
APPENDIX F

HAZARDS ENVIRONMENTAL SITE ASSESSMENT

PHASE I ENVIRONMENTAL SITE ASSESSMENT

**South of Tioga Project Parcels
Southwest of the Intersection of California and Tioga Avenues
Sand City, California**



Prepared for:

**DBO Development No. 30, LLC
Monterey, California**

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EXECUTIVE SUMMARY

DBO Development No. 30, LLC (DBO) retained Running Moose Environmental Consulting, LLC to perform a Phase I Environmental Site Assessment (ESA) of the South of Tioga Project Parcels, located southwest of the intersection of California and Tioga Avenues in Sand City, Monterey County, California (site). Based on information provided, the site is planned for redevelopment with two hotels and two multi-family residential buildings, as well as a sub-grade parking garage and a new roadway.

The purpose of this assessment was to identify Recognized Environmental Conditions (RECs) associated with the site, as defined by ASTM E 1527-13, Standard Practice for Environmental Site Assessments and 40 CFR Part 312, Standards and Practices for All Appropriate Inquiries; Final Rule. The following executive summary is an overview of the findings of the ESA only, and does not include all pertinent details of the assessment.

The approximately 10.7-acre site is comprised of 41 individual parcels. Many of the parcels are developed with warehouse, commercial, light-industrial and/or residential structures; several undeveloped parcels and roadways are also included in the site. The majority of the site parcels are owned by DBO; three parcels are owned by other entities, and DBO is in the process of acquisition.

The site originally was developed with residential structures as early as 1937; numerous residences and associated outbuildings remained present through the late-1960s and several remain to the present time. By the late-1960s, light-industrial, commercial and warehouse developments began being constructed on the site parcels, amongst the residential properties, with construction of similar facilities continuing through the 1980s. With the exception of the undeveloped dunes on the far western portion of the site, many of the parcels which are undeveloped at the present time historically were developed with residential or other structures. Facilities which have operated at the site in the past, different from those currently present, include waste/garbage transfer facilities, auto and truck maintenance/repair facilities, a fish cannery, and a roofing contractor.

Use of significant quantities of hazardous materials by many of the former site occupants was identified; several former on-site businesses were documented as large- and small-quantity generators of hazardous waste. Small quantities of a wide range of hazardous materials were observed in use by many of the current tenants on the subject property as well. Many limited areas of visibly stained soil and pavement were observed throughout the site.

Gasoline and diesel underground storage tanks (USTs), as well as USTs of undocumented contents, were reported on several of the site parcels. Removal and subsequent regulatory closure of several of the USTs were reported in the sources available for this study. However, no documentation of removal for other

USTs was found. Other subgrade structures, in addition to USTs, have also been identified on the site, including a plugged oil and gas production well. Undocumented USTs and other subgrade structures also may remain present.

Areas of impacted soil and ground water were documented at several on-site locations, with no verification of remediation reported. Undocumented fill also was reported to be present.

Based on the age of the on-site buildings, asbestos-containing materials (ACM) and lead-based paint (LBP) are presumed present. Additionally, flaking LBP may have impacted soil in the vicinity of the current historical structures. Application of pesticides and/or herbicides around existing and historical building perimeters may have impacted soil with those contaminants as well.

This ESA has revealed evidence of the following Recognized Environmental Conditions (RECs) in connection with the Site.

- The potential presence of USTs and/or related subsurface impact remaining present at the site.
- The presence of aged and former structures on the Site, resulting in the potential presence of lead from flaking LBP and pesticides/herbicides and related metals, from building maintenance application, in surficial soils.

This ESA has revealed evidence of the following Historical Recognized Environmental Condition (HREC) in connection with the Site.

- Historical USTs which have been removed and granted closure by the MCEHD.

Although not considered RECs, the following environmental concerns also are identified.

- Pockets of impacted soil attributable to hazardous materials use and spills by existing and former site occupants.
- The potential presence of impacted soil beneath documented and undocumented subgrade structures at the Site from the existing and historical development.
- The presence of a plugged oil and gas production well.
- The presence of undocumented fill.
- The potential presence of ACM and LBP in/on the Site structures based on the age of the buildings on the Site.

ASSESSMENT FINDINGS MATRIX

Site Addresses: Multiple addresses on Tioga, Afton, California, Fir, East & Orland Avenues, Sand City, Monterey County, CA
 Site APN(s): Multiple
 Site Development Type: Mixed use: commercial, light-industrial, warehouse & residential
 Date of Initial Construction: 1930s to 1980s

Issue	Located?	Text Sections	Comments
Hazardous Materials and/or Hazardous Wastes	Yes		Small quantities presently; previous use/generation of larger quantities documented
55-Gallon Drums	Yes		Documented in several current and previous facilities, as well as buried on one parcel
Aboveground Storage Tanks	Yes		Utilized by existing and former occupants
Underground Storage Tanks	Yes		Several USTs removed with case closure; additional USTs and/or associated contamination likely remain present
Monitoring Wells	No		
Visual Evidence of Significant Hazardous Materials Release	Yes		Staining of soil and concrete observed at multiple locations across site
Transformers	Yes		
Impact to On-Site Soil and/or Ground Water	Yes		Documented at several site locations
Off-Site Contamination of Potential Concern to Site	No		
Soil Vapor Intrusion Concerns	Possible		None documented; on-site releases could create potential vapor encroachment condition
Potential for Elevated Radon	No		
Potential for Lead-Based Paint	Yes		May be present in buildings and around existing and former building perimeters based on dates of construction
Potential for Asbestos-Containing Materials	Yes		May be present in buildings based on dates of construction
Undocumented Fill	Yes		Documented by geotechnical investigation
Historic or Current Use of Site for:			
Dry Cleaner	No		
Gas Station	No		Fueling activities were conducted on some site parcels
Industrial/Manufacturing	Yes		
Auto Maintenance/Repair	Yes		
Landfill/Dump	No		Although two buried drums unearthed on one site parcel and two parcels historically used as waste transfer stations.
Agricultural Use	No		
Additional Concerns	Yes		Plugged oil and gas well reported

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FIGURES

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APPENDICES

A COMPLETED OWNER/USER QUESTIONNAIRE AND OWNER-PROVIDED DOCUMENTS

B REGULATORY AGENCY DATABASE REPORT

C SELECTED MCEHD DOCUMENTS

D HISTORICAL AERIAL PHOTOGRAPHS AND MAPS

E RESUME OF ENVIRONMENTAL PROFESSIONAL

1.0 INTRODUCTION

Running Moose Environmental Consulting, LLC was retained by DBO Development No. 30, LLC (DBO) to perform a Phase I Environmental Site Assessment (ESA) of the property located southwest of the intersection of California and Tioga Avenues (site) in Sand City, California (Figures 1, 2 and 3; see table in Section 2.1). All but three of the site parcels currently are owned by DBO, with DBO in the process of acquiring the remaining three. Many of the site parcels are developed with warehouse, light-industrial, commercial, and/or residential structures; several undeveloped parcels and roadways are also included in the site. Based on information provided, the site is planned for redevelopment with two hotels and two multi-family residential buildings, as well as a sub-grade parking garage and a new roadway, by DBO, the User of the ESA. Demolition of all existing structures is planned.

1.1 PURPOSE

The purpose of this ESA was to identify Recognized Environmental Conditions (RECs) associated with the site, in accordance with the scope and limitations of the American Society of Testing and Materials (ASTM) Standard E 1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, and 40 CFR Part 312, Standards and Practices for All Appropriate Inquiries; Final Rule.

1.2 SCOPE OF SERVICES

The ESA consisted of the following tasks:

- Description of historical site uses and conditions;
- Reconnaissance of site;
- Review of environmental databases and other publicly-available information;
- Interviews with current and historical site owners/operators (when available);
- Review of User-provided information (when available) and documentation; and
- Preparation of a report summarizing the findings, conclusions, and recommendations.

1.3 LIMITATIONS AND EXCEPTIONS

The findings, conclusions, and recommendations presented in this report were based on readily observable site conditions as of the date of the reconnaissance conducted for this study, as well as reasonably-ascertainable public records and User-provided documentation, including information documented and provided by others. The validity, accuracy, and completeness of the data provided by others have not been

independently investigated; the Environmental Professional who prepared this report is not responsible for the data provided by others. The findings and conclusions in this report do not apply to conditions or practices at the site occurring after performance of the study's site reconnaissance on June 27, 2017.

No warranty, expressed or implied, has been made, except that this study has been performed in accordance with ASTM E 1527-13, Standard Practice for Environmental Site Assessment. This assessment is intended to reduce the uncertainty of the presence of RECs on the subject property, but cannot entirely eliminate uncertainty with regards to the presence of adverse environmental conditions. Parties relying on this report should understand that uncertainty regarding the environmental condition of the site may be further reduced by conducting soil, soil vapor, and/or ground water quality investigation. The conclusions and recommendations presented in this report are professional opinions based on site data gathered at the time of this study, and are intended only for evaluation of the specified site.

Any use or reuse of this report and the findings of this study by others may not be appropriate, and are at the sole risk of the user. This report is intended to be used in its entirety, with no excerpts taken to be representative of the findings. This report is not intended as a specification for further work.

Exceptions to the ASTM E 1527-13 scope were limited to those deviations outlined in Sections 8.0 and 9.0.

1.4 RELIANCE

This ESA has been prepared by Running Moose Environmental Consulting, LLC for the sole use of DBO, and is valid for six months in accordance with ASTM E 1527-13.

2.0 SITE DESCRIPTION

2.1 SITE LOCATION AND GENERAL CHARACTERISTICS

The site consists of 41 individual parcels, comprising approximately 10.7 acres, located southwest of the intersection of California and Tioga Avenues in Sand City, Monterey County, California. The parcels include those developed with a variety of warehouse, commercial, light-industrial and residential structures, as well as several undeveloped parcels and roadways. A summary of the site parcels, including addresses, assessor parcel numbers (APNs), ownership and development type, is included in the table on the following page. Additional description of the developments on the individual parcels is presented in Section 2.3. The site

is bounded by Tioga Avenue to the north, California Avenue to the south and east, and undeveloped land and commercial/light-industrial businesses to the west.

Site Parcel Summary

APN	Street Address(es)	Development Type/Tenant	Ownership
011-122-002	None	Commercial/PM Landscaping Service Co., Kelcon Construction & MP Construction – also includes APNs 011-122-024, -025, -026 & -032 below	DBO
011-122-003	808 Tioga Avenue		DBO
011-122-004	None		DBO
011-122-005	None	Lift station/NA	Sand City RDA Successor Agency
011-122-010	856 Tioga Avenue	Commercial/Structural Services, Inc.	DBO
011-122-011	860 Tioga Avenue	Commercial/Red Door Garden Gallery	DBO
011-122-023	None	Commercial/PM Landscaping Service Co., Kelcon Construction & MP Construction - also includes APNs 011-122-001, -003 & -004 above	DBO
011-122-024	821 Afton Avenue		DBO
011-122-025	None		DBO
011-122-026	None		DBO
011-122-032	None		DBO
011-122-038	852 Tioga Avenue	Residential/Private Individuals	DBO
011-122-039	840 Tioga Avenue	Commercial/U-Haul	DBO
011-122-040	853 Afton Avenue	Residential & Undeveloped/Vacant	DBO
011-122-041	880 Tioga Avenue	Warehouse--Commercial/Jump-N-Around	DBO
011-123-001	None	Undeveloped	DBO
011-123-004	836 Afton Avenue	Light-Industrial/Ornamental Iron Unlimited	Gomez
011-123-005	None	Undeveloped	DBO
011-123-006	None		DBO
011-123-007	None		DBO
011-123-008	872 Afton Avenue	Storage Lot/Unavailable	DBO
011-123-009	884 Afton Avenue	Residential/Private Individuals	DBO
011-123-011	1830 California Avenue	Commercial/Gallerie ILAD	DBO
011-123-022	857 Fir Avenue, 865 Fir Avenue	Light-Industrial/Advanced Towing (865) & Fashion Streaks (857)	DBO
011-123-023	873 Fir Avenue	Commercial/Unavailable	Lang
011-123-024	877 Fir Avenue	Commercial/Ausonio	DBO
011-123-025	841 Fir Avenue, 849 Fir Avenue	Warehouse--Light-Industrial/ Formerly Monterey Fish Company Cannery, Currently Unavailable	DBO
011-123-026	825 Fir Avenue, 836 Fir Avenue	Undeveloped	DBO
011-134-011	None	Storage Lot/Gachina Landscaping	DBO
011-135-001	1857 East Avenue	Warehouse/Unavailable	DBO
011-135-014	1855 East Avenue	Commercial & Light-Industrial/ Sanctuary Rock Gym (1855A) & Glass Mosaic Tile & Marble (1885B)	DBO
011-135-015	1831 East Avenue	Light-Industrial & Storage Lot/C.L. Frost - also includes APN 011-185-039 below	DBO
011-135-016	1831 East Avenue		DBO

(continued)

Site Parcel Summary (continued)

APN	Street Address(es)	Development Type/Tenant	Ownership
011-135-023	825 East Avenue	Office—Construction Area/Private Individual	DBO
011-135-024	825 California Avenue, 1795 California Avenue	Light-Industrial/Monterey Sculpture Center	DBO
011-136-007	889 Orland Avenue	Undeveloped	DBO
011-136-012	884 Fir Avenue	Storage Lot/Unavailable	DBO
011-136-024	840 Fir Avenue, 842 Fir Avenue, 872 Fir Avenue	Warehouse—Light-Industrial/Formerly Monterey Fish Company Cannery, Currently Devine Glass (872), Unavailable (840) & Monterey Mattress Company (842)	DBO
011-186-021	803 California Avenue	Residential/Private Individuals	DBO
011-186-038	815 California Avenue	Undeveloped	DBO
011-186-039	None	Storage Lot/C.L. Frost - also includes APNs 011-135-015, -016 & -023 above	DBO

2.2 GEOLOGIC SETTING AND HYDROGEOLOGY

The site is situated along the southern portion of the Monterey Bay, on a gently sloping and undulating property with elevations ranging from approximately 37 feet above mean sea level (msl) on the northeastern portion to 60 feet above msl on the southwestern portion (USGS Seaside, California 7.5-minute quad, 2012; EDR 2017). Located within the Coast Ranges geomorphic province, comprised of a series of northwest-trending mountain ranges and valleys extending subparallel to the San Andreas Fault, local geography is characterized by strike-ridges and valleys comprised of Upper Mesozoic strata (California Geological Survey 2002). Site soils have been characterized by the U.S. Department of Agriculture’s Soil Conservation Service as the Baywood series, consisting of deep, well-drained to excessively-drained sands and gravels with high infiltration rates (EDR 2017). Subsurface investigation conducted during the 2017 geotechnical investigation documented soils to consist primarily of loose to medium-dense sands. Additionally, up to 2 feet of fill material were reported in the areas investigated, with possibly deeper fill present elsewhere on the site (Salem 2017).

