

**Appendix G:**  
**Environmental Site Assessment (Hazards)**



**PHASE I ENVIRONMENTAL SITE ASSESSMENT**

**APN 170-092-057 & 170-092-058**

**North Main Street  
Pleasant Hill, California**

01-PEI-001

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## TABLE OF CONTENTS

	PAGE
LIST OF FIGURES.....	iv
LIST OF APPENDICES .....	iv
EXECUTIVE SUMMARY .....	v
1.0 INTRODUCTION.....	1-1
1.1 Purpose and Scope.....	1-1
1.2 Special Terms and Conditions (Third Party Reliance).....	1-1
1.3 Limitations .....	1-2
2.0 SITE DESCRIPTION.....	2-1
2.1 Site Location and Description .....	2-1
2.2 Surrounding Sites .....	2-1
3.0 HISTORICAL RESEARCH .....	3-1
3.1 Aerial Photographs and Topographical Maps.....	3-1
3.2 City Directories .....	3-3
3.3 Sanborn Fire Insurance Maps .....	3-4
3.4 Environmental Lien Search.....	3-4
3.5 Prior Phase I ESA Reports .....	3-4
3.6 Other Sources of Information.....	3-5
3.7 Interviews .....	3-5
3.8 Summary.....	3-6
4.0 SITE RECONNAISSANCE.....	4-1
4.1 Subject Property .....	4-1
4.1.1 Site Features .....	4-1
4.1.2 On-Site Chemical and Petroleum Product Storage .....	4-1
4.1.3 Waste Disposal Practices .....	4-2
4.1.4 Storage Tanks .....	4-2
4.1.5 Polychlorinated Biphenyls (PCBs).....	4-2
4.1.6 Exterior Surface Condition.....	4-2
4.2 Surrounding Areas.....	4-2
5.0 RECORDS REVIEW .....	5-1
5.1 Environmental Data Resources Database Review .....	5-1
5.2 Mapped Sites .....	5-4
5.2.1 Results of Database Review.....	5-5
5.2.2 Unmappable (Orphan) Site Listings.....	5-6
5.3 Local Agency File Review.....	5-6

## TABLE OF CONTENTS

	PAGE
6.0 CONCLUSIONS.....	6-1
7.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS .....	7-1
8.0 REFERENCES.....	8-1

### LIST OF FIGURES

Figure 1 Subject Property Location Map

### LIST OF APPENDICES

Appendix A Site Reconnaissance Photographs  
Appendix B EDR Aerial Photographs  
Appendix C EDR Topographical Maps  
Appendix D EDR City Directory Search Results  
Appendix E EDR Sanborn Map Search Results  
Appendix F EDR Environmental Lien Search Results  
Appendix G State of California Department of Transportation, Memorandum  
Appendix H Contra Costa County Assessors Office Parcel Map  
Appendix I Environmental Risk Disclosure Questionnaires  
Appendix J EDR Radius Map Database Report  
Appendix K Excerpts from Secor Quarterly Groundwater Monitoring Report, Fourth Quarter 2007  
Former Tesoro Service Station 67095 - 1616 Oak Park Boulevard - Pleasant Hill,  
California - Dated January 15, 2008

## EXECUTIVE SUMMARY

This report presents the findings of a Phase I Environmental Site Assessment (ESA) conducted by The Source Group, Inc. (SGI) for Pomfret Estates for the Subject Property, located on North Main Street APN 170-092-057 and 170-092-058 in the City of Pleasant Hill, California (Subject Property; Figure 1).

The primary purpose of the Phase I ESA is to identify potential or probable "recognized environmental conditions (RECs)" that could potentially impact the Subject Property. Specifically, the scope of work for the Phase I ESA consisted of historical assessment of land use associated with the Subject Property and immediately adjacent properties through review of reasonably available agency records, interviews with applicable representatives of the Subject Property owners and surrounding property owners, a reconnaissance of the Subject Property and immediately surrounding properties, and review of regulatory databases regarding the presence or likelihood of RECs within the Subject Property and adjoining properties.

The Subject Property is located in an area characterized as mixed commercial/residential. The Subject Property is bounded to the north by a restaurant, to the south by a funeral home, to the east by North Main Street and Interstate 680, and to the west by residential property and a public-right-of-way, Pleasant Court. The Subject Property is currently owned by Caltrans. During the site reconnaissance, no permanent structures were observed on the Subject Property and no hazardous materials (e.g., paints, small quantities of gasoline in portable gas cans, etc.) were observed anywhere on the property. The northern portion of the Subject Property on parcel number 170-092-057 is paved while the southern portion of the Subject property, on parcel number 170-092-058, is unpaved.

Based on the review of historical data obtained through EDR it appears that the Subject Property was first developed between 1965 and 1970. The following is a summary of the history of the Subject Property based on current and records and interpretations by SGI. A summary of the Subject Property development follows.

- The Subject Property was first developed sometime between 1965 and 1970 based on aerial photographs from 1965 and 1982 and the EDR City Directory.

