



Phase I Environmental Site Assessment (ESA)

2530 Clement Avenue
Alameda, California

June 28, 2018

Prepared for:

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EXECUTIVE SUMMARY

Roux Associates, Inc. (Roux) performed a Phase I Environmental Site Assessment (ESA) for 2530 Clement Avenue in Alameda, California (Figure 1) (Property). This ESA was performed on behalf of Dreyfuss Capital Partners (Client). The Property is a 0.16 acre rectangular-shaped polygon, which consists of a single-family residence and single-story warehouse (Figure 2). It is Roux's understanding that the Client plans to convert the residence and warehouse into a work/live space.

According to available documentation, Roux understands that before the Property was developed it was used for stables as early as 1897. Construction of the single-family residence occurred sometime between 1911 and the 1920s, and the warehouse was constructed around 1968. It appears that the single-family residence has been used for residential purposes and the warehouse has been used for commercial purposes. Commercial uses of the warehouse include an electrical contractor, cookie storage, and furniture storage. Geraghty Electric (an electrical contractor) operated in the Property warehouse from approximately 1970 through 1977. Geraghty Electric obtained permits from the City of Alameda Fire Department "for keeping, storage, use, manufacture, handling, transportation, or other disposition of flammable, combustible, or explosive materials." It appears that acetylene was used in the Property warehouse for welding and burning (Appendix B). After Geraghty Electric left the Property, Pepperidge Farm Products began using the warehouse for cookie storage from approximately 1980 through 1995. During the site reconnaissance, it was observed that the Property is vacant, with residual furniture stored in the warehouse.

This Phase I ESA was performed to identify recognized environmental conditions (RECs) and controlled and/or historical recognized environmental conditions (CRECs/HRECs) at the Property, indicating past, current, or material threats of the release of hazardous materials or petroleum hydrocarbons to the Property's soil, soil vapor, groundwater, or surface water. The Phase I ESA was conducted by investigating past Property uses, reviewing the results of a search of environmental databases, reviewing records at relevant government agencies, reviewing documents provided by the Client, and performing a reconnaissance of the Property.

Based on the data reviewed and Roux's observations and understanding of the Property's use and conditions, there were no RECs, CRECs, or HRECs identified at the Property. During the completion of this Phase I ESA no data gaps were identified.

Based on the findings of this Phase I ESA, Roux does not recommend any further investigation at the Property. The findings and conclusions in this report were communicated to the Client prior to their purchase of the property on June 15, 2018.

1. INTRODUCTION

At the request of Dreyfuss Capital Partners (Client), Roux Associates, Inc. (Roux) performed a Phase I Environmental Site Assessment (Phase I ESA) for 2530 Clement Avenue in Alameda, CA (Figure 1) (Property). The Phase I ESA was conducted in in general accordance with the American Society of Testing and Materials' (ASTM) International Standard Practice E1527 13 (Standard Practice for Environmental Site Assessments), and was consistent with the United States Environmental Protection Agency (USEPA) Standards and Practices for All Appropriate Inquiries (AAI) Rule (40 CFR Part 312, Standards and Practices for All Appropriate Inquiries; Final Rule¹). The preamble for the AAI Rule refers ASTM E1527 05 and states:

In today's final rule, EPA is referencing the standards and practices developed by American Society for Testing and Materials (ASTM) International and known as Standard E1527 05 (entitled "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process") and recognizing the E1527 05 standard as consistent with today's final rule. The Agency determined that this voluntary consensus standard is consistent with today's final rule and is compliant with the statutory criteria for all appropriate inquiries. Persons conducting all appropriate inquiries may use the procedures included in the ASTM E1527 05 standard to comply with today's final rule.²

This AAI Rule was subsequently amended in 2013, as indicated in the following "Background":

With today's action, EPA is establishing that parties seeking liability relief under Comprehensive Environmental Response, Compensation, and Liability Act's (CERCLA's) landowner liability protections, as well as recipients of brownfields grants for conducting site assessments, will be considered to have met the standards and practices for all appropriate inquiries, as set forth in the Brownfields Amendments to CERCLA and 40 CFR Part 312, if such parties follow the procedures provided in the ASTM E1527 13 "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process." EPA made this determination based upon the Agency's finding that the ASTM E1527 13 standard is compliant with the All Appropriate Inquiries Rule. Therefore, parties conducting all appropriate inquiries may use the procedures in the newly issued ASTM E1527 13 standard when conducting all appropriate inquiries.³

The purpose of the Phase I ESA was to identify, to the extent feasible, Recognized Environmental Conditions (RECs) in connection with the Property. ASTM Standard Practice E1527 13 defines RECs as:

...the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any 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. De minimis conditions are not recognized environmental conditions.