The Site is located within the Central Coast Hydrologic Region, specifically in the Salinas Valley Groundwater Basin, Seaside Area Subbasin. The Seaside Area Subbasin is comprised of the Paso Robles and Santa Margarita Formations, which are the major water-bearing strata. The Paso Robles Formation consists of sand, gravel and clay interbedded with some minor calcareous beds; the Santa Margarita Formation consists of poorly consolidated marine sandstone (DWR 2015). A 2000 environmental study conducted on the site by others documented ground water at depths between 25 and 35 feet beneath ground surface (Twining 2000); the 2017 geotechnical investigation did not encounter ground water in multiple shallow (10 to 20 feet) borings and one deep (50 feet) boring (Salem 2017). Off-site hydrogeological data obtained through the Geotracker database for a facility approximately 500 feet north-northeast indicated a depth to

ground water of approximately 31 feet (Geotracker 2017). Ground water flow direction is anticipated towards the northwest, towards the Monterey Bay.

2.3 CURRENT USES OF THE SITE

On June 27, 2017, a reconnaissance of the site was conducted by Ms. Belinda P. Blackie, P.E. of Running Moose Environmental Consulting, LLC. Ms. Blackie was accompanied on the reconnaissance by Ms. Anita Haws of The Orosco Group, the project developer. The reconnaissance of the site was conducted on foot. Exterior areas of all site parcels were observed from public right-of-ways. Interiors of the three parcels not owned by DBO, APNs 011-122-005, 011-123-004, and 01-123-023, were inaccessible. The majority of the buildings on parcels owned by DBO were accessed for interior observation. DBO-owned parcels/buildings which were unable to be accessed included the following: APNs 011-122-002/-003/-004/-023/-024/ -025/-026/-032 (building interiors inaccessible), APN 011-122-040 (building interior inaccessible), APN 011-123-008 (fenced lot and shed interiors inaccessible), APN 011-123-009 (building interiors inaccessible), APN 011-186-021 (building and shed interiors inaccessible), and APN 011-186-038 (fenced lot interior inaccessible). Additionally, storage of large quantities of materials and low light conditions made observation of the interiors of several buildings difficult, with many areas of the floor inaccessible. Building roofs were not observed.

A summary of the current site development is presented below; the site is shown on Figures 2 and 3. Photographs taken during the reconnaissance are presented in Figure 4.

2.3.1 APNs 011-122-002, -003, -004, -023, -024, -025, -026 and -032

Although comprised of eight distinct parcels, this portion of the Site currently is developed as one facility. Occupied by three companies, PM Landscaping Service Co., Kelcon Construction and MP Construction, the property has street addresses of 808 Tioga Avenue and 821 Afton Avenue. Two permanent structures and two pre-fabricated structures were observed on this portion of the Site.

A two-story wood-framed office/storage structure was present on APN 011-122-002. The interior of the office was inaccessible at the time of the reconnaissance. Storage bays west of the office portion were open and observed. Materials stored within the bays included assorted construction- and landscaping-related equipment and materials, as well as general non-hazardous storage and vehicle/trailer parking. Several 1-gallon gas cans, appearing empty, were observed on shelving units within the bays. Apparent oil staining of the concrete slab was observed in the bays.

A very large, steel-framed structure was utilized by tenants of this portion of the Site, but appeared at least partially to also occupy the parcel adjoining east, APN 011-122-039. The structure had two corrugated steel walls, with the other two sides open. A steel and plywood demising wall separated a small area on the western side of the structure from the larger eastern side. The ground surface within the eastern side was exposed soil; the area was utilized for vehicle and boat parking. The ground surface within the western side consisted of a concrete slab; storage of assorted construction- and landscaping-related materials was observed in this area.

The two pre-fabricated structures adjoined south of the office/storage structure and were inaccessible at the time of the reconnaissance.

The remainder of these site parcels consisted of gravel, soil, degraded asphalt and concrete surfaces, with uneven topography, appearing to be the result of historical development and use of the parcels. Parking of assorted vehicles was observed, as well as stockpiling of assorted construction- and landscaping-related materials. Piles of dirt, concrete and debris were also observed, primarily adjoining the steel-frame structure, along the southern fence line, and at the southern end of the side yard west of the office/storage structure. A fenced storage enclosure was observed on the northeastern corner of APN 011-122-004.

2.3.2 APN 011-122-005

This parcel is one of three Site parcels not owned by DBO Development. According to information provided by DBO, the parcel is owned by the Sand City RDA Successor Agency. Developed with a sewer lift station, the parcel consisted of a narrow, degraded asphalt lot with a concrete block wall along the western perimeter and a slatted chain-link fence along the eastern and southern perimeters. The sewer lift station was located at the southern end of the parcel, appearing to include a sub-grade vault (two covers visible at the ground surface were unable to be opened) and an associated electric pump and water connection.

2.3.3 APN 011-122-010

This parcel currently is developed with an office/storage building and associated storage yard leased by Structural Services, Inc. The parcel has a street address of 856 Tioga Avenue. The office/storage building was a two-story, wood-framed structure, which appeared originally to have been constructed as a residence. Office areas were located at the front of the building, with the rear of the building converted to storage areas for construction-related equipment, including a generator, forklift and compactor. Several small containers of caulk, cleaners and oils, as well as several 1- to 3-gallon gas cans, were observed on

shelving units at two locations in the storage areas in the structure. A small shop area, with several power saws, also was observed in the rear of the building.

The exterior portion of the parcel consisted of a cracked concrete side yard utilized for storage of assorted non-hazardous construction-related materials.

2.3.4 APN 011-122-011

This parcel of the Site currently is developed with a single-story, wood-framed structure and exterior yard/display areas leased by Red Door Garden Gallery. The parcel has a street address of 860 Tioga Avenue. The building, appearing originally to have been constructed as a residence, was a single-story, wood-framed structure utilized for office and gallery display purposes by the tenant. Yard areas surrounding the structure included display areas for nursery plants and yard art; in these areas, the ground surface was covered with filter fabric.

A small wood-frame structure at the southeastern corner of the parcel appeared utilized as a shop, with a compressor located within the structure and a second compressor outside of the structure. Two small, fully-enclosed storage lockers located on the western side of the building were observed to house multiple small container of assorted paints and stains, and four 1-gallon bottles of concrete cleaner.

2.3.5 APN 011-122-038

This parcel of the Site currently is developed with a single-story, wood-framed residence with front yard. The parcel has a street address of 852 Tioga Avenue and the building was residentially occupied.

2.3.6 APN 011-122-039

This parcel of the Site currently is developed with a single-story, wood-framed structure and large yard area occupied by U-Haul. Additionally, a portion of the steel-framed structure currently utilized by tenants of the APNs 011-122-002, -003, -004, -023, -024, -025, -026 and -032 portion of the Site is present on the northwestern corner of this parcel. The parcel has a street address of 840 Tioga Avenue.

The portion of the steel-framed structure on this parcel showed evidence of previous use as a waste transfer facility, including signage for Monterey Peninsula Transfer Facility. This area of the parcel was separated from the remainder of the parcel by fencing, and was concrete paved. A sump containing a green liquid was located in the concrete near the loading dock portion of the structure; a steel covered adjoining sump

also was partially visible through the accumulation of dirt and wood chips across the surface. Protruding from the warehouse structure was what appeared to be trash compacting/loading machinery from the former occupant. Concrete and other debris were visible within the machinery.

The remainder of the parcel was occupied by a U-Haul rental business. The yard area was utilized for parking of U-Haul vehicles as well as for customer parking. One individual and one set of parallel steel plate-covered trenches with small sumps at the end were observed in the concrete of the parking area, appearing to have been run-off collection drain systems for the former occupant. What appeared to be an aged and dilapidated transformer was observed along the perimeter of the parcel, within some shrubbery. The U-Haul rental office building, appearing originally to have been constructed as a residence, was a single-story, wood-framed structure located along the Tioga Avenue frontage of the parcel.

2.3.7 APN 011-122-040

This parcel of the Site consists primarily of undeveloped rolling dune land with a cluster of trees around a depressed area on the eastern portion, adjoining the building on APN 011-122-041. On the northwestern corner of the parcel is a dilapidated single-story, wood-framed residence with a street address of 853 Afton Avenue. The structure was boarded up and inaccessible.

2.3.8 APN 011-122-041

This parcel of the Site is developed with a large warehouse-type building and associated concrete surface parking lot; the street address is 880 Tioga Avenue. The concrete tilt-up building, which includes two mezzanine areas, was occupied by Jump-N-Around, a children's entertainment business including a large climbing structure, inflatable play structures, arcade, snack bars and party rooms. Several small containers of assorted janitorial materials were observed in a storage room and janitorial closet within the structure.

2.3.9 APN 011-123-001

This parcel consists of undeveloped dune land with trash and debris strewn about.

2.3.10 APN 011-123-004

This parcel is the second of three Site parcels not owned by DBO Development. According to information provided by DBO, the parcel is the Gomez Property and has a street address of 836 Afton Avenue. The parcel was developed with a single-story, wood-frame corrugated steel and wood structure and associated

yard area occupied by Ornamental Iron Unlimited. Although access to the parcel was unavailable, observation from the Afton Avenue frontage revealed performance of on-site welding.

Adjoining west of the developed portion of the parcel was a fenced, dirt-surfaced storage yard which also was inaccessible but observed through the chain-link fence. One rusty storage shed was present on the lot, housing several 5-gallon buckets of unknown contents and a few rusty 1-gallon paint cans. Several old wooden pallets also were visible on the lot.

2.3.11 APNs 011-123-005, 011-123-006 AND 011-123-007

Although comprised of three distinct parcels, this portion of the Site consisted of a continuous stretch of undeveloped dune land with trash and wood debris strewn about. A strip along the perimeter of the parcels adjoining the building to the south was depressed in elevation compared to the remainder of the parcels. An area of trees on the northwestern portion of the parcels appeared in the past possibly to have been the location of a homeless encampment.

2.3.12 APN 011-123-008

This parcel of the Site is comprised of a dirt-surfaced, fenced storage lot. The street address for the parcel, for which no access through the locked gate was available, is 872 Afton Avenue. As observed through a gap in the fencing, assorted equipment and materials possibly related to tile-laying were observed within the yard. At least two small storage structures also were present; the contents of the structures are unknown.

2.3.13 APN 011-123-009

This parcel of the Site is developed with a wood-frame single-family residence and detached garage sided with dilapidated asphalt shingles. The remainder of the parcel includes asphalt- and concrete-paved areas as well as dirt and landscaped yard areas. The street address is 884 Afton Avenue. Access to the interior of the residence and garage were unavailable.

2.3.14 APN 011-123-011

This parcel of the Site is developed with a single-story, wood-frame commercial building with fenced storage yard and asphalt-paved parking lot. The street address is 1830 California Avenue. The building is leased by Gallerie ILAD and is occupied by an art gallery, shop and studio with an exterior materials storage yard.

A shop area within the building also housed a small shop area with a few power tools; the ceiling in the shop area had a thick layer of spray-applied insulation.

2.3.15 APN 011-123-022

This parcel of the Site is developed with a large, two-tenant building with street-front asphalt parking lot. The building appears to be of wood-frame and concrete block construction; the street addresses are 857 and 865 Fir Avenue.

Building tenant Fashion Streaks (857 Fir Avenue) was a screen printing business that utilized the space for office purposes as well as a product showroom, storage and for screen printing processes. Small wood-framed areas within the space formed the office (with mezzanine above), showroom and storage areas, with the screen printing area consisting of a large open area with concrete slab floor. Two large screen printing machines and what appeared to be a heat-setting machine with ventilation ducting to the ceiling, along with a screen washing enclosure with sink and sprayer, were present within the screen printing area. Small quantities of cleaning materials were present within the screen washing enclosure, both on the floor and shelving/table. A rear ink storage room included a vast number of various size plastic containers of screen printing inks. Stored on a table, the concrete slab floor, and shelving units, ink splatters and minor spills were observed throughout the storage area as well as elsewhere in the screen printing area.

Building tenant Advanced Towing (865 Fir Avenue) utilized the building space for office purposes as well as storage of towed vehicles. The office space was a small wood-framed area with a mezzanine above; the storage area was open space with a concrete slab floor. Puddles and staining appearing attributable to leaking vehicle fluids were observed on the concrete floor.

2.3.16 APN 011-123-023

This parcel is the third of three Site parcels not owned by DBO Development. According to information provided by DBO, the parcel is the Lang Property and has a street address of 873 Fir Avenue. The parcel is developed with a wood-frame structure including storage bays and possibly a small office and a concrete-paved yard. Access to the parcel was unavailable, and it was viewed from the street frontage through the chain-link fence. Assorted landscaping materials were observed within the storage bays and exterior yard areas, including plants. One small aboveground storage tank, appearing trailer-mounted, was observed within one of the storage bays; a spraying system was connected to the tank. A steel cargo container was observed at the rear of the parcel; the contents of the container are unknown.

2.3.17 APN 011-123-024

This parcel of the Site is developed with a small wood-frame wood and concrete block commercial structure with adjoining wood-frame storage structure. The exterior yard area consists of a series of contiguous, but visually different, concrete slabs. The parcel, with a street address of 877 Fir Avenue, is leased by Ausonio and occupied as a recording studio as well as for general storage. A closet within the recording studio building was observed to house multiple 1-quart to 1-gallon cans of assorted paints as well as small containers of typical maintenance and janitorial materials.

2.3.18 APN 011-123-025

This parcel of the Site is developed with a large, two-story building with street-front concrete apron. The building appears to be of wood-frame and concrete block construction and currently is occupied by personal storage by the building lessee. The building, with street addresses of 841 and 849 Fir Avenue, is reported historically was owned by Monterey Fish Company, also previously located across Fir Avenue on APN 011-136-024, and operated an office and freezer facility. Lighting in the interior of the building was very limited, with many of the ground floor areas only observable through lighting with a flashlight; many areas of the building, especially the floor, were obscured from observation by substantial storage.

At the western end of the building was a room with what appeared to be a very stained/darkened concrete floor and an odor of petroleum hydrocarbons. Two large pieces of equipment, likely associated with the former refrigeration system, were observed in the room, as were large concrete blocks set into the concrete floor, a steel-plate covered trench system, water piping along the walls and a large electrical panel.

The main portion of the building was utilized for mass storage of the lessee's belongings. Steel plate-covered trenches also were observed within the main room, as were additional steel plate-covered structures in the concrete floor. An additional smaller room west of the main room had a very thick foam-like insulation coating on the ceiling; the insulation was in poor condition.