A number of facilities, located near the Subject Property, appear on one or more agency databases. They include the following:

- Pleasant Hill Collision Repair located at 1581 Oak Park Blvd, Pleasant Hill
- Breuner's located at 3250 Buskirk Ave, Pleasant Hill
- Oak Park Hills Chapel located at 3111 North Main Street, Walnut Creek,

- Beacon 3715/Econo/Tesoro West Coast Company LLC No 68188, located at 1616 Oak Park Blvd, Pleasant Hill
- Baca Brothers, located at 3266 Buskirk Ave, Pleasant Hill
- Frances O'Connor, located at 55 Sun Valley Dr, Walnut Creek
- Page, H.E., located at 3073 North Main St, Pleasant Hill
- Fair Oaks Market/Petroleum, located at 2465 Buskirk Ave, Pleasant Hill
- Hookston Station Site, located at the intersection of Hookston and Bancroft Rds

Based on the information reviewed, none of these sites constitute a REC to the Subject Property.



## **1.0 INTRODUCTION**

This report presents the findings of a Phase I Environmental Site Assessment (ESA) conducted by The Source Group, Inc. (SGI) for Pomfret Estates for the parcels, 170-092-057 & 170-092-058, located on North Main Street in Pleasant Hill, California (Subject Property; Figure 1). We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental professional as defined in t312.10 of 40 CFR 312. We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed all the appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

### **1.1 Purpose and Scope**

The primary purpose of the Phase I ESA is to identify potential or probable "recognized environmental conditions (RECs)" that could potentially impact the subject property as defined and according to the standard of care as specified by the American Society for Testing and Materials (ASTM) Standard E 1527-05. Generally, a REC is the presence or likely presence of petroleum products or hazardous substances on the ground, groundwater, or surface water on a property under conditions that indicate an existing release, a past release, or a material threat of a release. The term includes those conditions that would be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

The Phase I ESA was performed in accordance with SGI's proposal, dated April 22, 2008, inclusive of ASTM Standard E-1527-005. Specifically, the scope of work for the Phase I ESA consisted of historical assessment of land use associated with the subject property and immediately adjacent properties through review of reasonably available agency records, interviews with applicable representatives of the Subject Property and City of South San Francisco employees, a reconnaissance of the Subject Property and immediately surrounding properties, and review of regulatory databases regarding the presence or likelihood of RECs associated with the Subject Property. In addition, the Phase I ESA included a review of previous investigations conducted at the subject property and/or immediately adjacent properties. Representatives of SGI visited the Subject Property on April 30, 2008. Color photographs of the subject property are presented in Appendix A. The work performed by SGI is subject to the limitations as noted in this report.

### **1.2 Special Terms and Conditions (Third Party Reliance)**

This report is for the use and benefit of, and may be relied upon by Pomfret, or any of its affiliates, and third parties authorized by Pomfret. Any third party agrees by accepting this report that any use or

reliance on this report shall be limited by the exceptions and limitations in this report, the terms and conditions of the project contract with Pomfret with the exception of the limit of liability, and with the acknowledgment that actual site conditions may change with time, and that hidden conditions may exist at the Subject Property that were not discoverable within the authorized scope of the assessment.

SGL makes no other representation to any third party except that it has used the degree of care and skill ordinarily exercised by environmental consultants in the preparation of the report and in the assembling of data and information related thereto. No other warranties are made to any third party, either express or implied.

### **1.3 Limitations**

SGL has prepared this Phase I ESA using reasonable efforts in each phase of its work to identify recognized environmental conditions associated with hazardous substances, wastes and petroleum products at the Subject Property. The methodology of this Phase I ESA is consistent with the ASTM Standard Practice for E 1527-05. Findings within this report are based on information collected from observations made on the day of the site investigation and from reasonably ascertainable information obtained from governing public agencies and private sources.

This report is not definitive and should not be assumed to be a complete or specific definition of the conditions above or below grade. Information in this report is not intended to be used as a construction document and should not be used for demolition, renovation, or other construction purposes. SGL makes no representation or warranty that the past or current operations at the Subject Property are or have been in compliance with all applicable federal, state and local laws, regulations and codes.

Regardless of the findings stated in this report, SGL is not responsible for consequences or conditions arising from facts that were concealed, withheld, or not fully disclosed at the time the assessment was conducted.

This report does not warrant against future operations or conditions, nor does it warrant against operations or conditions present of a type or at a location not investigated.

The regulatory database report provided is based on an evaluation of the data collected and compiled by a contracted data research company. The report focuses on the Subject Property and neighboring properties that could impact the Subject Property. Neighboring properties listed in governmental environmental records are identified within specific search distances. The search distance varies depending upon the particular government record being checked. The regulatory research is designed to meet the requirements of ASTM Standard E 1527-05. The information provided in the regulatory database report is assumed to be correct and complete.

Subsurface conditions may differ from the conditions implied by the surface observations and can only be reliably evaluated through intrusive techniques.