ASTM Standard Practice E1527 13 provides that identified RECs can be evaluated and classified into Controlled Recognized Environmental Conditions (CRECs) or Historical Recognized Environmental Conditions (HRECs) based on the following definitions. A CREC is defined as:

...a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk based criteria established by regulatory authority), with hazardous

¹ Final Rule and information available at www.epa.gov/swerosps/bf/regneg.htm#final_rule, and <https://federalregister.gov/a/2013-31112>.

² Federal Register: November 1, 2005 (Volume 70, Number 210), page 66081.

³ Federal Register: December 30, 2013 (Volume 78, Number 250).

substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).

A HREC is defined as:

...a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).

In order to assess the potential for RECs associated with the Property, Roux utilized a variety of information sources to perform the Phase I ESA, including a radial information search from federal, state, and local regulatory agency databases; Freedom of Information Act (FOIA)/public records request responses from federal, state, and local regulatory agencies; and readily available information from the following sources: historical aerial photographs, historical topographic maps, historical Sanborn fire insurance maps, and city directories. Mr. Peter Dreyfuss, User, was interviewed as a knowledgeable representative for the Property. The historical research and interview were conducted in order to develop an understanding of the following:

- Current and past uses of the Property;
- Current and past uses of hazardous substances and/or petroleum at the Property, if any;
- Waste management and disposal practices that might have potentially caused releases or threatened releases of hazardous substances and/or petroleum products at the Property;
- Current and past corrective actions and response activities undertaken to address past and ongoing releases of hazardous substances and/or petroleum products at the Property, if any;
- The existence of any engineering and/or institutional controls recorded for the Property; and
- Current and past uses of adjoining properties that could have resulted in releases or threatened releases of hazardous substances and/or petroleum products to the Property.

Mr. David Dixon, P.G. and Ms. Rachel Maxwell served as the Environmental Professionals who conducted the Phase I ESA. Both Mr. Dixon and Ms. Maxwell possess sufficient specific education, training, and experience to exercise professional judgment to develop opinions and conclusions regarding conditions indicative of releases or threatened releases, as defined in 40 CFR §312.1(c) on, at, in, or to a Property, sufficient to meet the objectives and performance factors in 40 CFR §312.20(e) and (f).

2. METHODS OF INVESTIGATION

The methods of investigation used to conduct this Phase I ESA are outlined in the following sections.

2.1. General

The activities performed in conjunction with the Phase I ESA of the Property include:

- Review of federal, state, and local environmental regulatory agency databases provided by Environmental Data Resources, Inc. of Milford, Connecticut (EDR), indicating locations of environmental concern within specified radii from the Property (Appendix A);
- Submission of FOIA requests/public requests and inquiries to federal, state, and local regulatory agencies (Appendix B);
- Review of historical information for the Property and surrounding areas (Appendix C);
- Reconnaissance of the Property and surrounding areas; and
- Questionnaire with the Property User (Appendix D).

2.2. Review of Readily Available Information

The resources compiled and reviewed by Roux to date include the following:

- EDR Radius Map with GeoCheck, dated May 22, 2018 (Appendix A);
- Public records from the agencies listed below (Appendix B);

Agency	Status
San Francisco Regional Water Quality Control Board (RWQCB), including online GeoTracker files	Records requested on May 22, 2018. Response received May 24, 2018 stating no documents were available at the Property. Additionally, online databases were queried on June 20, 2018.
Department of Toxic Substances Control (DTSC), including online Envirostor and Hazardous Waste Tracking System (HWTS) files	Records requested on May 22, 2018. Response received May 29, 2018 stating no documents were available at the Property. Additionally, online databases were queried on June 20, 2018.
Alameda County Environmental Health Department	Records requested on May 22, 2018. Response received May 24, 2018 stating no documents were available at the Property.
City of Alameda Fire Department	Records requested on May 22, 2018. Response received June 4, 2018 stating that were documents available for the Property. Documents are described in Sections 5.1 and 5.2.
Alameda County Planning & Building Division	Records requested on May 22, 2018. Response received May 24, 2018 stating that were documents available for the Property. Documents are described in Section 5.1.
Bay Area Air Quality Management District (BAAQMD)	Records requested on May 22, 2018. Response received May 22, 2018 stating no documents were available at the Property.

- Aerial photographs dated 1939, 1958, 1968, 1974, 1993, 1998, 2005, 2009, 2012, and 2016 (Appendix E);

- United States Geological Survey (USGS) Historical Topographic Maps, Oakland East, Oakland West, San Leandro, and Hunters Point Quadrangles, dated 1915, 1947, 1948, 1949, 1956, 1959, 1968, 1973, 1980, 1996, 1997, and 2012 (Appendix F);
- Certified Sanborn Map Report, dated May 22, 2018 (Appendix G); and
- EDR City Directory Abstract, dated May 22, 2018 (Appendix H).