The second floor of the building was also used for storage.

Along the exterior Fir Avenue frontage of the building was what appeared to be an aged, dilapidated chiller/cooling tower unit for the former freezer operations. Two loading dock roll-up doors were present on the eastern end of the building; one ground level and one second story roll-up door were present on the western end of the building.

Adjoining west of the building was a fenced, dirt-surfaced storage yard utilized by John Ley's Tree Service. This lot may be located on APN 011-123-026, but appeared more closely related to the 841 Fir Avenue building. The fence had signage indicating a street address of 836 Fir Avenue. Immediately adjoining the building, on the southeastern corner of the fenced lot, was a concrete pad largely covered with debris. The purpose of the pad was unable to be determined, but likely was a former equipment pad for the adjoining building. Also within the enclosure were observed stacks of firewood and a trailer-mounted piece of equipment. A steel cargo container housed chainsaws and a few small containers of maintenance materials, shelves adjoining the container were stacked with several 1-gallon bottles and 5-gallon containers of assorted oils and transmission fluid, and a large plastic storage cube (AST) within a metal frame appeared empty. Some apparent oil discoloration of the ground surface was observed.

2.3.19 APN 011-123-026

This parcel consists of undeveloped dune land with trash and debris strewn about. Street addresses associated with the parcel include 825 Fir Avenue and 836 Fir Avenue. The 836 Fir Avenue address was associated with the fenced storage yard associated with APN 011-123-025.

2.3.20 APN 011-134-011

This fenced parcel was developed with a dirt-surfaced storage yard utilized by Gachina Landscaping. Several concrete pads were observed within the yard area, appearing associated with previous development. The yard was utilized for vehicle parking and equipment and materials storage. A steel freight container housed lawn mowers, trimmers and leaf blowers; small oil stains were observed on the wood floor of the container. Two flammable materials storage cabinets were located on one of the concrete pads. Staining of the concrete was observed between the cabinets. The larger cabinet housed multiple small containers of assorted pesticides and herbicides, and other landscaping materials; some spillage was visible within the cabinet. The smaller cabinet housed one pail of hydraulic oil and a 1-gallon container of plant growth regulator, as well as a bucket of unknown contents. Significant spillage of some material was observed within the cabinet, pooling and dripping from the top shelf to the bottom; the spilled material did not appear to have been released outside the cabinet.

2.3.21 APN 011-135-001

This parcel of the Site is developed with a narrow, single-story wood-frame building abutting the building adjoining south on APN 011-135-014. The street address for the building is 1857 East Avenue. A concrete driveway is present between the building and East Avenue, connected to a roll-up door on the East Avenue

frontage. A second roll-up door was observed on the northern side of the building. The building was vacant, with the exception of a few 5-gallon containers of paint and a plastic drum of debris. The building roof was severely water damaged, with a hole present at the eastern end and large chunks of ceiling material hanging and dropped onto the concrete floor. Significant mold growth was visible on the ceiling and some interior walls. The building interior had a musty smell.

2.3.22 APN 011-135-014

This parcel of the Site is developed with a large, two-tenant building with street-front concrete parking. The building appears to be of concrete tilt-up construction; the street addresses are 1855A and 1855B East Avenue.

Building tenant Sanctuary Rock Gym (1855A East Avenue) was an indoor rock climbing gym, with a small sales area at the front. The space was filled with large floor to ceiling artificial rock walls for climbing.

Building tenant Glass Mosaic Tile & Marble, Inc. (1885B East Avenue) was a manufactured marble fabrication business. Primarily utilized for cutting of manufactured marble slabs, the suite housed a large water-cooled saw surrounded by a concrete berm at floor level to contain the water runoff. No drainage system was observed associated with the saw. What appeared to be a spray booth was located in a back corner of the space, with an exterior filter system. Also observed within the suite was a compressor with what appeared to be a leak to the concrete floor that had been covered with absorbent material that appeared wet. Additionally, several 5-gallon containers of paints and some other materials utilized in the fabrication process were observed throughout the space. Most interior surfaces were coated with a layer of manufactured marble dust.

2.3.23 APNs 011-135-015 AND 011-135-016

These adjoining parcels were developed with a single, large building with associated storage yard. The building appears to be of wood-frame construction, and the office area at the southwestern corner is two stories while the remainder of the building is a single story. The building tenant is C.L. Frost, a manufactured marble fabricator; the street addresses associated with the parcels are 825 and 1831 East Avenue.

The northern portion of the building (APN 011-135-015) housed the fabrication operations of C.L. Frost. A large water-cooled saw was located in this portion of the building, with an associated cooling water recycling system. Water run-off was collected in a grate-covered floor trench and transported by gravity

to an approximately 4-foot by 4-foot grate-covered sump at the rear building wall. A pump within the sump pumped the water through a filtration system and then back to the saw where it was reused. A facility representative reported that none of the cooling water was discharged to the sewer system and that the water supply occasionally had to be replenished with tap water. A flammable materials storage cabinet within this portion of the building housed three cylinders of LPG and several smaller containers of assorted materials used in the fabrication process.

The southern portion of the building included the office area as well as storage space for assorted materials and slabs of granite and marble. One storage area on the ground floor housed several 5-gallon containers of acrylic latex, sealant and water proofing, as well as multiple bags of grout on the floor and shelving units, and a second ground floor storage area housed small quantities of paints, caulks and concrete cleaner on shelving units. A storage room on the second floor, above the office area, housed small containers of assorted sealants and thinners, with a few 5-gallon containers of sealant also stored on the floor.

APN 011-135-023 was developed with the fenced storage yard for C.L. Frost. The concrete-paved yard had multiple slabs stored in vertical stalls.

2.3.24 APN 011-135-023

This parcel was developed with a single-story wood-frame former residence occupied for office/storage, with a “tiny house” under construction in the rear yard area. Storage of non-hazardous materials was observed in the paved yard. The street address associated with the parcel is 825 East Avenue.

2.3.25 APN 011-135-024

This parcel of the Site is developed with one permanent structure and multiple smaller, pre-fabricated structures on a concrete-paved lot. The facility is occupied by Monterey Sculpture Center, which designs, casts and finishes bronze sculptures; the street addresses for the parcel are 825 and 1795 California Avenue. The wood-frame permanent structure has a second-story tenant suite at the eastern end, occupied by an art studio.

The main level of the permanent structure housed the office, a storage room, “patina room”, wax mold room and slurry room. Several containers of spray paint were observed on a shelving unit within the shop, along with assorted other materials utilized in the sculpture making process. The “patina room” was observed to have shelving units and floor storage of various sizes of patina solutions. Larger containers of patina solutions with dispenser nozzles had an absorbent-filled tray placed beneath the nozzles to contain

drips. Evidence of minor spillage and dripping/splattering of finishes was visible on the concrete slab floor. An acid storage cabinet and unidentified storage cabinet, locked and inaccessible, were located in the “patina room”, as well as a sink used to wash the statues. A room housing a large natural gas-fired oven to heat the sculptures in order to create the patina finish adjoined the “patina room”.

Adjoining the patina room was the wax mold-making room, where heated, liquid wax was used to fill sculpture molds to create mock-ups of the sculptures. A “sink” with a collection drum beneath was used to collect molten wax. Observed within the mold-making room were a few 5-gallon containers of liquid rubber and “Foam It”, small containers of mold compound, and numerous bags of “Hydrocal”. The slurry room adjoined the mold-making room. In the slurry room, a colloidal silica slurry was poured over the wax molds to make the mold for the bronze sculptures. The room housed several mechanical slurry mixing machines. Many of the room’s surfaces were coated in slurry; the floor had a protective plastic coating however. The remaining room in the building included storage and a small self-contained sand blasting machine; several cylinders of welding gases also were present within this room, both chained to a welding cart and chained to the wall.

Two pre-fabricated structures in the yard housed the foundry area and the shaping room. The foundry area had open sides and the majority of the floor was covered with sand. Large crucibles and furnaces present within the structure were used to heat the molten bronze and hold the molds so the bronze could be poured within the mold. The shaping room housed individual work stations with assorted tools used to finish the sculptures prior to coloring.

Exterior areas of the parcel included an elevated plastic storage tank of colloidal silica and several similar empty colloidal silica tanks. Covered storage areas within the yard housed, among other things, a compressor and a forklift. Steel freight containers in the yard provided storage for molds and assorted other non-hazardous materials. An exterior storage area at the western corner of the parcel housed a propane storage tank.

2.3.26 APN 011-136-007

This parcel of the Site is an undeveloped lot with concrete block walls on three sides. Based on the concrete block walls and depressed elevation of the lot compared with the surrounding grade, it appears a building with a basement was formerly present. The parcel has a street address of 889 Orland Avenue.

2.3.27 APN 011-136-012

This parcel of the Site is an undeveloped fenced lot with a degraded asphalt and soil surface and some weedy growth. One flatbed trailer was parked on the lot.

2.3.28 APN 011-136-024

This parcel of the Site is developed with a large steel-frame warehouse-type building with concrete and asphalt-paved street-front parking. The building currently is divided into three tenant spaces. The street addresses associated with the building are 840, 842 and 872 Fir Avenue.

The portion of the building at the northwestern corner, a former boiler room for previous building occupant Monterey Fish Company Cannery, was of wood-frame construction and occupied by Devine Glass (872 Fir Avenue). The small building was utilized for glass storage as well as a shop area. Shelving with multiple containers of caulk, spray paint, 1-gallon cans of paint and a cylinder of propane were also present within the space. The building had a single roll-up door and a concrete slab floor.

The main portion of the building (840 Fir Avenue) was leased to an individual utilizing the space for storage; the space formerly was the main processing area for Monterey Fish Company Cannery. Many interior areas of the space were obscured by stored materials, including large quantities of wood, two presumably empty spherical tanks, a wooden “teepee” structure and small quantities of 1-quart to 1-gallon containers of assorted janitorial and maintenance materials, and the underlying floor was difficult to observe. Additional wood-framed rooms and mezzanine areas were located within this portion of the building, including one catwalk between two mezzanines. Several large steel plates were observed in the concrete floor, apparently covering sub-grade structures. A small room near the northwestern corner of the building was labeled “Ammonia” (utilized in the former refrigeration system) and had a trap door in the ceiling. Adjoining the ammonia storage room were two adjoining larger equipment rooms with a concrete berm and a steel grate-covered trench with a visible accumulation of water within it. Three pieces of machinery, likely associated with the former refrigeration system, were observed within the rooms, as were additional concrete blocks and assorted floor anchors.

The third suite in the building was utilized for mattress storage by Monterey Mattress Company (842 Fir Avenue). In addition to the mattresses, a large recreational vehicle also was parked within the space, accessed by a roll-up door.

Several structures of note were observed in the concrete and asphalt areas adjoining north of the building exterior. A large steel plate-covered structure with several pipe connections observed beneath four circular covers was located adjacent to the northeastern corner of the building. An additional steel plate-covered structure was observed closer to the building. Immediately adjoining the building, in front of the main Monterey Fish Company Cannery area, was a concrete block with a capped, protruding, approximately 2-inch diameter steel pipe, appearing possibly to be a fill port for a UST. The pipe is indicative of a potential undocumented UST.

Adjoining south of the building was a concrete-paved and dirt equipment yard. Within this area, immediately adjoining the building, were an aged, dilapidated chiller/cooling tower unit for the former refrigeration operations; a conveyor track with a sump beneath one end, appearing historically to be connected to an opening in the building wall, a large steel dumpster/compaction unit and a large vertical steel tank. Associated with the chiller/cooling tower unit was a vertical pipe structure with a small tank-type structure and associated valve. Dripping from the valve was what appeared to be a light oil or hydraulic fluid, which had pooled on and stained the underlying concrete. Also present in the equipment yard was a steel grate-covered structure with a pipe emptying what appeared to be water into it.

Two individually fenced storage yards adjoined the building to the east on the parcel. The southern lot had a degraded asphalt and soil surface with some weedy growth. The lot was observed to have a parked box truck and boat present. The northern lot had a similar surface. A wooden storage structure was located on the asphalt surface in the lot, observed through the window to be used for storage of small quantities of maintenance chemicals and other non-hazardous materials. Immediately outside of the structure were three 55-gallon plastic drums. One ½-full drum was labeled as PoliAlum (acid cleaner), one 1/3-full drum was labeled as ATC 1004 Heavy Duty Aluminum Cleaner, and the third drum appeared empty. Adjoining the drums on the asphalt were three 5-gallon plastic containers of Zep-A-Lume aluminum cleaner and brightener. One of the smaller containers had a large crack and was observed to be leaking its contents onto the underlying asphalt surface. The remainder of the southern lot was vacant.

Adjoining west of the building was another larger, fenced, undeveloped lot. The lot had a degraded asphalt and soil surface and a very uneven topography. Parking bumpers were present in some area, indicating a portion previously was utilized as a surface parking lot. A depressed area was located adjoining the building; based on a previous study on the parcel (Section 3.2.1.3), the depression previously was a cooling water retention basin associated with the Monterey Fish Company Cannery operations. Small stockpiles of soil, asphalt pieces and concrete chunks were scattered around the lot; the purpose of an approximately 1-foot diameter hole in the ground adjoining a traffic cone could not be determined. Multiple pipes and

strewn debris were observed along the rear of the building on APN 011-135-014, as was a small area where it appeared a whitish concrete-type slurry had been dumped.

2.3.29 APN 011-186-021

This parcel of the Site is developed with a small wood-frame single-family residence and detached wooden storage structure and small yard. The street address is 803 California Avenue. Access to the interior of the residence and storage structure was unavailable.

2.3.30 APN 011-186-038

This parcel of the Site is an undeveloped fenced lot covered with weedy growth. Access to the interior of the lot was unavailable and it was observed through the fencing. A wooden retaining wall was located along the northern fence line. The lot was vacant.

2.3.31 APN 011-186-039

Located across East Avenue from the C.L. Frost building on APNs 011-135-015 and 011-135-016, this fenced parcel was utilized as a storage yard for additional granite and marble slabs and a few other non-hazardous materials by C.L. Frost.

A summary of additional site features is presented in the table on the following page.

Summary of Site Features

Feature	Observed	Not Observed	Comments
Aboveground storage tanks (ASTs)	✓		Aged ammonia AST at former Monterey Fish Company Cannery and assorted smaller chemical ASTs at other facilities.
Agricultural wells		✓	
Domestic wells		✓	
Drains or sumps	✓		Located at many of the on-site facilities, as described in the individual parcel discussions.
Drums	✓		Located on the APN 011-136-024 parcel as discussed previously.