Reasonable efforts have been made during this assessment of aboveground and underground storage tanks and ancillary equipment. "Reasonable efforts" are limited to information gained from visual observation of largely unobstructed areas, recorded database information held in public record and available information gathered from interviews. Such methods may not identify subsurface equipment that may have been hidden from view due to paving, construction or debris pile storage, or incorrect information from sources.

SGL reviewed past ownership of the subject property in an attempt to determine past site usage. SGL is not a professional title insurance firm and makes no guarantee, explicit or implied, that the records which were reviewed represent a comprehensive or precise delineation of past site ownership or tenancy for legal purposes.

We identified obvious subject property uses from the present back to 1940 in accordance with ASTM standards, which require identification of property use back to 1940 or back to the earliest known development.

## **2.0 SITE DESCRIPTION**

### **2.1 Site Location and Description**

The Subject Property is located entirely within the City of Pleasant Hill (Figure 1). The Subject Property is comprised of two parcels (assessor's parcel number [APN]: 170-092-057 and 170-092-058) and encompasses an area of approximately 1.5 acres (Figures 1).

The Subject Property is located west of Interstate 680 and North Main Street in Pleasant Hill, California. Currently, the Subject Property is vacant; approximately half of the Subject Property is paved with asphalt (northern portion) while the southern portion is an unpaved, undeveloped vacant lot (Appendix A).

### **2.2 Surrounding Sites**

The Subject Property is in an area characterized as mixed commercial/residential. The Subject Property is bounded to the north by a parking lot and restaurant, to the east by North Main Street and Interstate 680, to the south by a funeral home, and to the west by residential property and a public-right-of-way, Pleasant Court.

### 3.0 HISTORICAL RESEARCH

SGI reviewed historic documents including aerial photographs, topographical maps, city directories, and conducted an environmental lien search for the Subject Property. Environmental Data Resources, Inc (EDR) of Southport, Connecticut was contracted for this service. In addition to historical data obtained through EDR, parcel maps were obtained through the Contra Costa County Assessors Office. The results of the review are summarized below.

#### 3.1 Aerial Photographs and Topographical Maps

SGI reviewed available aerial photographs of the Subject Property and surrounding areas provided by EDR (Appendix B). Each photograph was reviewed for the presence of structures or locations that might utilize petroleum hydrocarbons or other hazardous materials in the course of normal operations. The locations of identified structures were cross-referenced with other available data such as EDR database results and city directories. The available aerial photographs ranged from 1939 to 1998. The following are descriptions and interpretations of the aerial photograph reviews, supplemented with information obtained from the city directory search and information obtained during the site reconnaissance.

Year	Comments
1939	<p><b>Subject Property:</b> The Subject Property appears to be an open field, with minor low growing vegetation. No structures are present on the Subject Property.</p> <p><b>Surrounding Area:</b> Surrounding areas consist mainly of farmland and/or open fields to the north, south, east, and west of the Subject Property. The surrounding area is generally undeveloped; however, residential structures are sparsely located west, east and south of the Subject Property.</p>
1946	<p><b>Subject Property:</b> A dirt road appears across the Subject Property. No structures are present on the Subject Property.</p> <p><b>Surrounding Area:</b> The areas north, south, and east of the subject property have increased development. Streets and structures appear immediately south and east of the Subject Property.</p>
1958	<p><b>Subject Property:</b> The dirt road present across the Subject Property in the 1946 aerial photo is no longer clearly defined. No structures are present on the Subject Property.</p> <p><b>Surrounding Area:</b> Several buildings appear immediately north of the Subject Property at the corner of Oak Park Blvd and N. Main St. The general areas to the north, south, and west of the Subject Property have been developed and subdivisions are present where agricultural land previously existed. Interstate 680 appears east of N. Main St.</p>
1965	<p><b>Subject Property:</b> No structures are present on the Subject Property.</p> <p><b>Surrounding Area:</b> A large building and parking lot are present immediately south of the Subject Property; SGI has identified this building as the Oak Park Hills Chapel Funeral Home. Two small buildings are present immediately north of the Subject Property at the corner of Oak Park Blvd and N. Main St; cars are parked around the buildings.</p>

Year	Comments
1982	<b>Subject Property:</b> The aerial photo has poor resolution; however there appears to be a large building on the Subject Property. <b>Surrounding Area:</b> No significant changes observed.
1993	<b>Subject Property:</b> The large building present in the 1982 aerial photo is no longer present. There are trees/shrubs on and around the property and it is unpaved. <b>Surrounding Area:</b> The buildings present immediately north of the Subject Property at Oak Park Blvd and N. Main St in the 1965 aerial photo are no longer present. A new larger building that SGI has identified as the Black Angus restaurant is now present.
1998	<b>Subject Property:</b> The northern portion of the Subject Property has been paved over and is now a parking lot. <b>Surrounding Area:</b> No significant changes observed.
2005	<b>Subject Property:</b> No significant changes observed. <b>Surrounding Area:</b> No significant changes observed.

