-day silo. A structure is visible on the eastern Property boundary; it is unclear if the structure is located on the Property. However, an unimproved road/path leads from the residence to the structure. The surrounding property conditions appear similar to the earlier photographs.

1968 Photograph – Two additional slender structures, likely coops, are visible adjacent to the existing structures. The surrounding property conditions appear similar to the earlier photograph.

1974 - 1982 Photographs – The structure located on the eastern portion of the Property is no longer visible.

1993 Photograph – Several structures and/or sheds and the storage of other equipment/material are visible on the eastern side of the Property. Graded residential lots are evident further northwest of the Property.

1998 Photograph – Due to the poor quality of the photograph, details that pertain to the Property are indistinguishable.

2005 and 2006 Photographs – Conditions at the Property appear similar to the earlier photographs. Neighboring parcels west, north, and east of the Property are being graded and prepared for residential development. A detention/sediment basin appears to be visible immediately west-northwest of the Property. A water tank, located further north of the Property, has been decommissioned and relocated further northeast of the former location.

2009 through 2012 Photographs – Land use at the Property is similar to the earlier Photographs. An elementary school is visible west of Carden Lane. Residential development continues to spread north and west of the Property. A golf course is evident east and south of the Property.

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 or surrounding properties. The Sanborn Fire insurance map search conducted by EDR 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 was conducted by EDR and the following listings were identified for the Property located at 29080 Fairview Avenue, 0 8 Arden Morton (2002); Carden Morton (1992, 1982); Carden Merrit (1976); and Carden Calvin (1973). The city directory search conducted by EDR is located in Appendix F.

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 Standard Environmental Record sources.

3.3.1.2 Other Properties

The following facility was listed within the appropriate ASTM search distances of the Property on a Standard Environmental Records source.

TABLE 3.3.1.2-1

Facility	Street	Databases
Stonebrae Development Project	28760 Fairview Ave	SLIC

The Stonebrae Development Project is listed as a closed cleanup program site. In 2007, the San Francisco Bay Regional Water Quality Control Board issued a letter indicating that no further action related to the pollutant releases at the subject site was required. Please see Section 3.4 of this report for details.

3.3.2 **Additional Environmental Records**

3.3.2.1 Subject Property

The Property is not listed on any Additional Environmental Record sources.

3.3.2.2 Other Properties

No properties were listed within the appropriate ASTM search distances of the Property on the Additional Environmental Record sources.

No facilities were identified on the “Orphan Summary” list provided by EDR.

3.4 **REGULATORY AGENCY FILES AND RECORDS**

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

- City of Hayward Development Services Department
- City of Hayward Fire Department
- Alameda County Public Works Department
- Alameda County Fire Department
- Alameda County Department of Environmental Health
- Alameda County Assessor’s Office
- California State Water Resources Control Board
- Department of Toxic Substances Control

City of Hayward Building and Planning Departments – The City of Hayward Building and Planning Departments were contacted regarding files for the Property. A representative provided us with the following Property-related files:

- Application for electric work (1961).
- Letter from the Alameda County Health Department indicating that the sewage disposal system serving the Property appeared to be functioning properly (1961).

Due to poor resolution, we were unable to distinguish what had been printed on one of the documents provided to us by the building department.

City of Hayward Fire Department – The City of Hayward Fire Department was contacted regarding files for the Property. A representative informed us that there are files related to the Property; however, due to the nature of the content within the files, the files had to be released through the City Clerk’s office. We did not receive these files prior to publication of this report.

Alameda County Public Works Department – The Alameda County Public Works Department was contacted regarding files for the Property. A representative referred us to the City of Hayward Building Department for Property-related files.

Alameda County Fire Department – The City of Hayward does not fall within the Alameda County Fire Department’s jurisdiction. We contacted the City of Hayward Fire Department regarding any public files.

Alameda County Department of Environmental Health – The Alameda County Environmental Health Department was contacted regarding files for the Property. A representative informed us that no files were identified for the Property. We viewed on the online database for Property-related information on May 16, 2016; no information was identified at the time of report publication.

Alameda County Assessor’s Office – The Alameda County Assessor’s Office website was viewed for information regarding the Property. Information on the website confirmed that the Property is identified with APN 85A-6428-002.