(continued)

Summary of Site Features (continued)

Feature	Observed	Not Observed	Comments
Hazardous substances and/or petroleum products	✓		Located at many of the on-site facilities, as described in the individual parcel discussions.
Odors	✓		Hydrocarbon odor noted within equipment room in building on APN 011-123-025; musty odor noted within building on APN 011-135-001.
Pits, ponds or lagoons	✓		Depression from former cooling water retention basin observed on northern lot on APN 011-136-024, as discussed previously.
Pools of liquid		✓	
Septic system		✓	
Solid waste	✓		Observed at the majority of the on-site facilities.
Stained or corroded soil and/or pavement	✓		Observed at many of the on-site facilities, as described in the individual parcel discussions.
Stressed vegetation		✓	Other than from lack of irrigation.
Transformers	✓		PG&E pole-mounted transformers observed on many of the power poles within the Site. Aged pad-mounted transformer observed on APN 011-122-039.
Underground storage tanks (USTs)	✓		Possible fill port observed adjoining northern side of building on APN 011-136-024.
Wastewater		✓	Although water/liquid accumulation present in some site drainage collection structures.

2.4 BUILDING MATERIALS

The site buildings primarily are of concrete tilt-up, concrete block, wood-frame and steel-frame construction, presumably built on reinforced concrete foundations; several smaller prefabricated metal buildings also were present. The majority of the buildings were constructed between the 1930s and the 1980s. The building exteriors are finished with painted stucco, concrete and wood, painted and unfinished corrugated metal, and wood and tar shingles. Interior finishes include numerous materials, such as gypsum wallboard walls and ceilings; concrete, concrete block and corrugated metal walls; exposed wood ceilings and walls; vinyl floor tiles, ceramic floor and wall tile, sheet vinyl flooring, unfinished concrete slab flooring and carpet. Building materials appeared generally to be in fair to good condition in the actively occupied buildings, and fair to poor condition in the unoccupied and/or storage-only buildings.

2.4.1 Asbestos-Containing Materials

Due to the age of the buildings located on the site, the presence of ACM from original construction and renovations/additions pre-dating the mid- to late-1980s is considered likely. An asbestos survey was not included in the scope of work for this project. Suspect ACM identified at the site includes wallboard/joint compound assemblies, insulation, vinyl floor tile and sheet vinyl flooring, flooring mastic, and roofing assemblies. Insulation and other materials not observed at the time of the reconnaissance also may be ACM.

Previous Phase I assessments conducted on the APN 011-136-012, 011-136-024, 011-123-025 and 011-123-026 portions of the site (Section 3.2.1.3) documented 18 linear feet of white and black penetration mastic on the 841 Fir Avenue building roof (APN 011-123-025) and 200 square feet of 12x12 floor tiles and 50 square feet of black roof caulk within the 840 Fir Avenue building located on APN 011-136-024. The floor covering was reported possibly to be no longer present (Twining 2004).

Several vinyl floor tile and mastic samples from the APN 011-122-039 office building interior were analyzed for asbestos at the time of a previous 2000 study (Section 3.2.1.3); none was detected. Field tests for LBP also were conducted for the 2000 study. Based on the tests, LBP was not documented in surficial paint layers.

2.4.2 Lead-Based Paint

Due to the age of many of the buildings on the site, constructed prior to 1978, there is the possibility of the presence of LBP. A LBP survey was not included in the scope of work for this project.

2.5 CURRENT USES OF THE ADJOINING PROPERTIES

The site is located in a mixed-use, commercial, light-industrial and residential, area of Sand City. Costco (801 Tioga Road), a retail strip center (Playa Avenue) including Save On Cleaners (840 Playa Avenue), and the associated asphalt parking lots, as well as undeveloped dunes, border the site across Tioga Avenue to the north. Granite Rock (1755 Del Monte Boulevard) borders the site south of California Avenue and Out of the Woods, Inc. (801 California Avenue), Salvation Army (800 Scott Street), Public Storage (709 California Avenue) and undeveloped dunes adjoin the southern-most site parcels. Undeveloped dunes, followed by residential properties, border the Site across Merle Street and Fir/East Avenues to the west. Storelli Brothers Auto Body (1845 Del Monte Boulevard) borders the site northeast of Tioga Avenue, and Porsche of Monterey (1781 Del Monte Boulevard), Peninsula Radiator Shop (1775 Del Monte Boulevard),

Conte's Generator (1771 Del Monte Boulevard) border the site across California Avenue and railroad tracks to the east.

Significant hazardous materials use was not observed at the adjoining properties at the time of the reconnaissance. However, hazardous materials use is expected at Save On Cleaners, Granite Rock, Out of the Woods, Inc., Storelli Brothers Auto Body, Peninsula Radiator Shop and Conte's Generator. As discussed in Section 5.1.2, there were no documented spills or releases at the adjoining properties that appear likely to significantly impact the site.

3.0 CURRENT OWNER/OCCUPANT- AND USER-PROVIDED INFORMATION

3.1 ENVIRONMENTAL QUESTIONNAIRE

To obtain current and historical information relating to the site, Ms. Sherry Peverini of DBO (Owner/Occupant and User representative) was contacted by Running Moose Environmental Consulting, LLC. A questionnaire provided to Ms. Peverini was completed on June 26, 2017. Information obtained from the questionnaire is summarized in the following sections as well as elsewhere in the report, as appropriate; a copy of the completed questionnaire is included in Appendix A. Ms. Anita Haws of The Orosco Group, the project developer, was also interviewed at the time of the site reconnaissance, information from which is included throughout the report.

At the request of DBO, current property owners for the three site parcels not owned by DBO (APNs 011-123-023, 011-123-004 and 011-122-005) were not contacted as part of this assessment.

3.1.1 Specific Knowledge Regarding Site

Ms. Peverini stated that DBO has owned the majority of the site parcels for more than 15 years. She noted knowledge of the former use of the 840 Tioga Avenue parcel (APN 011-122-039) as a waste transfer station. USTs reportedly were removed from the property, as summarized in a Phase II report she provided (Section 3.2.1.4). Ms. Peverini also stated that the 840 Fir Avenue parcel (APN 011-136-024) was occupied by Monterey Fish Company, which may have had a boiler or emergency generator in the past. No hazardous materials were reported at the site by Ms. Peverini; she reported no obvious indications of the presence of contamination on the property.

3.1.2 Environmental Liens or Activity and Use Limitations

Ms. Peverini had no knowledge of environmental liens or activity and use limitations in place for the site.

3.1.3 Valuation Reduction for Environmental Issues

As DBO owns the majority of the site parcels, an evaluation of whether the property value reasonably reflects the fair market value, with no reductions related to environmental issues, was not conducted.

3.2 PREVIOUSLY-PREPARED DOCUMENTS

Ms. Peverini and Ms. Haws also provided multiple previously-prepared documents related to the site. This information is summarized in the following sections, as well as included in Appendix A.

3.2.1 Land Title and Related Records

A preliminary title report, dated May 10, 2017 and prepared by Old Republic Title Company, was provided for review by Ms. Peverini. No significant information with regards to the environmental condition of the site was included in the preliminary title report.

Property detail reports for each parcel also were provided. Historical information from the documents is included in Section 6.4. No other significant information with regards to the environmental condition of the site was included in the property detail reports.

A site plot plan and other documentation provided by Ms. Peverini documented that three residential structures were previously present on the site, which have since been demolished. One residence each was documented at 872 Fir Avenue (APN 011-136-024) and 815 California Avenue (APN 011-186-038); a residence and detached garage or shed were documented at 884 Fir Avenue (APN 011-136-012). The 815 California Avenue structure was documented as a manufactured home.

3.2.2 Previous Environmental Reports

3.2.2.1 2017 Preliminary Geotechnical Report – Salem Engineering Group

Salem Engineering Group (Salem) completed a preliminary geotechnical investigation on the site for design purposes related to redevelopment of the site. Information from the study is included in the appropriate sections of the report. The presence of fill material, presumably from an undocumented source, was noted in the study, including up to 2 feet across some areas of the site. Salem noted that thicker fill may be present at some locations, as the thickness and extent were determined based on a limited number of borings.

3.2.2.2 2016 Oil Spill Letter & Bill of Lading for 840 Tioga Avenue (APN 011-122-039) – DBO/Kelcon Corp.

The 2016 letter prepared by DBO, as well as information provided by Ms. Anita Haws of DBO at the time of the reconnaissance, noted that during an inspection of the sewer lift station located on APN 011-122-005, adjoining the 840 Tioga Avenue parcel, by the City of Sand City, oil or an oil-containing liquid was observed dumped or disposed in and around the loading dock area drain. Photographs included with the letter documented the material covering the entire width of the concrete surrounding the drain, extending up to the structure wall, with a significant visible accumulation of oily liquid within the drain itself.

A bill of Lading for Agricultural Waste Oil and Filters was provided by Kelcon Corporation, dated August 11, 2106, for shipment of 75 gallons of used motor oil for off-site disposal. No additional documentation on the removal was provided or otherwise available, including the source of the oil or other cleanup activities conducted (such as steam cleaning or other decontamination measures). Minor discoloration of the concrete surrounding the drain was observed at the time of the reconnaissance conducted for this study, as was a fluid accumulation within the drain itself, which did not appear to be oil.

3.2.2.3 2000 Phase I Environmental Site Assessment and 2004 Phase I Environmental Site Assessment Update & Asbestos Survey Update, Monterey Fish Company Properties, Sand City, California (APNs 011-123-025, 011-123-026, 011-136-012 & 011-136-024) – The Twining Laboratories, Inc.

The 2000 and 2014 studies were completed on APNs 011-123-025, 011-123-026, 011-136-012 & 011-136-024, all portions of the former Monterey Fish Company Cannery. Historical information for the parcels is included in Section 6.4; asbestos information is included in Section 2.4.1. At the time of the 2004 study, the buildings included in the assessment were utilized by a towing company, automotive storage facility,

concrete supply company and boat motor repair service. Two 5-gallon buckets of transmission fluid and 15 automotive batteries were observed on the parcels at the time of the 2004 study.

Activities conducted at the site by former tenant Monterey Fish Company, documented in the 2000 report, included washing, sorting canning, cooking, cooling, freezing and storing fish prior to shipment to grocery wholesalers. Oakite used as a natural gas boiler descaler, ammonia used as a refrigerant, and oil from machinery lubrication and truck maintenance were reported to be used by Monterey Fish Company, as were small quantities of assorted paints for maintenance activities. Four 55-gallon drums of oil and two 55-gallon drums of Oakite were reported present within the current Devine Glass space (former boiler room) at 872 Fir Avenue on APN 011-136-024. No evidence of spillage was noted by Twining. The natural gas boilers were removed from the boiler room in 1998. Cannery operations at the facility had ceased prior to 2004.

One 500-gallon waste oil AST was reported outside the north entrance of the APN 011-136-024 building and oil was transported for off-site disposal. Two 5,000-gallon ammonia ASTs on concrete pads were reported at the Monterey Cannery facility, one outside the southwestern corner of the structure on APN 011-123-025 and one in the utility area south of the APN 011-136-024 building. The ASTs reportedly were only to be filled in the case of a fire in the building in which case ammonia evacuated from the cooling systems would be stored in the ASTs. Evidence of spills or releases associated with the ASTs were not noted by Twining, but ammonia releases were reported on the ERNS database in 1989 and 1992.

One 1,000-gallon diesel UST used to fuel delivery trucks was installed beneath boiler room building (current Devine Glass space – 872 Fir Avenue) at the Monterey Fish Company facility in 1968 and removed in 1999. MCEHD records reviewed by Twining for the 2000 study assigned the UST to 840 Fir Avenue, and reportedly confirmed that no residual TPHd, BTEX or MTBE were found in soil samples collected from beneath each end of the UST following removal. The MCEHD issued a closure letter for the UST in May 1999. The 2004 Twining report noted that “USTs” (multiple) were removed from the Monterey Cannery facility and reportedly granted closure by the MCEHD. No further information on an additional UST, verification sampling or closure was provided; none was found in the other reasonably ascertainable sources.

Linear floor drains in the concrete slab floor reportedly were utilized to collect untreated wash water from the processing equipment. The drains conveyed the water to a sump/separator beneath a steel grate where solids were separated. The wastewater was discharged to the sanitary sewer.

An approximately 5-foot deep, unlined ponding basin was operated west of the cannery building (APN 011-136-024), where the cold untreated water used to cool the cans of fish was pumped via a pipeline out the western wall of the building. Water reportedly was “pure” and allowed to percolate into the ground.

Twining noted that two fuel USTs were removed from the APN 011-135-024 site parcel, occupied by Ross Roofing at the time. Although no removal records were available, based on a conversation between Twining and the MCEHD, it was reported that the USTs were removed in the late-1990s and that the investigation was closed as no impact to underlying soil was documented. Two fuel ASTs reportedly replaced the former USTs.

Additionally, Twining documented removal from the Monterey City Disposal Service parcel (APN 011-122-003) of one 1,000-gallon gasoline UST and one 1,000-gallon diesel UST in 1999. At the time of removal, “minor” petroleum impacts were documented to soil only, and following excavation of the impacted soil the facility reportedly was granted regulatory closure in April 2000.

Twining also noted that the Monterey Peninsula Waste Management facility on APN 011-122-039 had been reported to dump waste oil into a municipal storm drain near Tioga Avenue, as documented in a regulatory agency database.

Based on the information available, Twining documented no RECs associated with the subject site parcels in either the 2000 or 2004 reports.

3.2.1.4 2000 Phase I Environmental Site Assessment, 840 W. Tioga Avenue, Sand City, California (APN 011-122-039) – K-Plus Environmental

The 2000 study was completed on APN 011-122-039, which had been occupied by Monterey Peninsula Waste Management until 1998 and remained utilized for storage of dumpsters at the time of the study. Monterey Peninsula Waste Management reportedly conducted sorting and compacting of household waste on the parcel, with refuse transferred to the facility, dumped on the floor of the warehouse, and subsequently pushed to the compaction unit prior to loading onto trucks for off-site landfill disposal.

Historical information for the parcel is included in Section 7.3.2. Two former tenants on the parcel, Carmel Marina Corporation and Monterey Regional Waste Management District, were reported to be RCRA small quantity hazardous waste generators.

At the time of the 2000 study, the buildings on the parcel appeared to be those currently present, including the entire warehouse building currently associated with the parcels/facility adjoining west. Inside the northwestern corner of the warehouse building K-Plus documented a hydraulic compactor, with several grease traps and a trench system noted elsewhere on the parcel (remaining visible at the reconnaissance

conducted for the current study). Multiple 1- and 5-gallon containers of assorted paints and thinners were observed on the parcel at the time of the 2000 study; evidence of staining or spills was not reported. Two ASTs of undocumented contents were reported previously to have been located on the concrete slab south of the trash compactor (presumably within the warehouse). Evidence of significant staining or spills was not noted.