Aerial photos indicate that a building was present on the Subject Property in 1982; however, it is unclear what the building is. Based on the city directory search and discussions with neighboring property owners, the building was used as motel and/or restaurant from approximately 1970 to 1990. The large building located north of the Subject Property in 1965 is identified by SGI to be a service station based on the city directory search and discussions with neighboring and current property owners. See Appendix B for copies of the aerial photographs obtained from EDR (1930, 1943, 1956, 1965, 1982, 1974, 1982, 1993, and 1998).

### Topographical Maps

SGI reviewed USGS topographic maps of the Subject Property, adjoining properties, and surrounding area from the EDR collection. Copies of the topographic maps reviewed are provided in Appendix C. Map summaries follow.

- 1915 USGS 15-Minute Series Concord, California; Scale: 1: 62,500
- The Subject Property and surrounding area are undeveloped. Railroad tracks and some roadways are present in and around Pleasant Hill and Walnut Creek; a city grid is present in Concord.
- 1948 USGS 15-Minute Series Concord, California; Scale: 1: 50,000
- No structures are present on the Subject Property; however some structures are present to the east and to the south. Several additional roadways appear on the 1948 topographic map.
- 1949 USGS 7.5-Minute Series Walnut Creek, California; Scale: 1: 24,000

- The Subject Property and surrounding areas remain unchanged from the 1948 topographic map. The Mokelumne Aqueduct is present east of the Subject Property.
- 1959 USGS 15-Minute Series Concord, California; Scale: 1: 62500
- The Subject Property and surrounding areas remain mostly unchanged. Interstate 680 is present immediately west of North Main Street in the vicinity of the Subject Property; the Cities of Pleasant Hill, Walnut Creek, and Concord have expanded.
- 1968 USGS 7.5-Minute Series Walnut Creek, California; Scale: 1: 24,000
- The Subject Property and surrounding areas remain unchanged from the 1959 topographic map.
- 1973 USGS 7.5-Minute Series Walnut Creek, California; Scale: 1: 24,000
- The Subject Property and surrounding areas remain unchanged from the 1968 topographic map.
- 1980 USGS 7.5-Minute Series Walnut Creek, California; Scale: 1: 24,000
- The Subject Property and surrounding areas remain unchanged from the 1973 topographic map.
- 1993 USGS 7.5-Minute Series San Francisco South, California; Scale: 1: 24,000

The Subject Property and surrounding areas remain unchanged from the 1980 topographic map.

### 3.2 City Directories

Historic City Business Directories were obtained EDR for the address of the Subject Property and nearby surrounding sites. The directories were searched for addresses of business within and adjacent to the Subject Property that might utilize petroleum hydrocarbons or other hazardous materials in the course of normal operations. The following facilities were listed in the EDR city directories on or near Subject Property.

Address	Name or Use	Year
3195 North Main St	Moba Arco Stn	1970
	Macs Service Co	1975
	Nut Bowl Arco Serv	1975
	Ryder Truck Rental	1975
	Black Angus Restaurant, Stuart Anderson Restaurant	1980 - 2007
3175 North Main St	Califr Elctrn Mfg	1970
	Las Trampas RI Est	1970
3185 North Main St	The Nut Bowl	1970

Address	Name or Use	Year
3131 North Main St	Eddie Mays Inn	1970
	Dinos Rest Inc	1975
	Kings Way Inn	1975
	Pleasant Hill Inn	1975-1990
	Savoy Restaurant	1980-1990
3213 North Main Street	Catholic Counseling Sv	1970-1990
	St Vincent De Paul	1980

Of the facilities listed near the Subject Area, three were identified that may utilize petroleum hydrocarbons or other hazardous materials in the course of normal operations. These facilities include Macs Service Co. (3195 North Main St.), Moba Arco Stn (3195 North Main St), Nut Bowl Arco Serv (3195 and 3185 North Main St.), Ryder Truck Rental (3195 North Main St), and Calif Elctrn Mfg (3175 North Main St).

See Appendix D for copies of the EDR city directory search.

### 3.3 Sanborn Fire Insurance Maps

Sanborn Fire Insurance Maps were not available for the Subject Property. See Appendix E for a copy of the Sanborn Map Search Results.

### 3.4 Environmental Lien Search

SGL contracted EDR to perform an environmental lien search for the assessor parcel numbers (APN) 170-092-057 and 170-092-058, located on North Main Street in Pleasant Hill, CA. No environmental liens were found for the given APNs. However, deed information included with the environmental lien search obtained through EDR indicates that the Subject Property was transferred from Pomfret Estates Inc. to The State of California on May 17, 1994.

See Appendix F for a copy of the Environmental Lien Search Results.

### 3.5 Prior Phase I ESA Reports

Although there are no prior Phase I ESA Reports for the Subject Property, an Initial Site Assessment Environmental Review was conducted by the State of California Department of Transportation in April of 2004. A memorandum documenting the assessment indicated that there was no evidence of surface contamination on the Subject Property and no potentially hazardous materials were located within the Property (State of California, 2004) (Appendix G).