California State Water Resources Control Board – The California State Water Resources Control Board’s online database, GeoTracker, was reviewed for files relating to the Property and surrounding properties. There were no records for the Property on the GeoTracker database. The following GeoTracker database sites were identified within 1 mile of the Property:

- Former AT&T Walpert Ridge Radio Relay Site (T0600100120), located at Walpert Ridge (approximately 0.6 mile east-northeast of the Property), is listed as a closed LUST site. In 1988, a 10,000-gallon diesel underground storage tank (UST) was removed from the Property; in 1989, a base sample extending 5 feet below the excavation exhibited elevated concentrations of diesel. The 10,000-gallon UST was replaced with a two-compartment 2,000-gallon storage tank. In 2001, the two-compartment tank was removed and petroleum constituents were not detected in the confirmation samples. On July 14, 2009, the San Francisco Bay Regional Water Quality Control Board issued a letter requiring no further

action related to the petroleum release provided the use of the property remains commercial/industrial.

- Stonebrae Development Project, located at 28760 Fairview Avenue (approximately 0.3 mile north-northwest of the Property) is listed as a closed cleanup program site. At the time of demolition, elevated concentrations of total extractable hydrocarbons (diesel) were found beneath the footprint of a 1.9-million-gallon water storage tank. Petroleum-impacted soil was excavated, transported, and disposed of at the Republic Services Landfill in Livermore, California. In 2007, the San Francisco Bay Regional Water Quality Control Board issued a letter indicating that no further action related to the pollutant releases at the subject site was required.
- City of Hayward Fire Station #5, at 28595 Hayward Blvd (approximately 0.5 mile west-northwest of the Property) is listed as a closed LUST site. In 1999, a 1,000-gallon diesel UST was removed from the Property and replaced with a 1,000-gallon double-walled UST. Elevated concentrations of diesel were identified beneath the footprint of the former UST, piping, and dispenser. Soil was removed and sampled prior to replacing the UST. In 2008, a subsequent soil investigation confirmed that the impacted soil had been removed and/or effective natural attenuation had taken place at the Property. Groundwater was not encountered at the site during excavation and sampling activities. On July 16, 2009, the San Francisco Bay Regional Water Quality Control Board issued a letter requiring no further action related to the petroleum release is required provided the land use of the property remains commercial/industrial.

Department of Toxic Substances Control – We reviewed the EnviroStor Database maintained by the Department of Toxic Substances Control (DTSC) to identify ongoing environmental site assessment and remedial activities within the immediate vicinity of the Property. There were no records for the Property listed in the EnviroStor Database.

Bluerock Elementary School, located at Hayward Boulevard/Fairview Avenue (north-northwest of the Property), is listed as a school investigation requiring no action, as of November 21, 2001.

The EnviroStor Database did not identify any other sites within the immediate vicinity of the Property that would be considered an environmental concern.

4.0 SITE RECONNAISSANCE

4.1 METHODOLOGY

ENGEO conducted a reconnaissance of the Property on May 23, 2016. The reconnaissance was performed by Kelsey Gerhart, Staff Engineer of ENGEO. 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 Property 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 in Figure 4.

4.2 GENERAL SITE SETTING

The Property is developed as a rural residential ranch used for horse grazing and material storage. Site improvements consist of an abandoned residential dwelling, outbuildings (sheds and horse stables), a small concrete block structure and overhead power lines. Topographically, the Property is composed of gentle- to moderate-rolling terrain. We understand the proposed project will consist of residential development.

The interior of the residence, concrete-block structure, and outbuilding (used for storage) were not observed at the time of the site reconnaissance.

4.3 EXTERIOR OBSERVATIONS

Structures. One vacant residential dwelling, outbuildings (including storage and stables) and a small concrete block structure were observed on the Property at the time of the site reconnaissance.

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 evidence of underground storage tanks were observed at the time of the site reconnaissance. A grain silo and plastic above-ground storage tank, likely a water storage tank, were observed on the central portion of the Property, near the former coops. What appears to be either a water heater and/or equipment used to store water was observed adjacent to the residence. Lastly, what appeared to be an old propane tank was observed near the residence.

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 our reconnaissance.

Drums. Drums containing animal feed were observed at the time of the site reconnaissance.

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

Polychlorinated Biphenyls (PCBs). No PCB-containing materials, including transformers, were observed within the Property during our reconnaissance.

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

Stained Soil/Pavement. No stained soil or pavement was observed within the Property at the time of our reconnaissance; however, the flooring/ground of the outbuildings were not visible due to the amount of waste, debris and other equipment stored within. If a significant amount of stained soil is observed during the removal of solid waste and debris, ENGEO recommends contacting an environmental professional and properly disposing of the impacted material.