Blueprints dated 1984 were reviewed by K-Plus for the study; a fuel pump and fuel tank (not documented as to whether a UST or AST) were documented on the parcel. A concrete pad and associated fuel dispenser were depicted at the southern side of the of the former steel warehouse (subsequently modified into the existing warehouse). No depiction of the fuel tank location was found. The fuel pump and tank were labeled "TBR" (to be removed) on the blue prints; no documentation of their removal was reported by K-Plus, but they stated it likely that the components were removed when the warehouse structure was remodeled.

K-Plus noted that the property adjoining west, APN 011-122-003/808 Tioga Avenue, was occupied by Monterey City Disposal Service in 2000, and, based on information obtained from the MCEHD, historically conducted hazardous waste transfer operations. Hazardous wastes reportedly were stored in ASTs on a concrete pad located on the northeastern corner of the parcel. Soil testing conducted at the parcel reportedly did not document evidence of hazardous waste contamination; documentation of the testing was not provided. Stained surficial soils reportedly were scraped and disposed off-site.

A regulatory agency database report reviewed by K-Plus for their 2000 study indicated that one 2,000-gallon diesel UST, one 1,000-gallon leaded gasoline UST and one leaded gasoline UST of undocumented volume were present on the APN 011-122-003/808 Tioga Avenue parcel. Automotive repair and refueling operations were reportedly conducted. Two USTs were stated to have been removed from beneath a concrete pad at the northeastern corner of the parcel, at which time evidence of a minor fuel release was noted. "Clean clearance samples" reportedly were collected however, and the MCEHD reportedly issued closure, although documentation was not provided. Significant information on the third UST was not available to K-Plus, however a 1985 MCEHD memo reportedly stated that an abandoned UST in the "middle of the yard" needed to be removed prior to issuance of a waste transfer permit. Additional documentation indicated the UST issue had been "resolved" and that an abandoned UST was determined not to be the cause of subsidence in the middle of the yard; no indication that a third UST was removed was found. K-Plus concluded that a third UST may remain present on the parcel. At the time of the 2000 K-Plus study, they noted what appeared to be oil and fuel stains on the unpaved parcel surface, as well as the presence of stained drop boxes and dumpsters.

Two 2,500-gallon “perforated” USTs were also documented on the northeastern corner of the APN 011-122-003/808 Tioga Avenue parcel in blueprints reviewed by K-Plus. The USTs reportedly were used in conjunction with oil and grease separators at the parcel (no documentation of the location of those structures was provided). Documentation of the removal of the two 2,500-gallon tanks was unavailable.

3.2.1.5 2000 Phase I Environmental Site Assessment, United Waste Systems of California, Tioga Avenue, Sand City, California (APN 011-122-038, 011-122-039 & 011-122-040) – The Twining Laboratories, Inc.

The 2000 study was completed on the vacated waste transfer station, referred to as United Waste Systems of California, located on APN 011-122-039, as well as on the residential structures located on APNs 011-122-038 and 011-122-040. Parcel history information is included in Section 7.3.2.

The parcel was purchased by an individual for operation of a garbage hauling business and truck maintenance activities in 1957, utilizing a shop structure which was present in the approximate location of the existing warehouse structure. Two fuel USTs reportedly were installed outside the shop structure. Additionally, an area of oil-saturated soil was documented southwest of the office structure in the late-1950s, appearing to be the result of oil dumping; the area was not remediated but capped with decomposed granite. Fuel and hydraulic oil ASTs were reported on the APN 011-122-039 parcel, outside the southern wall of the warehouse, until 1998.

A regulatory agency database report reviewed by Twining for their 2000 study indicated that three USTs were maintained at the adjoining APN 011-122-003/808 Tioga Avenue parcel. One UST reportedly was removed from an undocumented location in the mid-1980s; the remaining two were removed from near the center of the property in late-1999. The MCEHD reportedly issued closure for the two tanks removed in 1999, although documentation was not provided. No documentation of soil sampling conducted in coordination with removal of the UST in the mid-1980s was found by Twining.

3.2.1.6 2000 Phase II Preliminary Assessment, 840 W. Tioga Avenue, Sand City, California (APN 011-122-039) – The Twining Laboratories, Inc.

The 2000 Phase II study was conducted for the APN 011-122-039 parcel, to address potential environmental concerns identified during the Twining Phase I (Section 3.2.1.5). Two fuel USTs were reported to have been installed in the location of the existing warehouse structure in 1957. The USTs remained present in 1984 at which time the property was sold and developed with the Monterey Peninsula Waste Management waste transfer facility. Operators of the waste transfer facility reported no knowledge

of the USTs; no documentation of their removal was found by Twining in available regulatory agency documents.

In an attempt to determine whether the two USTs remained present on the APN 011-122-039 parcel, a geophysical survey of the reported location was conducted in 2000. Data collected indicated an area that previously had been excavated, possibly a backfilled excavation from a previous UST. The data also did not suggest the presence of a UST to a depth of 2 to 3 feet beneath the ground surface (deeper USTs could be present).

Subsequently, exploratory borings were advanced within the presumed former UST area, as well as on the northwestern corner of the parcel, in the area where former oil dumping was suspected, and across the parcel in a grid pattern and in areas of visual staining. Soil and ground water samples were collected. Gasoline- and diesel-range hydrocarbons were not detected in soil samples collected from the presumed former UST area or from borings on the northwestern corner. Shallow soil samples collected from other locations across the parcel demonstrated up to 770 milligrams per kilogram (mg/kg) oil and grease, with concentrations typically decreasing with depth. One shallow sample adjoining north of the warehouse demonstrated 2,400 mg/kg oil and grease at a depth of 3.5 feet (a greater concentration than in shallower soil). A ground water sample collected from a location adjoining the reported tank excavation demonstrated total petroleum hydrocarbons as diesel (TPHd) at 17,000 micrograms per liter (ug/L) and total petroleum hydrocarbons as gasoline (TPHg) at 83 ug/L; benzene, toluene, ethylbenzene, and xylenes (BTEX) and methyl tertiary butyl ether (MTBE) were not detected. No petroleum hydrocarbons or related compounds were detected in a second ground water sample collected from the location north of the warehouse where the elevated oil and grease concentration was documented in soil.

The Phase II report recommended the source and lateral extent of impacted soil and ground water be determined. No documentation of the performance of additional work to address the recommendations was found in the sources available for the current study.

4.0 PAST SITE OWNER/OCCUPANT-PROVIDED INFORMATION

Current contact information for the previous property owners was unavailable. DBO has owned the majority of the site parcels for more than 15 years.

5.0 RECORDS/DOCUMENTS REVIEW

5.1 REGULATORY DATABASE REPORT REVIEW

As part of this assessment, Environmental Data Resources, Inc. (EDR) of Milford, Connecticut was contracted to provide an electronic search of databases maintained by various Federal and State regulatory agencies, containing records of environmental permits, records of properties generating, handling or storing hazardous materials, records of properties impacted by regulated compounds, and records of properties under investigation by the government for alleged violations of hazardous material regulations. The report, prepared by EDR on June 19, 2017, satisfies the minimum search radii as outlined in ASTM E1527-13. A record of the databases searched and dates the database information was updated is provided in the EDR Radius Map report included in Appendix B.

5.1.1 Site Facility Records

The site was included on multiple databases researched by EDR, as discussed in the following narrative.

The 808 Tioga Avenue site address (APN 011-122-003) was listed as Monterey City Disposal Service/Monterey Disposal Inc. on the RCRA Generators, Haznet, LUST, SWEEPS UST, Historical UST, ECHO and FINDS databases. The RCRA small quantity generator (SQG) listing was dated 1996, with a RCRA large quantity generator (LQG) listing dated 1986. Compliance inspections of the facility were reported in 1988 and 1992; no violations were noted. The Haznet listing indicated Monterey City Disposal disposed of 1.5 tons of empty containers of 30 gallons or more through off-site recycling in 1999, possibly the two USTs removed at that time. The SWEEPS UST and Historical UST listings documented three USTs on the parcel, one 1,000-gallon leaded gasoline tank installed at an unknown time, one leaded gasoline tank of unstated capacity installed at an unknown time, and one 2,000-gallon diesel tank installed in 1983. The three USTs were reported to be active in 1985. The LUST listing was for a leaking diesel UST encountered during tank closure activities in 2000. Limited information included in the LUST listing indicated 6,300 ppm TPHd was detected (sample location/type not documented) but that TPHg was not detected. The case had a status of Completed – Case Closed as of November 2007. The FINDS and ECHO databases included are indicator listings for inclusion of the parcel on the RCRA Generators and LUST databases.

The 840 Tioga Avenue site address (APN 011-122-039) was listed as Monterey Regional Waste Management District on the RCRA generators, FINDS and ECHO database. The business was listed as a LQG in 1985 and a SQG in 1988 and 1996 with no violations noted. The FINDS and ECHO listings were indicator listings for inclusion of the parcel on the RCRA Generators database.

The 856 Tioga Avenue site address (APN 011-122-010) was listed as Williamson Manufacturing on the Haznet database. The listing was for disposal of 0.92 and 0.75 ton waste oil/mixed oil in 1993 and 1994, and 0.83 ton unspecified oil-containing waste in 1996.

The 880 Tioga Avenue site address (APN 011-122-041) was listed as Pacific Truck Parts on the RCRA generators, FINDS and ECHO databases. The business was listed as a SQG in 1987 with no violations noted. The FINDS and ECHO listings were indicator listings for inclusion of the parcel on the RCRA Generators database.

The 840 Fir Avenue site address (APN 011-136-024) was listed as Monterey Fish Corp. (indicated as closed) on the ERNS, CHMIRS, CUPA Listings and Haznet databases. The ERNS and CHMIRS databases were for documented hazardous materials releases. The release resulting in the ERNS and CHMIRS listings was a 1,200- to 1,500-pound release of liquid ammonia from the refrigeration engine room in 2002, attributable to pump failure. The leak was reported to the atmosphere from aboveground piping and the remedial action was to “valve off” the system. The CUPA Listing database included 840 Fir Avenue in the Monterey County CUPA database for generation of waste oil and/or non-chlorinated safety solvents. The business was noted last to have been inspected in 2003. Finally, the Haznet listing indicated Monterey Fish Co. disposed of 0.5 ton empty containers of 30 gallons or more through off-site recycling in 1999, possibly for disposal of the removed UST.

The 825 California Avenue site address (APN 011-135-024) was included on the CHMIRS database for discovery of two 55-gallon drums uncovered while a resident was digging in the yard in 1997. No information on the contents of the drums was provided.

The 1795 California Avenue site address (APN 011-135-024) was listed as Ross Roofing Company (indicated as closed) on the SWEEPS UST, Historical UST, CUPA Listings and Haznet databases. Two USTs were reported on the parcel, one 2,000-gallon regular unleaded gasoline tank installed in 1979 and one 500-gallon diesel tank installed in 1967. Both USTs were reported to be active in 1985. The Haznet listing was for disposal of 7 tons of empty containers of 30 gallons or more in 1999, possibly related to disposal of the former USTs. The CUPA Listings entry indicated the facility was inactive as of 2003.

The 1831 East Avenue site address (APNs 011-135-015 and -016) was listed as C.L. Frost Roofing on the SWEEPS UST and Historical UST databases. One 2,000-gallon regular unleaded gasoline tank installed in 1980 was documented.

The 1857 East Avenue site address (APN 011-135-001) was listed as Johns Auto Service (indicated as closed)/Johns Auto Repair on the CUPA Listings and Haznet databases. The CUPA Listing database indicated generation of waste oil and/or non-chlorinated safety solvents and that the facility was inactive in 2004. The Haznet listing was for disposal of 1.6 tons of oil/water separation sludge in 2005.

Based on the available information, the Haznet and RCRA Generators listings generally do not represent an environmental concern to the site, with the possible exception of the Haznet listings for disposal of containers over 30 gallons, as they indicate compliance with regulations regarding appropriate disposal of hazardous wastes. Haznet listings for disposal of containers could indicate removal of a UST, for which appropriate verification sampling may not have been conducted. Based on the number of generators reported at the site, as well as listings indicating the presence of several parcels with historical USTs for which removal documentation was not available, several of the listings could indicate potential environmental concerns as discussed further in Section 7.0.

5.1.2 Vicinity Facility Records

Database references to off-site facilities were evaluated for their potential to impact the site. A summary of the significant information follows.

5.1.2.1 Fort Ord

The Fort Ord Military Reservation Department of Defense (DOD) facility and Ord Military Community NPL facility overlap, and both are located approximately 0.45 mile northeast and 1.3 miles southeast of the Site. The former Fort Ord military base NPL site encompasses approximately 28,000 acres, and includes former leaking petroleum USTs, landfills, a former fire drill area, motor pool maintenance areas, arms target ranges, a firing range and other areas with potential unexploded ordnance. Environmental investigations and remedial activities have been conducted at the base since 1984. Fort Ord was placed on the NPL in 1990, primarily due to the presence of volatile organic compounds (VOCs) in ground water. Due to the vast area included within the NPL site, cleanup and investigation of the Fort Ord NPL site is separated into three programs, the Army's Soil and Groundwater Contamination Cleanup Program, The Army's Munitions and Explosives of Concern (MEC) Program and the FORA's Privatized Cleanup Program. Following initial actions taken to protect human health and the environment, characterization, cleanup and monitoring are on-going, with more than 20 remedies selected. Ground water treatment systems continue to operate at the former fire practice area, the landfill, and the vehicle maintenance (Site 2/12) area. Additionally, capping of the landfill, combined with removal and treatment of landfill gases and pilot testing of a soil vapor extraction system for the carbon tetrachloride plume overlying the ground water table, have been

successfully completed. As of May 2011, the Army transferred portions of the former military base to other agencies which are responsible for the on-going cleanup, as needed, of the land which they were deeded.

Based on the distance and direction of the two Fort Ord facilities from the Site, along with the on-going remediation and regulatory agency oversight, it is unlikely that they are of significant concern.

5.1.2.2 Economy Cleaners, Inc.

Economy Cleaners (current Save On Cleaners) at 840 Playa Avenue, was included on the SLIC database for a release of dry cleaning solvent (perchloroethylene [PCE]) which impacted soil and soil vapor beneath the facility. Although the status of the cleanup is Open-Site Assessment as of 2011, a No Further Action Request report was prepared for the facility in 2015. The 2015 report indicated no impact to ground water beneath the facility from the PCE release; impact to soil and soil vapor appeared limited to the facility itself. Based on the information available, and the apparent cross-gradient direction with respect to anticipated ground water flow, the Economy Cleaners release does not appear likely to significantly impact the site.

5.1.2.3 Other Vicinity Sites

Numerous additional adjoining and vicinity facilities were listed as hazardous waste generators, hazardous materials users or as having had USTs on databases included in the EDR report. Based on the information available for these facilities however, there is no indication of significant releases or violations and the facilities are not considered to be of significant concern to the site.