2.3. Property and Surrounding Area Reconnaissance

Pursuant to ASTM Standard Practice E1527 13, Roux conducted a reconnaissance of the Property and surrounding area on May 30, 2018 to identify, investigate, and assess potential RECs and other potential environmental concerns. The reconnaissance included observation of the Property, including all structures and buildings, and surrounding area to determine the current use and condition of the Property, indications of past uses of the Property, and current uses of adjoining properties and the surrounding area.

Roux placed particular emphasis on identifying the following features listed in ASTM E1527 13, if present and viable from the public right of ways:

- Hazardous substances and petroleum products in connection with identified uses;
- Storage tanks;
- Odors;
- Pools of liquid;
- Drums;
- Hazardous substances and petroleum products containers;
- Unidentified substance containers;
- Polychlorinated biphenyls (PCBs);
- Heating and cooling systems;
- Stains or corrosion;
- Drains and sumps;
- Pits, ponds, or lagoons;
- Stained soil or pavement;
- Stressed vegetation;
- Solid waste;
- Waste water;
- Wells; and
- Septic systems.

In addition, observation of the general topographic setting of the Property was made, and inquiry was made into the source of potable water for the Property and other utilities, as presented in Section 6. Roux did not conduct a visual inspection for asbestos-containing materials (ACM) or lead-based paints (LBP) in structure(s) at the Property because this environmental area is considered “out of scope” under ASTM E1527 13. Photographs from the reconnaissance are presented in Appendix I.

2.4. Interview with Key Site Manager

On May 30, 2018, during the site reconnaissance, Mr. Gabe Matson interviewed Mr. Peter Dreyfuss, User of the Property. During the interview, Mr. Matson asked general questions regarding the current and historical use and conditions of the Property and surrounding area. Section 7 describes the interview.

3. PROPERTY DESCRIPTION

Descriptions of the Property and surrounding properties are included in the following sections. Figure 1 presents the location of the Property in the general context of the City of Alameda.

3.1. Property Location and Description

Based on the information provided by the Client, Roux understands that the Property is approximately 0.16-acres with a single-family residence and single-story warehouse (Figure 2). The Property is a rectangular-shaped polygon and consists of approximately 50% pervious space (grass and dirt) and 50% impervious space (pavement and concrete slab). The Property is currently vacant with residual furniture being stored in the warehouse. The residence is currently in poor condition with all appliances (except hot water heater) and belongings removed. The findings of the site reconnaissance are summarized in Section 6.0.

3.2. Current Surrounding Property Usage

Alameda, California is located in the East Bay, immediately west of Oakland and east of the San Francisco Bay. The Property is located in a mixed-use neighborhood that is used for both residential and commercial purposes.

Table 1 Surrounding Property Uses	
North	Northeast of the Property is Clement Avenue, across Clement Avenue is used for both commercial and residential purposes including Nielsen Electric, Buestad Construction, Saikley Architects, and a skin care company. Northwest of the Property is a facility that appears to be used for commercial purposes.
South	South of the Property is used for residential and commercial purposes.
East	East of the Property is used for residential and commercial purposes.
West	West of the Property is used for residential and commercial purposes including former jewelry sales.

3.3. Topographic and Hydrogeologic Setting

The historical topographic maps and EDR Radius Map Report place the Property at approximately 16 feet above mean sea level (MSL) (Appendix A; Appendix G). For the surrounding area, the general topographic gradient is generally flat (Appendix A; Appendix G). Information about the groundwater flow is based on data from groundwater monitoring wells in the vicinity of the Property. For the surrounding area, the groundwater flow is generally to the northeast towards the Oakland Inner Harbor Canal at a gradient of 0.01 ft/ft. However, groundwater has also been observed to flow southeasterly, as groundwater in the vicinity of the Property is tidally influenced (Cardno, 2011; P&D, 2017; Geo-logic, 2013; AEI, 2013).

4. PROPERTY HISTORY

The land use history of the Property was developed by searching historical topographic maps, Sanborn Maps, city directories, aerial photographs, and historical documents. Historical research documentation is provided in Appendices B, E, F, G, and H. Based on the available sources, the following chronology of the Property was developed (Table 2).