### 3.6 Other Sources of Information

To obtain information regarding the presence of a former service station and/or possible USTs at 3195 North Main St (adjacent property located North of the Subject Property), Contra Costa County Fire District, Contra Costa Department of Environmental Health, and the City of Pleasant Hill, were contacted. None of the agencies had any records on file documenting the presence of a former service station or USTs at this address.

A current parcel map was obtained from the Contra Costa County Assessors Office and reviewed (Appendix H). The current parcel map lists the Subject Property as parcel numbers 170-092-057 and 170-092-058. Based on interviews with the current property owner, 2 surrounding property owners (to the north and south), and the results of the Environmental Lien Search, the Subject Property was transferred from Pomfret Estates Inc. to the current owner, The State of California, in 1994.

### 3.7 Interviews

Individuals were interviewed in order to obtain information regarding the current or past use of petroleum hydrocarbons or other hazardous materials within the Project Area. Information obtained from interviews is cross-referenced with information gathered from other sources such as databases, regulatory agencies or historical documents.

#### Mark Magleby

Mark Magleby is one of the owners of the Oak Hill Park Chapels Funeral Home located on the adjacent property to the south. The Magleby family has owned the property at 3111 North Main Street since 1961. In a verbal interview with SGI on April 30, 2008, Mr. Magleby provided information on the Subject Property and surrounding area from the 1940's through April 30, 2008 and indicated that a service station was located on the property now occupied by the Black Angus Restaurant, sometime in the 1950's and 1960's. He also indicated that a motel was located on the Subject Property, but that it was torn down around the time that North Main St was reconfigured, sometime in the mid 1990's.

#### Greg Mulligan

Greg Mulligan works for Pomfret Estates Inc. and completed the environmental risk disclosure questionnaire on May 15, 2008. According to Mr. Mulligan, the Pleasant Hill Inn and the Savoy Restaurant occupied the Subject Property until The State of California took over the property in 1994. After the State of California took over the property, it became vacant and was used for parking for the Black Angus Restaurant. He also indicated that a building, formerly located on the Subject Property, was demolished and that he was not aware of any past problems related to releases of hazardous substances or petroleum hydrocarbons on the Subject Property. Mr. Mulligan indicated that an environmental investigation had been conducted on the property and provided a copy of the State of

California Department of Transportation Memorandum documenting the Initial Site Assessment Environmental Review (State of California, 2004).

A copy of the completed environmental risk disclosure questionnaire is included in Appendix I.

Nereida Millan-Naranjo

Nereida Millan-Naranjo works for the California Department of Transportation and completed the environmental risk disclosure questionnaire on May 6, 2008. According to Nereida the Subject Property is currently leased for restaurant parking. She indicated that she was not aware of any buildings on the Subject Property that had been demolished and was not aware of any past problems related to releases of hazardous substances or petroleum hydrocarbons on the Subject Property.

A copy of the completed environmental risk disclosure questionnaire is included in Appendix I.

### **3.8 Summary**

Based on the review of historical data obtained through EDR and information obtained through interviews with the former property owner and an adjacent property owner, it appears the Subject Property was first developed as a commercial business sometime in the 1960's. A motel and/or restaurant existed on the property from 1970 until the early 1990's. In 1994, ownership of the Subject Property was transferred from Pomfret Estates to The State of California and the onsite building was demolished. Since 1994, half of the Subject Property has been paved over and used for parking, while the other half has remained an unpaved, vacant lot.

## **4.0 SITE RECONNAISSANCE**

On April 30, 2008, SGI conducted a reconnaissance of the Subject Property. The objective of the site reconnaissance was to obtain information indicating the likelihood of identifying RECs in connection with the Subject Property.

Individuals were also interviewed in order to obtain information regarding the current or past use of petroleum hydrocarbons or other hazardous materials within the Subject Property. Information obtained from interviews is cross-referenced with information gathered from other sources such as databases, regulatory agencies or historical documents.

### **4.1 Subject Property**

#### **4.1.1 Site Features**

During the Site Reconnaissance, the Subject Property was observed to be vacant of any permanent structures, undeveloped and unpaved at the southern portion and paved with asphalt at the northern portion (Appendix A, photographs 1-11). Overhead power lines and a transformer are present that run in a north-south direction along the eastern property boundary (photograph 3). Also present at the eastern boundary of the property, immediately adjacent to the sidewalk along the western side of North Main Street, is an above ground utility box and a utility vault that is flush with the ground surface (photographs 1,2,4).

The unpaved portion of the Subject Property was overgrown with weeds; there were no signs of stressed vegetation. No hazardous wastes were visible at the surface of the property; there were some pieces of trash visible across the lot and a rolled segment of chain link fencing was present on the unpaved southwest portion of the Subject Property.

#### **4.1.2 On-Site Chemical and Petroleum Product Storage**

SGI looked for chemicals, hazardous substances, and petroleum-based fuels and lubricants on the Subject Property. Since there are no existing structures on the Subject Property, a visual inspection of the paved and unpaved portions of the property was conducted. None of the substances listed above were found at the subject property.