5.2 LOCAL PUBLICLY-AVAILABLE RECORD REVIEW

Hazardous materials files and documents archived for the site were requested from local regulatory agencies and researched on-line.

5.2.1 Monterey County Environmental Health Department

A file review request was submitted to the MCEHD on June 28, 2017. The MCEHD is the Certified Unified Program Agency (CUPA) for Sand City and Monterey County. Multiple hazardous materials- and UST-related files for the various site parcels were provided through the mail for review, as discussed in the following narrative. Selected documents are included in Appendix C.

5.2.1.1 APN 011-122-003: Monterey City Disposal Services, Inc.

A 2000 UST unauthorized release report for APN 011-122-003, 808 Tioga Avenue, documented a release of diesel during removal of a UST. TPHd was reported at 6,300 ppm in a verification soil sample collected; TPHg was not detected. The report noted that the owner wanted to resample. No further documentation was provided by the MCEHD.

5.2.1.2 APN 011-135-024 and APNs 011-135-015 & -016: Ross Roofing & C.L. Frost Roofing Inc.

Ross Roofing was documented at the APN 011-135-024 - 1795 California Avenue parcel as early as 1984. Ross Roofing and C.L. Frost Roofing reportedly shared a common storage yard between East and California Avenues, possibly the existing storage yard operated by C.L. Frost adjoining east of the 1831 East Avenue building. In a 1989 Note to File, Ross Roofing was reported as having two adjacent USTs with an associated pump near the California Avenue entrance to the storage yard, one 2,000-gallon gasoline UST and one 550-gallon diesel UST which was drained and refilled with gasoline. C.L. Frost Roofing was reported as having a 2,000-gallon gasoline UST in the corner of the yard near the East Avenue entrance. An undated UST monitoring plan for Ross Roofing indicated the 2,000-gallon unleaded gasoline UST at Ross Roofing was installed in 1979. A 1998 Temporary Closure Permit (issued for emptying but leaving the tank in the ground) was issued for one 2,000-gallon UST at 1831 East Avenue/C.L. Frost Roofing; no documentation of final closure/removal was included in the MCEHD file. A 1999 UST Closure Permit was issued for the two USTs at the Ross Roofing facility at 1795 California Avenue. A no further action letter for the 1795 California Avenue USTs was issued by the MCEHD in 1999. Hazardous materials management plans (HMMPs) from 2000 and 2002 stated that Ross Roofing did not own/operate USTs.

A 1989 inspection report noted the presence of 55 gallons of solvent as well as kerosene, but the poor quality of the document made the remainder of the description illegible. Hazardous materials documentation dated 1991 and 1992 documented disposal of 55- to 175-gallons of waste oil per event. A 1994 EPA form for Notification of Regulated Waste Activity documented small-quantity generation of vehicle oil. The 2000 Hazardous Materials Management Plan (HMMP) documented the presence of a butane tank and generation of waste oil. Ross Roofing was removed from the waste generator list with the MCEHD in 2003.

5.2.1.3 APN 011-135-024: Monterey Sculpture Center

Monterey Sculpture Center was documented at the APN 011-135-024 - 1795 California Avenue parcel in 2016. The business was documented as utilizing >200 cubic feet propane and oxygen in cylinders, >1,000 cubic feet argon in cylinders, 55 gallons each of Foam A and Foam B in steel drums, 55 gallons “colloidal” in a poly drum, and waste metal fines reported as not contained. An inspection report indicated the metal fines needed to be cleaned.

5.2.1.4 APN 011-136-024: Monterey Fish Company

Hazardous material documentation for Monterey Fish Company at APN 011-136-024 - 840 Fir Avenue, dated 1987, indicated that a 1,000-gallon diesel UST was operated by the business. The only UST permit in the MCEHD file was dated 1993, expiring in 1998. A UST closure permit was dated 1999. The UST appears to have been removed, but the piping left in the ground under concrete. Two verification soil samples collected from beneath the UST demonstrated non-detectable concentrations of TPHd and BTEX. A no further action letter for the UST removal was issued by the MCEHD in May 1999.

Drums of refrigeration oil were noted on the parcel in a 1987 document. Monterey Fish Company was also listed as a hazardous waste generator of waste and mixed oil with the MCEHD in 1991. The disposal of waste also was documented in 1993, with Monterey Fish Company appearing to be a large-quantity waste generator. A release of liquid ammonia from an AST was noted in 1994. Monterey Fish Company was documented as closed in 2003.

5.2.1.5 APN 011-135-011 – 1837 East Avenue: John's Auto Repair

MCEHD documents dated 1992 and 1993 indicated that John's Auto Repair at 1837 Avenue (likely actually referring to APN 011-135-011 – 1857 East Avenue) utilized hazardous materials but had not submitted the required documentation; the facility reportedly had been operating at the address for five years prior. Reports of numerous vehicles parked on the property were reported as well. Legal action was filed at that time, for the lack of compliance with hazardous materials regulations. Disposal of up to 200 gallons of used oil was documented in 1999 and 2000. 2000 and 2002 hazardous materials inspections again noted a lack of submittal of a HMMP. John's Auto Repair was noted as closed in 2004.

5.2.2 Sand City Fire Department

Sand City contracts with the City of Monterey Fire Department (MFD) for fire services. As the MCEHD is the CUPA for Sand City, hazardous materials files are not maintained by the MFD.

5.2.3 Envirostor and Geotracker Databases

The SWRCB Geotracker and DTSC EnviroStor databases were reviewed on-line on August 7, 2017. Monterey City Disposal Service at the 808 Tioga Road site address (APN 011-122-003) was included on the Geotracker database for a release of diesel discovered during removal of a UST. The Geotracker listing indicated that no cleanup actions existed and that the cleanup status was Completed-Case Closed as of November 16, 2007. There were no other listings for the site on the Geotracker database and no listings for site addresses on the EnviroStor database.

5.3 SOIL VAPOR INTRUSION EVALUATION

As part of this study, a Tier 1 screening assessment of the potential for vapor encroachment conditions (VECs) to exist at the site was conducted in general accordance with ASTM E-2600-15. The site, adjoining properties, and properties located up-gradient from the site, with respect to anticipated ground water flow direction, were evaluated for the potential to create a VEC at the site. Using data included in the EDR electronic database search report, previously referenced in Section 5.1, and historical use information for the site (Section 6.0), the site and vicinity properties with reported releases/contamination were evaluated based on the type of chemical released and the distance from the property with the release to the site. If a petroleum hydrocarbon plume was reported within 1/10 mile of the site or a volatile organic hydrocarbon (non-petroleum hydrocarbon) plume was reported within 1/3 mile of the site in a hydraulically up-gradient direction, it was presumed a VEC could exist at the site and additional screening may be warranted. Criteria regarding the distance and direction of a potential release facility from the site may be modified based on professional judgment. Recommendation for additional screening is based on criteria including site use/proposed site use, type of site structure, physical setting, depth to ground water, soil type and presence of natural and/or man-made conduits.

Based on evaluation of the above criteria, it appears that the predominant contaminants documented in soil and ground water samples collected at various on-site locations have a generally low volatility and therefore are not as likely to create a VEC as more volatile contaminants. However, low volatility compounds such as diesel often contain naphthalene, a volatile component. Additionally, as multiple areas of reported impact to soil and ground water are documented across the site, site soils are generally sandy

and expected to have a relatively high permeability, and there is the potential for undocumented USTs and other subgrade structures to remain present, additional screening is recommended as discussed in Section 7.0.

5.4 ENVIRONMENTAL DEED RESTRICTION SEARCH

A search for environmental deed restrictions, including liens and Activity and Use Limitations (AULs), was conducted through the Envirostor and Geotracker websites, accessed on August 7, 2017. The site was not listed as having any such restrictions recorded on either database.

5.5 POTABLE WATER SOURCE AND METHOD OF SEWAGE DISPOSAL

Potable water for the site is provided by the California-American Water Company. Sanitary sewer service is provided by the Seaside County Sanitation District of Monterey County. A sewer pump station is located on the site (APN 011-122-005), on a parcel owned by the Sand City Redevelopment Agency.

5.6 STATE AND FEDERAL RADON TESTING DATA

Federal and State radon screening test data for the site, reported by zip code (93955), were included in the EDR radius map report previously referenced in Section 5.1 and included in Appendix B. Based on the provided radon data, two Federal and 85 State radon screening tests have been performed in the site zip code. None of the 85 State results indicated radon concentrations exceeding the EPA action level of 4 pCi/L. Radon concentrations reported in the Federal tests averaged -0.450 pCi/L in the first floor living area, with both of the results less than 4 pCi/L. Monterey County has been designated within Federal EPA Radon Zone 2, indicating indoor average radon levels between 2 and 4 pCi/L. Based on the radon screening test data and radon zone designation, radon is not anticipated to be a concern on the site.

5.7 FEDERAL, STATE AND PUBLIC WELL DATA

Federal, State and public well location data was obtained from EDR in the report previously referenced in Section 5.1 and included in Appendix B. Review of the Federal, State and public well database information indicated that no Federal, State or public wells are located on the site. The MCEHD had no records of monitoring wells on the site. No wells were observed at the time of the reconnaissance.

5.8 WETLANDS

Review of the U.S. Fish and Wildlife Service, National Wetlands Inventory on-line and the EDR report (Section 5.6.1; Appendix B) did not document designated wetlands on the site. The nearest designated wetlands were depicted along the Monterey Bay west-northwest of the site.

5.9 OIL AND NATURAL GAS WELLS

Review of the Department of Oil, Gas and Geothermal Resources (DOGGR) maps available on the California Department of Conservation website documented the presence of a plugged oil and gas production well operated by Sand Bowl Group on a lease by Metz in the yard area immediately west of the residence on APN 011-122-040 (853 Afton Avenue). Although the well is plugged and abandoned, improperly plugged wells can cause contamination of soil and ground water through oil, natural gas and brine seepage. Additionally, natural gas leaking from an improperly plugged well can accumulate into an overlying structure resulting in an explosion hazard (ISHN 2015).

6.0 HISTORICAL REVIEW

6.1 MAPS AND AERIAL PHOTOGRAPHS

Historical maps and photographs were reviewed during this study, in an attempt to identify past site and vicinity property uses that may indicate a possible REC. The following historical sources were reviewed.

- Aerial photographs from the years 1949, 1956, 1968, 1974, 1981, 1987, 1998, 2005, 2009, 2010 and 2012 obtained from EDR, Inc. on June 20, 2017 and from the years 2002 and 2015 available through Google Earth.
- USGS 15-minute topographic maps, Monterey Quadrangle, from the years 1913, 1941, and 1947 and 7.5-minute topographic maps, Monterey Quadrangle, from the years 1948, 1968, 1974, 1983, and 2012 obtained from EDR, Inc. on June 19, 2017.
- EDR reported Certified Sanborn fire insurance maps to be unavailable for the Site.

Copies of the photographs and maps reviewed are included in Appendix D. The observations for the site and vicinity, made from the available photos and maps, are summarized in the table on the following page.

Historical Site and Vicinity Observations

Year	Source	Observations
1913	Topographic Map	<p><i>Site:</i> No development was depicted on the site.</p> <p><i>Vicinity:</i> A railroad line was depicted adjoining the eastern site boundary; a dirt road was depicted adjoining the northeastern corner of the site. No other significant development was depicted in the immediate vicinity of the Site; development in the town of Seaside was depicted a short distance south and east.</p>
1941	Topographic Map	<p><i>Site:</i> No development was depicted on the site.</p> <p><i>Vicinity:</i> A dirt road in the location of California Avenue had been constructed adjoining the southern and eastern site boundaries. Other dirt roads were depicted to the north of the site. Development in the town of Seaside was depicted extending generally adjoining the southern and eastern site boundaries.</p>
1947 & 1948	Topographic Maps	<p><i>Site:</i> The existing surface streets on the site were depicted, as were 10 small structures, most-likely residences.</p> <p><i>Vicinity:</i> The vicinity remained generally similar to that depicted on the 1941 map, with a few additional small structures depicted north of the site.</p>
1949	Aerial Photograph	<p><i>Site:</i> The poor contrast of the photograph made development details difficult to discern. Numerous small structures were visible on portions of the site between Orland Street and Tioga Avenue. Site parcels south/southeast of Orland Street appeared undeveloped, as did areas west of the termination of Fir Avenue. A larger, narrow, possible warehouse structure was visible on the eastern side of APN 011-136-024. One to two additional structures appearing larger than residences adjoined that structure to the west.</p> <p><i>Vicinity:</i> Tioga Avenue extended to the west to the beach along the Monterey Bay. The vicinity west of the site to the Bay appeared generally undeveloped. California Avenue and the majority of the vicinity streets were visible, as were the railroad tracks. Fairly dense residential development, with some commercial structures as well, was present south, southwest and east of the site.</p>
1956	Aerial Photograph	<p><i>Site:</i> Many of the small structures remained present, with one to two structures now present south of Orland Street. The warehouse structure no longer appeared present. Areas around the structures appeared vegetated, with dune areas on the western portion, similar to that currently present.</p> <p><i>Vicinity:</i> The vicinity to the west, south and southwest remained densely developed, but with an increase in commercial/light-industrial development, especially between the railroad tracks and Del Monte Boulevard. The vicinity north and west remained undeveloped dunes.</p>
1968	Topographic Map	<p><i>Site:</i> The 10 small, presumably residential structures remained depicted. A larger structure was depicted on the southwestern corner of the site, appearing to be the existing building on APN 011-135-014. The entire site was in a shaded area indicating urban development.</p> <p><i>Vicinity:</i> Highway 1 had been constructed a short distance west of the site. The immediate vicinity adjoining south and east was shaded, indicating urban development.</p>
1968	Aerial Photograph	<p><i>Site:</i> Several larger structures had been added to or replaced the smaller structures previously present. What appeared possibly to be the existing structures on APNs 011-122-011, 011-122-010, 011-122-038 were noted along Tioga Avenue. A warehouse structure was visible in the general location of the existing warehouse on APN 011-122-039. The existing structure on APN 011-123-004 also appeared present, as did the permanent structure on APN 011-135-024 and the structure on APN 011-135-014. The structure on APN 011-123-022 also was visible. Other structures on the site were small, possibly remaining residences or sheds/outbuildings.</p> <p><i>Vicinity:</i> Development east, south and southeast appeared predominantly commercial and/or light industrial. The existing Granite Rock facility was present south of California Avenue, as was the structure adjoining northeast of the California Avenue/railroad tracks intersection. Highway 1 had been constructed to the west.</p>

(continued)