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

Solid Waste/Debris. Solid waste and debris, including, but not limited to: a refrigerator, bathtubs, wood, and two abandoned vehicles were observed on the Property at the time of the site reconnaissance.

Stockpiles/Fill Material. No stockpiles or fill material was observed on the Property during the reconnaissance.

Wastewater. No wastewater conveyance systems were observed at the Property during the reconnaissance.

Wells. The well house and adjacent sump observed on the Property in 2004 were not identified at the time of the site reconnaissance. What appears to be equipment for water storage and/or a water heater was observed adjacent to the residence on May 23, 2016. ENGEO recommends any wells identified during construction-related activities be properly abandoned under permit.

Septic Systems. Evidence of a septic system was observed west of the residence at the time of the site reconnaissance. ENGEO recommends that the septic system be properly abandoned under permit prior to any grading activities.

4.4 ASBESTOS-CONTAINING MATERIALS AND LEAD-BASED PAINT

An asbestos and lead-based paint survey was not conducted as part of this assessment. Given the age of the structures on the Property, it is conceivable that asbestos-containing material and lead-based paint may be found in the building materials.

4.5 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 three tests were

conducted within the Property zip code, with none exceeding the current EPA action level of 4 picocuries per liter [pCi/L]²).

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 (VOCs) sources within 1/3 mile of the Property.

5.0 INTERVIEWS

Ms. Carrie Aitken, the Property owner, completed both a Client-based and Key Site Manager-based environmental site assessment questionnaire pertaining to applicable environmental information regarding the Property. In the questionnaire, Ms. Aitken indicated that the Property had formerly been utilized as animal pastureland. Ms. Aitken indicated that two large industrial-sized storage containers were present on the Property. These storage containers, Conex boxes, are used as storage sheds near the stables.

Ms. Aitken indicated that she is not aware of any environmental cleanup liens filed against the Property. Ms. Aitken mentioned that she was not aware of commonly known, reasonably ascertainable, or specialized knowledge indicative of releases or threatened releases that is material to the potential presence of Recognized Environmental Conditions. She has indicated that the purchase price of the Property is not reflective of fair market value. During an interview, Ms. Carrie Aitken indicated that at the time of the Property transaction, the purchase price of the Property was representative of the potential future worth of the Property.

On May 16, 2016, Hugh Murphy, a representative of the Hayward Fire Department, contacted us regarding information pertaining to the Property. Mr. Murphy informed us that files were identified for the Property; however, due to the nature of the information kept within the files, he was required to coordinate their release with the City Clerk's office. We did not receive the files prior to report publication. Mr. Murphy indicated that the Property owner is aware of the files and suggested that they be contacted for any additional information. At the time of the site reconnaissance, Ms. Aitken, the Property owner, informed us that the files alluded to by Mr. Murphy pertain to a false claim and familial dispute made in attempt to halt the sale of the Property. The claim was reviewed by the Bureau of Alcohol, Tobacco, Firearms and Explosives and it was determined that there was no merit to the assertions made by the former Property owners. The letter issued by the Bureau of Alcohol, Tobacco, Firearms and Explosives is presented in Appendix G.

The questionnaires are presented in their entirety in Appendix H.

² California Department of Health Services – Division of Drinking Water and Environmental Management – Radon (<http://www.cdph.ca.gov/HealthInfo/environhealth/Documents/Radon/CaliforniaRadonDatabase.pdf>).

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.

Based on our findings, no Recognized Environmental Conditions (RECs) and no historical RECs were identified for 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 to render a conclusion as to whether additional appropriate investigation is required to identify the presence or likely presence of a REC. The following data gap was identified:

- The City of Hayward Fire Department was contacted regarding files for the Property. A representative informed us there are files related to the Property; however, due to the nature of the content within the files, the files had to be released through the City Clerk's office. We did not receive the files prior to report publication. Mr. Murphy indicated that the Property owner is aware of the files and suggested that they be contacted for any additional information. At the time of the site reconnaissance, Ms. Aitken, the Property owner, informed us that the files alluded to by Mr. Murphy pertain to a false claim and familial dispute made in attempt to halt the sale of the Property. The claim was reviewed by the Bureau of Alcohol, Tobacco, Firearms and Explosives and it was determined that there was no merit to the assertions made by the former Property owners. The letter issued by the Bureau of Alcohol, Tobacco, Firearms and Explosives is presented in Appendix G.
- We did not access the interior of the residential structure, the outbuildings, and the small concrete block structure due to access issues/constraints at the time of the site reconnaissance.