Based upon our observations no RECs were observed for hazardous materials storage.

#### **4.1.3 Waste Disposal Practices**

SGI did not identify any current wastes generated at the Subject Property.

#### **4.1.4 Storage Tanks**

Owners and operators of certain USTs are required to register those USTs with the state agency responsible for administering the federally mandated UST program. SGI visually observed the Subject Property for surficial evidence of current USTs and ASTs. SGI did not observe any evidence of USTs or ASTs currently located at the Subject Property.

#### **4.1.5 Polychlorinated Biphenyls (PCBs)**

Federal regulations put into effect following the Toxic Substances Control Act (TSCA) require that electrical transformers be labeled to identify their PCB content. Manufacture and distribution of PCBs was banned in 1979. Transformer owners are responsible for compliance with all applicable regulations governing those transformers, including maintenance of the transformer and any remediation work resulting from a transformer-related incident.

One overhead transformer was observed above the Subject Property. No leakage was observed directly below the location of this transformer.

#### **4.1.6 Exterior Surface Condition**

SGI observed the exterior surface of the Subject Property. No pits, ponds, lagoons, or areas of distressed or dead vegetation were observed at the Subject Property during the site reconnaissance. Approximately half of the Subject Property is unpaved. The unpaved portion of the Subject Property appeared to be generally level with the exception of a small pile of leaves at the western end. As mentioned above in section 4.1.1, miscellaneous pieces of litter were scattered across the unpaved portion of the Subject Property. In addition, a rolled segment of chain link fencing was also observed on the unpaved southwest portion of the Subject Property. No other trash was observed during the site reconnaissance.

#### **4.2 Surrounding Areas**

The Subject Property is located in an area characterized as commercial/residential. The Subject Property is bounded to the north by a commercial property currently occupied by a restaurant, to the east by the North Main Street and Interstate 680, to the south by a commercial property currently occupied by a mortuary, and to the west by residential property. No RECs to the Subject Property were identified.

## 5.0 RECORDS REVIEW

### 5.1 Environmental Data Resources Database Review

To investigate the current regulatory status of the Subject Property and surrounding properties, SGI reviewed environmental databases to obtain information concerning the usage, storage, treatment, and disposal of hazardous substances. EDR was subcontracted for this service. The database information was reviewed to identify previous off-site activities and/or facilities that may represent an environmental concern to the subject property. EDR reports are included as Appendix J.

The databases discussed in this section were reviewed for information regarding documented and/or suspected releases of regulated hazardous substances and/or petroleum products on or near the subject property. The following federal, state and local government databases were reviewed.

#### Federal ASTM Standard

Database	Description
NPL	National Priority List
Proposed NPL	Proposed National Priority List Sites
NPL Recovery	National Priority Lists Sites Recovery
CERCLIS	Comprehensive Environmental Response, Compensation, and Liability Information System
CERC-NFRAP	CERCLIS No Further Remedial Action Planned
CORRACTS	Corrective Action Report
ICIS	Integrated Compliance Information System
RCRA-TSD	Resource Conservation and Recovery Information System
RCRA-LGQ	Resource Conservation and Recovery Information System – Large Quantity Generator
RCRA-SQG	Resource Conservation and Recovery Information System – Small Quantity Generator
ERNS	Emergency Response Notification System
FUDS	Formerly Used Defense Sites
ODI	Open Dump Inventory
UMTRA	Uranium Mill Tailings Sites
US ENG CONTROLS	Engineering Controls Sites List
US INST CONTROLS	Sites with Institutional Controls

### **State ASTM Standard**

Database	Description
AWP	Annual Workplan Sites
Cal-Sites	California Sites List
CHMIRS	California Hazardous Material Incident Reporting System
Cortese	Cal-EPA/Office of Emergency Information Property Database
Notify-65	State Water Resources Control Board Proposition 65 Database
Toxic Pits	Toxic Pits Cleanup Act Sites
SWF/LF	Solid Waste Information System
WMUDUDS/SWAT	Waste Management Unit Database
LUST	Leaking Underground Storage Tank Incident Reports
CA BOND EXP. PLAN	Bond Expenditure Plan
SWRCY	Recycler Database
UST	Registered Underground Storage Tanks Database
VCP	Voluntary Cleanup Program Properties
INDIAN LUST	Leaking Underground Storage Tanks on Indian Land
INDIAN UST	Underground Storage Tanks on Indian Land
CA FID	Facility Inventory Database
Hist UST	Historical Underground Storage Tank Database
SWEEPS UST	Statewide Environmental Evaluation and Planning System UST lists
WIP	Well Investigation Program Case List