**Historical Site and Vicinity Observations
(continued)**

Date	Source	Observations
1974	Aerial Photograph	<p><i>Site:</i> Two structures were present on the current parking lot portion of APN 011-122-041. The structure on APN 011-122-040 had been added to the site development. What appeared to be the waste transfer station was visible on APN 011-122-039, with multiple parked trucks, the existing office building and a larger warehouse in the location of the existing warehouse. The permanent structure on APN 011-135-024 was present, with multiple additional trucks or other smaller structures present across the group of parcels on that portion of the site. Existing structures on APN 011-123-011 and 011-136-024 were present as well. A small light-industrial structure was present on APN 011-135-015. Small, likely residential, structures were observed on APNs 011-136-012, 011-136-007, 011-186-038, 011-186-039 and 011-186-021.</p> <p><i>Vicinity:</i> A large traffic circle or plaza was visible on The Mall. The majority of the development to the south and east appeared commercial and/or light industrial. Some residential structures had been constructed west and southwest of the Site. Sand production operations appeared present along the beach areas west of the site. The existing wastewater treatment plant was visible southwest of Highway 1.</p>
1974 & 1983	Topographic Map	<p><i>Site:</i> The site appeared generally similar to that described for the 1968 map.</p> <p><i>Vicinity:</i> The vicinity also appeared to remain generally similar, with the exception of a few small buildings depicted adjoining the southeastern corner and a short distance west. The immediate vicinity of the site was labeled as Sand City.</p>
1981	Aerial Photograph	<p><i>Site:</i> Existing structures on APNs 011-122-041 (warehouse and parking lot) and 011-123-025 had been added to the site development.</p> <p><i>Vicinity:</i> Vicinity development remained generally similar.</p>
1987	Aerial Photograph	<p><i>Site:</i> The site appeared generally similar to that described for the 1981 photograph, with the existing warehouse structure on APN 011-122-039 having replaced the previous, larger warehouse. The small structure remained present on APN 011-136-007; other currently undeveloped parcels appeared undeveloped on the 1987 photograph.</p> <p><i>Vicinity:</i> The vicinity appeared developed similarly to that currently present.</p>
1998	Aerial Photograph	<p><i>Site:</i> The site appeared developed with the existing structures, with the exception of structures present on APNs 011-186-038 and 011-136-007, and many of the pre-fab structures not yet present on APN 011-135-024.</p> <p><i>Vicinity:</i> The vicinity appeared developed similarly to that described for the 1987 photograph, with the exception of the existing Costco building and adjoining strip center and other commercial development having been constructed adjoining north of Tioga Avenue.</p>
2002	Aerial Photograph	<p><i>Site:</i> The site appeared developed with the majority of the existing structures. The parking lot on the eastern side of APN 011-136-024 was continuous with a parking lot on APN 011-136-012, and had multiple large trucks parked on it.</p> <p><i>Vicinity:</i> The vicinity appeared developed similarly to that described for the 1987 photograph, with the exception of the existing Costco building and adjoining strip center and other commercial development having been constructed adjoining north of Tioga Avenue.</p>
2005 - 2010	Aerial Photographs	<p><i>Site:</i> The site appeared developed similarly to the 2002 photograph; the structure previously present on APN 011-136-007 no longer was present however.</p> <p><i>Vicinity:</i> The vicinity appeared developed similarly to that described for the 1998 photograph.</p>
2012	Topographic Map	<p><i>Site and Vicinity:</i> No specific development was depicted on the map, with the exception of streets.</p>
2012 & 2015	Aerial Photographs	<p><i>Site:</i> Site development appeared generally similar to the existing development, with the structure previously present on APN 011-186-038 no longer present and the existing pre-fab structures present on APN 011-135-024.</p> <p><i>Vicinity:</i> Vicinity development appeared generally similar to that currently present.</p>

6.2 BUILDING DEPARTMENT RECORDS

Building permits filed with the Sand City Building Department (SCBD) were requested at the SCBD offices on June 27, 2017. According to the SCBD representative in charge of building permit files, only permit information dated within the last 5 to 10 years was available for review. Older documents were archived at an off-site location and unable to be accessed in the time frame required for completion of this study. Available building permit information reviewed did not indicate any additional information pertinent to this study.

6.3 PROPERTY PROFILES

DBO provided Property Detail reports compiled by CoreLogic from public and private sources. Pertinent historical information available in the reports included the parcel owners prior to purchase by DBO, dates of construction, and the type of development. A summary of this information is summarized in the table below.

Property Information

APN	Previous Owner	Land Use	Year of Construction	Year of Sale
011-122-002	Monterey City Disposal Service Inc.	Industrial	Unavailable	2006 (DBO)
011-122-003	Monterey City Disposal Service Inc.	Unavailable	1965	2006 (DBO)
011-122-004	Monterey City Disposal Service Inc.	Industrial	Unavailable	2006 (DBO)
011-122-010	Individuals	Auto Sales	Unavailable	2006 (DBO)
011-122-011	Individuals	Single Family Residence	1957	2005 (DBO)
011-122-023	USA Waste of California Inc.	Industrial	Unavailable	2001 (DBO)
	Individuals			1989
	Individuals			1984
011-122-024	Monterey City Disposal Service Inc.	Commercial	1973	2006 (DBO)
	Individual			1981
011-122-025	Monterey City Disposal Service Inc.	Industrial	Unavailable	2006 (DBO)
	Parco Family Investments			2003
	Individuals			1998
	Monterey Fish Company			1983

(continued)

Property Information (continued)

APN	Previous Owner	Land Use	Year of Construction	Year of Sale
011-122-026	Monterey City Disposal Service Inc.	Industrial	Unavailable	2006
011-122-032	No information	Industrial	Unavailable	No information
011-122-038	No information	Industrial	Unavailable	No information
011-122-039	No information	Industrial	Unavailable	No information
011-122-040	No Information	Industrial	Unavailable	2008 (DBO)
011-122-041	Individual	Industrial	1976	2008 (DBO)
011-123-001	Monterey Fish Co. Inc.	Industrial	Unavailable	2004 (DBO)
011-123-005	Monterey Fish Co. Inc.	Industrial	Unavailable	2004 (DBO)
011-123-006	Martelli Family Trust B	Industrial	Unavailable	2007 (DBO)
011-123-007	Monterey Fish Co. Inc.	Industrial	Unavailable	2004 (DBO)
011-123-008	Individuals	Commercial	Unavailable	2014 (DBO)
011-123-009	Individuals	Single Family Residence	1937	2008 (DBO)
011-123-011	Individual Home Depot USA Rimm Investments Individual	Light Industrial with 2 fireplaces	1959	2009 (DBO) 2007 2004 1996
011-123-022	Individuals	Warehouse	1966	2009 (DBO)
011-123-024	Individuals	Warehouse	1974	2014 (DBO)
011-123-025	Monterey Fish Company	Light Industrial	1980	2004 (DBO)
011-123-026	No information	Industrial	Unavailable	No information
011-134-011	Ross Roofing	Industrial	Unavailable	2007 (DBO)
011-135-001	Individuals	Auto Sales	1982	2000 (DBO)
011-135-014	Ross Roofing Individuals	Warehouse	Unavailable	2007 (DBO) 1987
011-135-015	Ross Roofing	Commercial	Unavailable	2007 (DBO)
011-135-016	Ross Roofing	Warehouse	1986	2007 (DBO)
011-135-023	Ross Roofing	Warehouse	Unavailable	2007 (DBO)
011-135-024	Ross Roofing	Commercial	Unavailable	2007 (DBO)

(continued)

Property Information (continued)

APN	Previous Owner	Land Use	Year of Construction	Year of Sale
011-136-007	Lowes Hiw Inc. Individuals	Commercial	Unavailable	2013 (DBO) 2002
011-136-012	Monterey Fish Company	Industrial	Unavailable	2004 (DBO)
011-136-024	Monterey Fish Company	Warehouse	1973	2008 (DBO)
011-186-021	Ross Roofing Individual	Single Family Residence	1948	2007 (DBO) 1988
011-186-038	Ross Roofing	Industrial	Unavailable	2007 (DBO)
011-186-039	Ross Roofing	Industrial	Unavailable	2007 (DBO)

6.4 PREVIOUS REPORTS

6.4.1 APNs 011-123-025, 011-123-026, 011-136-012 & 011-136-024

DBO provided a previous ESA and ESA update prepared for the APN 011-123-025, 011-123-026, 011-136-012 and 011-136-024 site parcels (Twining 2000 & 2014) as discussed previously in Section 3.2.2. Based on historical information in the reports, these site parcels were vacant and undeveloped prior to 1940, at which time the parcels were developed with as many as six residential structures and associated outbuildings. With the exception of a residential structure on the eastern portion of the parcels, the structures were cleared in the late-1960s. Developed as the Monterey Fish Company, the existing structure on APN 011-136-024 was constructed as a box warehouse, cannery and boiler room in the late-1960s and the existing structure on APN 011-123-025 was constructed as an office and freezer building in the mid-1980s. In 1995, the residence on the eastern portion of the parcels was demolished, filled with undocumented fill to match adjacent grade and paved for use as a parking lot for the Monterey Fish Company.

6.4.2 APN 011-122-039

DBO provided two previous ESAs and a Phase II assessment prepared for the APN 011-122-039 site parcel (K-Plus 2000, Twining 2000) as discussed previously in Section 3.2.2. Based on historical information in the report, initial development of the parcel with two small structures along Tioga Avenue occurred prior to the mid-1950s, including a small shop in the location of the existing warehouse and a residence. Anecdotal evidence indicates the parcel may have been leased to the Federal government for automobile/equipment storage in association with the Fort Ord military base. The parcel was purchased by an individual for operation of a garbage hauling business and truck maintenance activities in 1957. The existing office building was

constructed on the parcel by 1967; a second structure present at that time reportedly may have been utilized for automotive storage purposes. Property occupancy by Motor Truck Scale was documented in 1965, and numerous vehicles and semi-trucks were visible on the property on a 1967 aerial photograph. Additional former tenants on the parcel were reported to be Carmel Marina Corporation and Monterey Regional Waste Management District.

The initial warehouse structure was constructed by the early-1970s, and remodeled into the existing warehouse by 1984 at which time Monterey Peninsula Waste Management first was documented on the property in building department records. Monterey Peninsula Waste Management appeared to operate on the parcel through 1994, at which time the parcel was sold to United Waste Systems of California. United Waste Systems of California operated on the parcel through 1998.

6.4.3 APNs 011-122-038 and 011-122-040

Included in the previous ESA prepared for the APN 011-122-039 site parcel (Twining 2000), as discussed previously in Section 3.2.2, was a description of historical development on APN 011-122-038 and 011-122-040. Information from the study indicated that the parcels were residentially developed prior to 1956.

6.5 Regulatory Agency Database Report

Very limited historical site occupancy information was included in the regulatory agency database report prepared by EDR and previously discussed in Section 5.1.1. Based on the report, Peninsula Diesel operated at the 880B Tioga Avenue address (APN 011-122-041) in 1991 to 1993. John's American & Foreign Auto Repair was listed at the 1857 East Avenue address (APN 011-135-001) from 1987 through 2004. Monterey Peninsula Waste Management Inc. Transfer Facility was documented at 840 Tioga Avenue (APN 011-122-039) from 1995 to 1999. Subsequently, Central Coast Auto was listed at the 840 Tioga Avenue address from 2010 to 2013.

7.0 SUMMARY OF SIGNIFICANT FINDINGS, CONCLUSIONS AND RECOMMENDATIONS

This ESA of the South of Tioga Project Parcels site, located southwest of the intersection of California and Tioga Avenues in Sand City, Monterey County, California, has been performed in conformance with the scope and limitations of ASTM Practice E 1527-13. Any exceptions to, or deletions from, this practice are described in Sections 8.0 and 9.0 of this report.

This ESA has revealed evidence of the following RECs in connection with the Site.

- The potential presence of USTs and/or related subsurface impact remaining present at the site.
- The presence of aged and former structures on the Site, resulting in the potential presence of lead from flaking LBP and pesticides/herbicides and related metals, from building maintenance application, in surficial soils.

This ESA has revealed evidence of the following HREC in connection with the Site.

- Historical USTs which have been removed and granted closure by the MCEHD.

Although not considered RECs, the following environmental concerns also are identified.

- Pockets of impacted soil attributable to hazardous materials use and spills by existing and former site occupants.
- The potential presence of impacted soil beneath documented and undocumented subgrade structures at the Site from the existing and historical development.
- The presence of a plugged oil and gas production well.
- The presence of undocumented fill.
- The potential presence of ACM and LBP in/on the Site structures based on the age of the buildings on the Site.

Results of the research performed for this study are summarized in the following sections.

7.1 SITE USE

7.1.1 Current

The 10.7-acre site currently is developed with a variety of warehouse, light-industrial, commercial and residential structures; several undeveloped parcels and roadways are also included in the site. All but three of the site parcels currently are owned by DBO, with DBO in the process of acquiring the remaining three. Existing tenants on the site include private residential occupants, landscaping companies, construction contractors, galleries, a U-Haul rental facility, children's play facility, ornamental iron fabricator, towing company, silk screening company, storage warehouses, a rock climbing gym, cultured marble manufacturers, and a sculpture manufacturer.

7.1.2 Historical

The site originally was developed with residential structures as early as 1937; numerous residences and associated outbuildings remained present through the late-1960s and several remain to the present time. By the late-1960s, light-industrial, commercial and warehouse developments began being constructed on the site parcels, amongst the residential properties, with construction of similar facilities continuing through the 1980s. With the exception of the undeveloped dunes on the far western portion of the site, many of the parcels which are undeveloped at the present time historically were developed with residential or other structures. Facilities which have operated at the site in the past, different from those currently present, included waste/garbage transfer facilities, auto and truck maintenance/repair facilities, a fish cannery, and a roofing contractor.

7.2 HAZARDOUS MATERIALS/WASTES

Small quantities of hazardous materials were observed in use by many of the current tenants on the subject property at the time of the reconnaissance, including gasoline, oils (including at least one oil storage “cube”), landscaping-related products (fertilizers, pesticides, herbicides, etc.), paints and stains, caulk and sealants, concrete and aluminum cleaners, welding gases, screen printing inks, sculpture patina and etching solutions, solid and molten bronze, and propane. Hazardous wastes were not observed.

Use of significant quantities of hazardous materials by many of the former site occupants was identified; several former on-site businesses were documented as large and small quantity generators of hazardous waste. In addition to similar materials to those used by the current tenants, former occupants were documented as using large quantities of gasoline, diesel and ammonia, and smaller quantities of lubricants, Oakite (alkaline descaler), and assorted vehicle repair chemicals. Hazardous wastes generated by former occupants included waste oil and related materials, non-chlorinated safety solvents and oil/water separation sludge.