Table 2. Property History		
Source	Year	Status
Sanborn Map	1897	According to the 1897 Sanborn Map, stables were located along the southern Property boundary. However, it appears that the rest of the Property is vacant. Additionally, Clement Avenue is visible in the 1897 Sanborn Map. Surrounding properties consist of dwellings.
Historical Documents	1920s	According to a home inspection report and Client provided information, the single-family residence was constructed sometime around the early 1900s (between 1911 and the 1920s).
City Directory	1928	According to the 1928 City Directory, the Property was used by various individuals, including but not limited to Angus, Mary, and Sarah. These possibly might be names of the individuals living in the single-family residence.
Aerial Photograph	1939	According to the 1939 Aerial Photograph, it appears that the Property is vacant. However, it is difficult to distinguish features of the Property due to the poor quality of the aerial photograph.
Aerial Photograph	1946	The 1946 Aerial Photograph appears to be consistent with the 1939 photograph. However, buildings around the vicinity of the Property are present.
Sanborn Map	1948	According to the 1948 Sanborn Map, the stables are no longer on the Property. It appears that the stables were removed and a dwelling was constructed on the Property. The dwelling is located along the northern portion of the Property, closer to Clement Avenue. North of the Property contains dwellings and various commercial/industrial facilities. The commercial/industries facilities include a roofing material and metal works shop, a brass foundry, and Loop Lumber and Mill Company. Immediately northwest of the Property is a veterinary facility and kennels. Little information about these commercial/industrial facilities is available on the 1948 map. Besides these facilities, the surrounding area around the Property is primarily used for residential purposes.
Sanborn Map	1950	The 1950 Sanborn Map appears to be consistent with the 1948 map.
Aerial Photograph	1958	The 1958 Aerial Photograph appears to be consistent with the 1946 photograph. However, buildings around the vicinity of the Property are present. It is still difficult to distinguish features of the Property and surrounding areas due to the poor quality of the aerial photograph.
Aerial Photograph	1963	According to the 1963 Aerial Photograph, the dwelling on the Property is visible. Additionally, features surrounding the Property are relatively consistent with the 1958 photograph.
Aerial Photograph	1968	Due to poor quality, the details on the 1968 Aerial Photograph are difficult to distinguish.

Table 2 Property History		
Source	Year	Status
City Directory	1970	According to the 1970 City Directory, a portion of the Property (2530 B Clement Avenue) was registered under Geraghty Electric. The address 2530 B Clement Avenue is likely associated with the warehouse on the Property. This is the only year Geraghty Electric is listed at the Property in the city directories.
Historical Documents	1973	According to a Notice of Violation (NOV) from the City of Alameda Fire Department dated September 15, 1973, Geraghty Electric was located at the Property. Additionally, in September 1973, Geraghty Electric submitted a permit application to the City of Alameda Fire Department "for keeping, storage, use, manufacture, handling, transportation, or other disposition of flammable, combustible, or explosive materials." It appears that the Property contained a welding shop.
Aerial Photograph	1974	According to the 1974 Aerial Photograph, the single-story warehouse on the south portion of the Property is now visible. Additionally, features immediately surrounding the Property are relatively consistent with the 1963 photograph. However, it appears that the commercial/industrial facilities along the Oakland Tidal Canal have undergone redevelopment.
Historical Documents	1975	According to a Notice of Violation (NOV) from the City of Alameda Fire Department dated May 14, 1975, Geraghty Electric was located at the Property.
Historical Documents	1976	According to a City of Alameda Fire Department permit dated June 1, 1976, Geraghty Electric was located on the Property. Additionally, the permit mentioned that "acetylene" was used for "welding and burning."
Historical Documents	1977	Based on a hand-written note from the June 1, 1967 City of Alameda Fire Department permit, Geraghty Electric is no longer located at the Property.
Historical Documents	1980	According to an April 1980 City of Alameda Fire Safety Inspection Report, Pepperidge Farm Products is now located in the Property warehouse.
Aerial Photograph	1982	Due to poor quality, the details on the 1982 Aerial Photograph are difficult to distinguish.
Sanborn Map	1987	The 1987 Sanborn Map appears to be consistent with the 1950 map; however, two auto repair shops were developed west of the Property.
Aerial Photograph	1993	Due to poor quality, the details on the 1993 Aerial Photograph are difficult to distinguish.
Historical Documents	1995	According to a June 1995 City of Alameda Fire Safety Inspection Report, Pepperidge Farm Products is still located at the Property. It appears they are using the Property for "cookie storage."
Aerial Photograph	1998	The 1998 Aerial Photograph appears to be consistent with the 1974 photograph.
Aerial Photograph	2005	The 2005 Aerial Photograph appears to be consistent with the 1998 photograph.
City Directory	2006	According to the 2006 City Directory, this is the most recent listing associated with the Property. The Property is listed as being

Table 2 Property History		
Source	Year	Status
		occupied by Antonio Rafael, who likely occupies the single-family residence.
Aerial Photograph	2009	The 2009 Aerial Photograph appears to be consistent with the 2005 photograph.
Aerial Photograph	2012	The 2012 Aerial Photograph appears to be consistent with the 2009 photograph.
Aerial Photograph	2016	The 2016 Aerial Photograph appears to be consistent with the 2012 photograph.