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.

6.3 CONCLUSIONS

This assessment included a review of local, state, tribal, and federal environmental record sources, standard historical sources, aerial photographs, fire insurance maps and physical setting sources. A reconnaissance of the Property was conducted to review site 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 site use.

The site reconnaissance and records review did not find documentation or physical evidence of soil or groundwater impairments associated with the use or past 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 Recognized Environmental Conditions (RECs), no historical RECs, and no controlled RECs were identified for the Property.

Based on the review of historical aerial and topographic maps, ENGEO presents information on a feature of potential environmental concern. This feature is not considered to be a REC:

- Given the age of the structures, it is conceivable that asbestos-containing materials or lead-based paint materials were used in its construction. ENGEO recommends that a Cal-OSHA certified ACBM and lead-based paint contractor be retained to assess the structure prior to any demolition activities.

ENGEO has performed a phase I environmental site assessment in general conformance with the scope and limitations of ASTM E1527-13 of the Property. ENGEO recommends that any wells and septic systems identified on the Property be properly abandoned under permit prior to any grading activities. Additionally, ENGEO recommends consideration of sampling near the perimeters of existing structures to determine if soils have been impacted with lead and/or pesticides.

SELECTED REFERENCES

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

California Department of Conservation, Department of Oil, Gas and Geothermal Resources Website; Oil and Gas Maps, (http://www.consrv.ca.gov/dog/maps/pages/index_map.aspx).

California Department of Health Services – Division of Drinking Water and Environmental Management – Radon
(<http://ww2.cdph.ca.gov/HealthInfo/environhealth/Documents/Radon/CaliforniaRadonDatabase.pdf>)

ENGEO, Phase I Environmental Site Assessment, Carden Property-Blue Rock Country Club, Hayward, California, November 16, 2004, Project Number 4920.1.013.05.

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>)

Dibblee, Jr., Geologic Map of the Hayward Quadrangle, Contra Costa & Alameda Counties, California, June 2005.