7.3 DOCUMENTED USTs

Gasoline and diesel USTs, as well as USTs of undocumented contents, were documented on several of the site parcels. Removal and subsequent regulatory closure of several of the USTs were reported in the sources available for this study. However, no documentation of removal for several other USTs was found in the reasonably ascertainable sources. The potential presence of USTs and/or related subsurface impact remaining present at the site is considered a REC; removed USTs which have been granted closure by the MCEHD are considered an HREC.

A summary of the identified USTs and potential related issues is presented in the following table as well as in the following discussion. It should be noted that in cases where evaluation of soil vapor and ground water quality should be considered, investigation of individual tank locations could be conducted as part of a combined effort to evaluate the environmental condition of the site.

Documented UST Summary

APN	Address	UST Size(s) & Contents	UST Status
011-122-003	800 Tioga Avenue	1 @ 1,000-gallon gasoline; 1 @ 1,000 or 2,000-gallon diesel	Removed from NE corner of parcel in 1999. No removal documentation available but MCEHD closure reportedly granted in 2000. No further assessment appears warranted.
011-122-003	800 Tioga Avenue	Unknown volume leaded gasoline	Most likely on center of parcel; likely removed in mid-1980s. No further information available. Additional evaluation should be considered.
011-122-003	800 Tioga Avenue	2 @ 2,500-gallon perforated or concrete of undocumented contents	Likely located on NE corner of parcel. No further information available, including no documentation of removal. Additional evaluation should be considered, including observation during earthmoving activities to confirm removal.
011-122-039	840 Tioga Avenue	2 of unknown volume and contents (fuel); 1 of unknown volume and contents possible (fuel)	Located at south side of original warehouse. Planned for removal but no documentation available. Additional evaluation should be considered.
011-135-015 & -106	1831 East Avenue	1 @ 2,000-gallon gasoline	Drained and closed in place near East Avenue entrance corner of storage yard. No removal or final closure documentation available. Additional evaluation should be considered.
011-135-024	1795 California Avenue	1 @ 2,000-gallon gasoline; 1 @ 500-gallon diesel/gasoline	Removed from near California Avenue entrance to storage yard between East and California Avenues in 1999. No documentation available, but no impact reported and MCEHD granted case closure in 1999. No further assessment appears warranted.
011-136-024	840 Fir Avenue	1 @ 1,000-gallon diesel	Removed from former boiler room (existing Devine Glass) in 1999. Verification sampling documented no impact; MCEHD granted case closure in 1999. No further assessment appears warranted. Potential fill port observed during reconnaissance; geophysical survey recommended to determine purpose.

7.3.1 APN 011-122-003 (808 Tioga Avenue)

One 1,000-gallon gasoline UST and one 1,000- or 2,000-gallon diesel UST were removed from the northeastern corner of this parcel in 1999. Residually-impacted soil beneath the tanks reportedly was excavated and verification samples were "clean". Although no documentation of the removal, remediation,

sampling or closure was available, a previous study stated the MCEHD granted case closure in 2000. Presuming previously-reported documentation to be correct, no further assessment appears warranted.

An additional leaded gasoline UST of unknown volume was reported on this parcel as well, most likely located near the center of the parcel. Available documentation indicated likely removal of the tank in the mid-1980s. No further information on the removal was available, including whether verification sampling was conducted. To address the potential presence of residual impact to soil and/or ground water in the former tank location, evaluation of soil vapor and ground water quality on that area of the parcel should be considered.

Finally, two 2,500-gallon “perforated”, possibly concrete, USTs of undocumented contents also were documented on the northeastern portion of this parcel. No documentation was available indicating these USTs were removed. To address the potential presence of residual impact to soil and/or ground water in the former tank location, evaluation of soil vapor and ground water quality on that area of the parcel should be considered. Additionally, the reported location of these tanks should be observed during demolition and/or earthmoving activities, to ascertain whether they may remain present and require appropriate removal. This can be managed utilizing a Site Management Plan (SMP) as discussed in Section 7.13.

7.3.2 APN 011-122-039 (840 Tioga Avenue)

Two fuel USTs were reported to have been installed in the location of the existing warehouse structure in 1957. Previous studies indicated likely removal of the tanks prior to construction of the existing structure, although no documentation was available. Performance of a geophysical survey in the area revealed no evidence of the tanks to a depth of 3 feet; an area of fill was documented, potentially the former tank pit. No TPHg or TPHd was reported in soil samples collected by Twining from this area of the parcel in 2000. TPHd at 17,000 ug/L and TPHg at 83 ug/L were documented in a ground water sample however; the California Regional Water Quality Control Board (RWQCB) Tier 1 Environmental Screening Level (ESL) for TPHd and TPHg is 100 ug/L. Although Twining recommended the source and extent of the detected contamination be evaluated, no documentation of such activities was identified. Evaluation of soil vapor and ground water quality on that area of the parcel should be considered.

An additional fuel tank was documented on the south side of the original steel warehouse on a blueprint for this parcel. The tank and dispenser were indicated as planned for removal; no documentation of removal was found. It is unclear if this tank could be the tanks discussed previously. If desired, evaluation of soil vapor and ground water quality for this potential tank location could be accomplished with the same sampling as the other location based on reported proximity of the USTs to each other.

7.3.3 APN 011-135-015 & -016 (1831 East Avenue)

One 2,000-gallon unleaded gasoline UST was documented near the East Avenue entrance corner in the storage yard on this parcel. A temporary closure permit for this UST was issued by the MCEHD in 1998, indicating the tank would be drained and left in place. No documentation of final removal or closure was available. Performance of a geophysical survey in the reported vicinity of the UST should be considered, as should evaluation of soil vapor and ground water quality on the parcel.

7.3.4 APN 011-135-024 (1795 California Avenue)

One 2,000-gallon gasoline UST and one 500-gallon diesel/gasoline UST reportedly were removed in 1999 from a storage yard located between East and California Avenues, appearing to be the storage yard on APNs 011-135-015 & -016. The USTs were documented near the California Avenue entrance to the storage yard. Available information indicated that no impact was associated with the tanks; the MCEHD granted case closure in 1999. No further assessment appears warranted.

7.3.5 APN 011-136-024 (840 Fir Avenue; Monterey Fish Cannery Company)

One 1,000-gallon diesel UST was removed from the former boiler room (existing Devine Glass space) at this facility in 1999; associated piping reportedly was left in place. Verification soil sampling did not demonstrate impact to underlying soil, and the MCEHD granted case closure in a 1999 letter. No further assessment appears warranted.

At the time of the reconnaissance for this study, a concrete block with a capped, approximately 2-inch diameter protruding steel pipe was observed at the front of the building, appearing possibly to be a fill port for a UST. This could be the remaining fill port for the UST removed from the parcel in 1999. However, performance of a geophysical survey in the vicinity of the pipe should be considered.

7.4 OTHER DOCUMENTED SUBGRADE STRUCTURES

Other subgrade structures, in addition to USTs, have been identified on the site as well. A grate-covered drain is present in the driveway adjoining the trash compactor loading dock on APN 011-122-039; 840 Tioga Avenue. There were reports of oil dumping into the drain by the former waste transfer facility. Additionally, evidence of significant oil dumping into the drain was observed by DBO in 2016, and an accumulation of green liquid within the drain was observed at the time of the reconnaissance for this study.

A soil sample collected by Twining from what appears to be the general vicinity of the drain in 2000 revealed 2,400 mg/kg oil and grease at a 3.5-foot depth. Twining recommended the source and extent of the detected contamination be evaluated; no documentation of such activities was identified. Evaluation of soil quality in the vicinity of the drain/previous sample should be considered.

Trench/sump systems associated with wash water, as well as other assorted sumps and subgrade structures, were observed and/or reported at the former Monterey Fish Company Cannery buildings on APN 011-136-024; 840 Fir Avenue and APN 011-123-025; 841 Fir Avenue. Disposal of oil/water separation sludge by a former occupant of APN 011-135-001; 1857 East Avenue likely indicates the presence of an existing/former oil/water separator. Oil/water separation sumps also were documented on APN 011-122-003; 808 Tioga Avenue, potentially associated with the two “perforated” USTs which were discussed in Section 7.3.1. The locations of these structures, including those whose locations are not documented, if found, should be observed following demolition of the overlying structures, to ascertain whether they may remain present and require appropriate removal. This can be managed utilizing a Site Management Plan (SMP) as discussed in Section 7.13.

7.5 UNDOCUMENTED USTs & OTHER SUBGRADE STRUCTURES

Due to the existing and historical industrial and light-industrial use of the site parcels, undocumented fuel oil or other USTs, as well as other undocumented subsurface structures such as sumps, clarifiers, and water supply wells, may remain present. Two buried 55-gallon drums were reported to have been found on APN 011-135-024; additional similar buried items could remain present as well. If identified, appropriate removal of USTs and other structures encountered during redevelopment activities must be conducted in accordance with applicable regulatory agency requirements, possibly including sampling and remediation. Appropriate removal of any encountered structures can be managed utilizing a SMP as discussed in Section 7.13.

7.6 AREAS OF IMPACTED SOIL FROM SURFACE SPILLS/HAZARDOUS MATERIALS STORAGE

Containers (5-gallon pails and 55-gallon drums) of assorted aluminum cleaning/brightening chemicals were stored on a concrete pad adjoining a storage shed on the northeastern lot of APN 011-136-024, with one small container visibly leaking onto the underlying asphalt. Significantly oil-stained concrete with a strong petroleum hydrocarbon odor was observed on the floor of the refrigeration room within the APN 011-123-025; 840 Fir Avenue building, with the oil possibly having migrated through to underlying soil. Limited areas of what appeared to be oil-stained soil were observed at multiple locations across the site parcels. Additional pockets of impacted soil attributable to hazardous materials use by existing and former site occupants (Section 7.2) also could be encountered during the demolition and earthmoving activities

planned to facilitate redevelopment of the site. Removal of visually-impacted soil should be conducted, followed by verification sampling to ensure all significantly-impacted soil is removed. This can be managed utilizing a Site Management Plan (SMP) as discussed in Section 7.13.

7.7 SOIL VAPOR INTRUSION EVALUATION

Due to the decades-long history of hazardous materials use, UST releases, and potential presence of undocumented USTs and other hazardous materials-related structures, evaluation of soil vapor and ground water quality across the site, including areas of specific concern identified previously, should be considered. Based on the available information, it appears that the predominant contaminants documented in site soil and ground water have a generally low volatility and therefore are not as likely to create a VEC as more volatile contaminants. However, low volatility compounds can contain additives with a higher volatility, such as naphthalene associated with diesel. Additionally, multiple areas of reported impact to soil and ground water are documented across the site, site soils are generally sandy and expected to have a relatively high permeability, and there is the potential for undocumented USTs and other subgrade structures to remain present. Analysis of soil vapor and ground water quality in areas of documented residual impact, as well as other select areas across the site parcels, would allow an evaluation of the site for potential VECs in the proposed development.

7.8 AGED/HISTORICAL STRUCTURES

The existing structures on the site were constructed between the 1930s and 1980s. Additionally, multiple other structures were constructed on the site during this time period, but have since been removed. Based on the dates of construction, the paint on the aged/former structures may/may have contain(ed) lead. Flaking LBP may have impacted exposed surficial soil in the vicinity of the current and former structures with lead. Additionally, application of pesticides and/or herbicides may have occurred around the current and former building perimeters. This is considered a REC for the Site. Evaluation of exposed near-surface soil around the existing and former structure perimeters for the presence of lead, as well as pesticides and related metals, should be considered.

7.9 PLUGGED OIL AND GAS PRODUCTION WELL

A plugged oil and gas production well was documented in the yard area immediately west of the residence on APN 011-122-040 (853 Afton Avenue). Although the well is reported to be plugged and abandoned, improperly plugged wells can cause contamination of soil and ground water through oil, natural gas and/or brine seepage. Additionally, natural gas leaking from an improperly plugged well can accumulate into an

overlying structure resulting in an explosion hazard. Performance of a geophysical survey in the reported vicinity of the plugged well should be considered, so confirmation of adequate closure can be made. A geophysical survey could locate the well if it was installed with a steel casing.

7.10 UNDOCUMENTED FILL

The presence of fill material, presumably from an undocumented source, was noted in the 2017 geotechnical investigation conducted for the proposed site redevelopment project. Up to 2 feet of fill were documented across some areas of the site, with thicker fill potentially present at some locations. Evaluation of fill material for a suite of potential contaminants should be considered; this evaluation could be conducted in conjunction with other sampling at the site.

7.11 ASBESTOS-CONTAINING BUILDING MATERIALS AND LEAD-BASED PAINT

Based on the dates of construction for the existing structures, building materials and coatings may include ACM and LBP. ACM was identified in the 840 Fir Avenue (APN 011-136-024) and 841 Fir Avenue (APN 011-123-025) buildings during prior assessments. Prior to demolition of the buildings, appropriate asbestos and LBP surveys must be performed. All materials identified as ACM or LBP must be abated/appropriately managed during demolition.

7.12 CONCERNS WITH VICINITY PROPERTIES

Information included in the regulatory agency database report did not reveal the presence of vicinity properties appearing likely to have significantly impacted the site through documented releases to soil and/or groundwater.

7.13 SITE MANAGEMENT PLAN

Due to the current and historical industrial/light-industrial uses of the site resulting in the likely presence of pockets of impacted soil and/or ground water and undocumented sub-grade structures remaining on the site, pre-construction preparation of a Site Management Plan (SMP) for the proposed redevelopment project is recommended. An SMP provides a framework for managing subsurface structures, impacted soil and ground water, and other unexpected conditions encountered during redevelopment activities, as well as for characterizing soil and ground water for off-site disposal/discharge, if necessary.

8.0 DATA FAILURE/DATA GAPS

The following deviations to ASTM Practice E1527-13 occurred due to data failure and/or gaps, as summarized below.

- Gaps of greater than 5 years were present in the available historical reference sources. The sources and years available appear to have adequately documented historical site development however, and therefore the data failure attributable to the historical sources appears not to be significant.
- Contact with previous site owners was unable to be made due to lack of current contact information. As significant information on site history was available through other sources, this data gap appears not to be significant.

9.0 ADDITIONS

The following additions to ASTM Practice E1527-13 were made.

- The potential presence of ACM and LBP was evaluated.
- Radon data for the site vicinity was reviewed.
- State, Federal and public well data for the site vicinity was reviewed.
- National Wetlands Inventory data for the site vicinity was reviewed.

10.0 REFERENCES

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11.0 QUALIFICATIONS AND SIGNATURE

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in Section 312.20 of 40 CFR 312. I have the specific qualifications, based on education, training, and experience, to assess a site of the nature, history and setting of the subject site. I have developed and performed the All Appropriate Inquiries in conformance with the standards and practices set forth in 40 CFR 312.



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FIGURES