### **Federal ASTM Supplemental**

Database	Description
CONSENT	Superfund (CERCLA) Consent Decrees
ROD	Records of Decision
Delisted NPL	National Priority List Deletions
FINDS	Facility Index System/Facility Identification Initiative Program Summary Report
HMIRS	Hazardous Materials Information Reporting System
MLTS	Material Licensing Tracking System
MINES	Mines Master Index Files
NPL Liens	Federal Superfund Liens
PADS	PCB Activity Database System
DOD	Department of Defense Sites

Database	Description
US BROWNFIELDS	Listing of Brownfields Sites
RAATS	RCRA Administrative Action Tracking System
TRIS	Toxic Chemical Release Inventory System
TSCA	Toxic Substances Control Act
SSTS	Section 7 Tracking Systems
FTTS INSP	FIFRA/TSCA Tracking System – FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

### State or Local Supplemental

Database	Description
AST	Aboveground Petroleum Storage Tank Facilities
CLEANERS	Cleaner Facilities
CDL	Clandestine Drug Labs
CA WDS	Waste Discharge System
DEED	List of Deed Restrictions
SCH	School Property Evaluation Program
EMI	Emissions Inventory Data
ENVIROSTOR	Department of Toxic Substance Controls database listing sites with known contamination.
HAZNET	Facility and Manifest Data
REF	Unconfirmed Properties Referred to Another Agency
NFA	No Further Action
NFE	Properties Needing Further Evaluation
CA SLIC	SLIC Region Data base from California Regional Quality Control Board
Haznet	Hazardous Waste Manifest Database from Department of Toxic Substances Control
RESPONSE	State Response Sites
SL	Alameda County Property List

### EDR Proprietary Historical Databases

Database	Description
Manufactured Gas Plants	Former Manufactured Gas Sites

### **Brownfields Databases**

Database	Description
US BROWNFIELD	A Listing of Brownfields Sites
VCP	Voluntary Cleanup Program Properties

## **5.2 Mapped Sites**

Out of the databases searched above, only the following federal, state and local government databases contained mapped site listings within the appropriate search radius as specified in ASTM E 1527-05. See Appendix J for the complete EDR Radius Map database report.

### **Federal**

Database	Description
RCRIS-SMQ	Resource Conservation and Recovery Information System – Small Quantity Generator
RCRIS-LQG	Resource Conservation and Recovery Information System – Large Quantity Generator
CERC-NFRAP	CERCLIS No Further Remedial Action Planned
CORRACTS	Corrective Action Report

### **State**

Database	Description
Hist Cal-Sites	California Sites List
Cortese	Cal-EPA/Office of Emergency Information Site Database
SWEEPS-UST	Statewide Environmental Evaluation and Planning System – UST Database no longer updated
Notify-65	State Water Resources Control Board Proposition 65 Database
LUST	Leaking Underground Storage Tank Incident Reports
UST	Registered Underground Storage Tanks Database
CA FID	Facility Inventory Database
Hist UST	Historical Underground Storage Tank Database
AST	Above Ground Storage Tanks
CA BOND EXP. PLAN	Bond Expenditure Plan
Toxic Pits	Toxic Pits Cleanup Act Sites
Deed	List of Deed Restrictions
VCP	Voluntary Cleanup Program Properties



### **State or Local Supplemental**

Database	Description
CA SLIC	SLIC Region Data base from California Regional Quality Control Board
RESPONSE	DTSC Database for Sites with Confirmed Releases
ENVIROSTOR	DTSC Database for Sites with known Contamination

#### **5.2.1 Results of Database Review**

To identify those facilities that constituted a recognized environmental condition to the Subject Property, mapped sites were evaluated on the nature of their listings, their location, and distance from the Subject Property. The topography of the Subject Property and adjacent areas slopes slightly toward the north, and groundwater flow is reported by EDR to be generally towards the north. Facilities warranted further investigation if they were located hydraulically upgradient of the Subject Property within a distance of 1/4-mile and had a known release of a hazardous material affecting soil or groundwater. In addition, those facilities which were located hydraulically downgradient and within 1/8-mile of the Subject Property and had a known release of a hazardous material affecting groundwater also warranted further investigation. Of the mapped facilities, one was within a 1/4 mile, met the screening criteria described above and warranted additional investigation.

- Beacon 3715 located at 1616 Oak Park Boulevard, Pleasant Hill, California 94523;

#### **Beacon 3715**

Beacon 3715 is listed in the HAZNET, LUST, CORTESE, and SWEEPS UST, databases. The LUST database indicates that in 1990, an underground storage tank structure failure was discovered during tank closure. According to the database there is currently no remedial action being taken; however, monitoring is being conducted. The site is potentially down gradient from the Subject Property, however it is within 1/8 mile of the Subject Property; therefore, a review of the California State Water Resources Control Board GeoTracker database was conducted. Several reports related to the Beacon 3715 Service Station, also referred to as the Former Tesoro Service Station 67095, are available through the database (see Appendix K, for excerpts from the most recent, available Groundwater Monitoring Report).