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

LIST OF FIGURES

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Figure 2 - Site Map

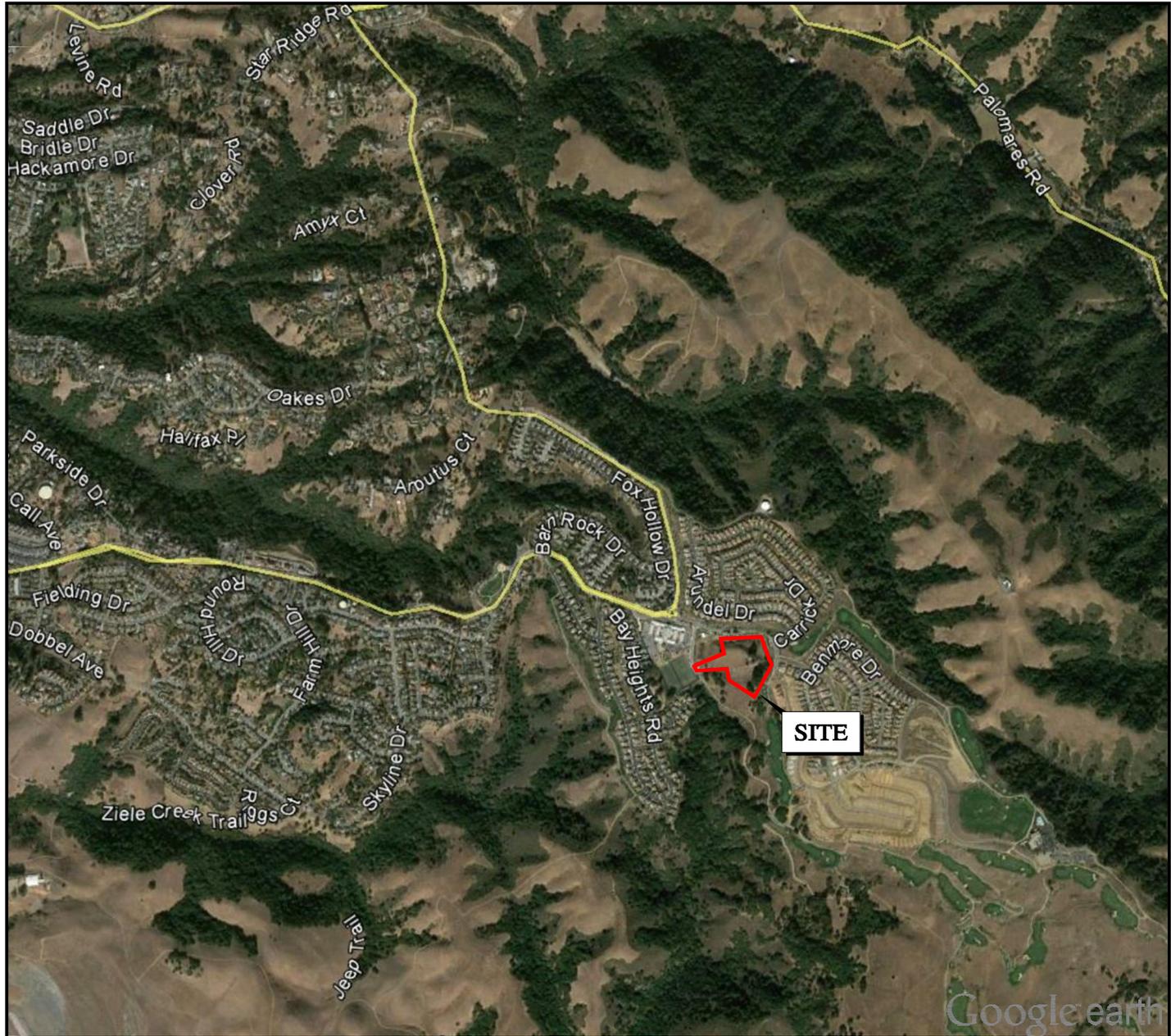
Figure 3 - Assessor's Parcel Map

Figure 4 - Site Photographs

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Google earth



BASE MAP SOURCE: GOOGLE EARTH MAPPING SERVICE

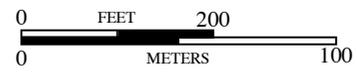


VICINITY MAP
CARDEN PROPERTY
HAYWARD, CALIFORNIA

PROJECT NO.: 4920.003.000	
SCALE: AS SHOWN	
DRAWN BY: LL	CHECKED BY: JA

FIGURE NO.
1

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BASE MAP SOURCE: GOOGLE EARTH MAPPING SERVICE



SITE PLAN
 CARDEN PROPERTY
 HAYWARD, CALIFORNIA

PROJECT NO.: 4920.003.000	FIGURE NO. 2
SCALE: AS SHOWN	
DRAWN BY: LL CHECKED BY: JA	



PHOTO 1

VIEW FACING NORTH ON THE SOUTHERN PORTION OF THE PROPERTY



PHOTO 2

SILO ON THE CENTRAL PORTION OF THE PROPERTY NEAR THE FORMER COOPS



PHOTO 3

A SMALL STRUCTURE WITHIN THE VICINITY OF THE FORMER COOPS



PHOTO 4

VIEW OF THE EASTERN PORTION OF THE PROPERTY



PHOTO 5

VIEW OF THE RESIDENCE LOCATED ON THE EASTERN PORTION OF THE PROPERTY



PHOTO 6

WATER EQUIPMENT OBSERVED ADJACENT TO THE RESIDENCE



SITE PHOTOGRAPHS
CARDEN PROPERTY
HAYWARD, CALIFORNIA

PROJECT NO.: 4920.003.000

SCALE: NO SCALE

DRAWN BY: LL

CHECKED BY: JA

FIGURE NO.

4A



PHOTO 7

TANK OBSERVED ON THE PROPERTY



PHOTO 8

SEPTIC OBSERVED ADJACENT TO THE RESIDENCE



PHOTO 9

TRASH AND DEBRIS OBSERVED NEAR THE RESIDENCE



PHOTO 10

VIEW OF OUTBUILDINGS
(INCLUDING STORAGE SHEDS AND STABLES)



PHOTO 11

VIEW OF THE NORTHEASTERN PORTION OF THE PROPERTY



SITE PHOTOGRAPHS
CARDEN PROPERTY
HAYWARD, CALIFORNIA

PROJECT NO.: 4920.003.000

SCALE: NO SCALE

DRAWN BY: LL

CHECKED BY: JA

FIGURE NO.

4B