The Fourth Quarter 2007 Groundwater Monitoring Report for the Former Tesoro Service Station indicates that groundwater flow is generally to the northeast and suggests that a former service station located at 1610 Oak Park Boulevard may be responsible for contamination at the 1616 Oak Park Boulevard property. Reports documenting a Historical Vicinity Survey Environmental Site Assessment for 1616 Oak Park Boulevard and a Historical File Review Report of 1610 Oak Park Boulevard are available on the GeoTracker web based database.

Since the Fourth Quarter 2007 Groundwater Monitoring Report indicates that groundwater flow appears to flow to the north and northeast from 1616 Oak Park Boulevard, and the Subject Property at 3195 North Main Street is located approximately 1/8 to 1/4 mile east of 1616 Oak Park Boulevard and is higher in elevation, it is not likely that contamination would have migrated onto the Subject Property.

### **5.2.2 Unmappable (Orphan) Site Listings**

The Source Group also reviewed the "unmappable" (also referred to as "orphan") listings within the EDR database report, cross-referencing available address information and facility names. Unmappable sites are listings that cannot be plotted with confidence, but are identified as being located within the general area of the Project Area based on the partial street address, city name, or zip code. In general, a listing cannot be mapped due to inaccurate or incomplete address information in the database that was supplied by the corresponding regulatory agency. Each orphan site was reviewed and an attempt was made to determine if the site was within the boundaries of the Subject Property. None of the sites were located within the Subject Property boundary and as such do not represent a REC.

### **5.3 Local Agency File Review**

No file reviews were conducted because only one site required further investigation, the Beacon 3715 Station located at 1616 Oak Park Boulevard. Additional information gathered from the GeoTracker website regarding this site was sufficient to determine that contamination resulting from a gasoline UST release at the site is unlikely to have migrated onto the Subject Property at 3195 North Main Street.

## 6.0 CONCLUSIONS

SGL has performed this Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-05 for the subject property at 3195 North Main Street, Pleasant Hill, California. Any additions to, exceptions to, or deletions from this practice are described in Section 1 of this report.

The Subject Property is located in a zoning area classified as commercial/residential. The Subject Property is bounded to the north by a restaurant, to the south by a mortuary/funeral home, to the east by North Main Street and Interstate 680, and to the west by residential and retail business property. During the site reconnaissance, no permanent structures were observed on the Subject Property. An overhead transformer and power lines, an above ground utility box, and a below ground utility vault were observed at the eastern end of the unpaved portion of the property, adjacent to North Main Street. No hazardous materials (e.g., paints, small quantities of gasoline in portable gas cans, etc.) were observed on the Subject Property during the site reconnaissance. Approximately half of the Subject Property is unpaved (southern portion) and half is paved (northern portion) and is used as a parking lot for the Black Angus Restaurant located on an adjacent property to the north.

Based on the review of historical data obtained through EDR and information obtained through interviews with the former property owner and an adjacent property owner, it appears the Subject Property was first developed between 1965 and 1970. A motel and/or restaurant existed on the property from 1970 until approximately 1994. In 1994, ownership of the Subject Property was transferred from Pomfret Estates to The State of California and the onsite building was demolished. Since 1994, half of the Subject Property has been paved over and used for parking, while the other half has remained an unpaved, vacant lot.

A number of facilities are located near the Subject Property that appear on one or more agency databases; however, based on the information obtained for each facility, none constitute a REC to the Subject Property.

One previous environmental investigation has been conducted on the Subject Property by The State of California. This assessment indicated that there was no evidence of contamination at the surface on the Subject Property.

## 7.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

**Mr. Patrick Kelleher** – Mr. Kelleher holds both Bachelor and Master of Science degrees in Geology and has over five years of experience conducting environmental assessment projects. Mr. Kelleher is a licensed professional geologist with the state of California and has completed over 12 Phase I ESAs.

**Ms. Leslie Pawlak** - Ms. Pawlak holds a Bachelor of Science degree in Geology and has two years experience working in the environmental consulting industry. She has supported multiple environmental site assessment projects.

## 8.0 REFERENCES

- EDR Aerial Photo Decade Package. Photographs at various scales, dated 1939, 1946, 1958, 1965, 1982, 1993, 1998, 2005.
- EDR Certified Sanborn Map Report, dated April 28, 2008.
- EDR City Directory Abstract. Business directories at five-year intervals spanning 1970 through 2007, dated April 30, 2008.
- EDR Environmental Lien Search Report, dated Friday May 16, 2008.
- EDR Radius Map with GeoCheck, dated April 28, 2008.
- EDR 15 minute series Topographic Maps of the Concord Quadrangle, dated 1915, 1948, and 1959.
- EDR 7.5-minute series Topographic Maps of the Walnut Creek Quadrangle, dated 1949, 1959, 1968, 1973, 1980, and 1993.
- Secor, 2008. Quarterly Groundwater Monitoring Report, Fourth Quarter 2007, Former Tesoro Service Station 67095, 1616 Oak Park Boulevard, Pleasant Hill, California, January 15.
- State of California, Department of Transportation District 4, 2004. Memorandum, Initial Site Assessment Dispose of Excess Lands, dated April 6.