

AT DUBLIN
DUBLIN, CALIFORNIA

PHASE I ENVIRONMENTAL SITE ASSESSMENT

SUBMITTED TO
Ms. Elizabeth Cobb
Shea Properties
130 Vantis
Suite 200
Aliso Viejo, CA 92656

PREPARED BY
ENGEO Incorporated

January 31, 2018

PROJECT NO.
09429.001.000

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Ms. Elizabeth Cobb
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130 Vantis, Suite 200
Aliso Viejo, CA 92656

Subject: AT Dublin
Dublin Boulevard and Tassajara Road
Dublin, California

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Dear Ms. Cobb:

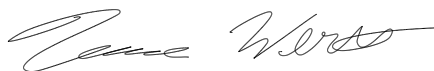
ENGEO is pleased to present our phase I environmental site assessment of the subject property (Property), located in Dublin, California. The attached report includes a description of the site assessment activities, along with ENGEO's findings, opinions, and conclusions regarding the Property.

ENGEO has the specific qualifications based on education, training, and experience to assess the nature, history, and setting of the Property, and has developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312 and the American Standard Testing Method (ASTM) Practice E1527-13. We declare that, to the best of our professional knowledge and belief, the responsible charge for this study meets the definition of Environmental Professional as defined in Section 312.10 of 40 CFR Part 312 and ASTM E1527-13.

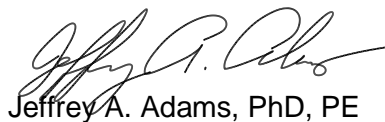
We are pleased to be of service to you on this project. If you have any questions concerning the contents of our report, please contact us.

Sincerely,

ENGEO Incorporated



Taunee Werts
tw/jaa/jf



Jeffrey A. Adams, PhD, PE

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EXECUTIVE SUMMARY

ENGEO conducted a phase I environmental site assessment for the property located at Dublin Blvd and Tassajara Road in Dublin California (Property). The Property is approximately 76 acres in area and is identified by Assessor's Parcel Numbers (APN) 985-51-4, 985-51-5, 985-51-6, 985-52-24, and 985-52-25 (Figure 3).

The Property consists of undeveloped land that is generally bounded by Interstate 580 to the south, Tassajara Road to the west, Brannigan Street to the east, and an existing residential development to the north. Gleason Drive, Central Parkway, and Dublin Boulevard currently cross the Property in the east-west direction. Review of historical records indicates that the Property has remained as undeveloped land since 1939, with the exception of residential/agricultural structures that were on the Property from at least 1949 until the mid/late 1990s.

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

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

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

Although not considered RECs, we did observe the following conditions that could pose an environmental concern.

- The following deleterious materials were observed:
 - One 5-gallon bucket of petroleum hydrocarbon containing material and one 5-gallon bucket of petroleum hydrocarbon containing material spilt (middle parcel APN 985-52-24).
 - Approximately nine drums in poor condition (middle parcel APN 985-52-24).
 - Minor stained soil with odors (middle parcel APN 985-52-24).
 - Minor stressed vegetation under abandoned tractors (middle parcel APN 985-52-24).
 - Solid waste debris (middle parcel APN 985-52-24 and southern parcel APN 985-51-5).
 - Abandoned Zone 7 water supply well (middle parcel APN 985-52-24).

ENGEO has performed a phase I environmental site assessment in general conformance with the scope and limitations of ASTM E1527-13 and the standards and practices of the All Appropriate Inquiry – Final Rule (40 Code of Federal Regulations Part 312). Any exceptions to,

or deletions from, this practice are described in Section 5.2 of this report. Based on the findings of this assessment and the proposed land use, ENGO recommends the following:

- Proper disposal of observed deleterious materials. Given the presence of potential petroleum materials, it is conceivable that impacted soils could be encountered on the middle parcel (APN 9985-52-24) during future site development activities. If encountered, these materials should be handled in an appropriate manner under the observation of an environmental professional. We recommend the preparation of a Soil Management Plan (SMP) to outline procedures and protocols to handle potentially impacted soil, if encountered.
- Proper abandonment of the onsite Zone 7 water supply well in accordance with local and State regulations.

1.0 INTRODUCTION

1.1 SITE LOCATION AND DESCRIPTION

ENGEO conducted a phase I environmental site assessment for the Property, located at Dublin Boulevard and Tassajara Road in Dublin, California (Figure 1). The approximately 76-acre Property is identified as APN 985-51-4, 985-51-5, 985-51-6, 985-52-24, and 985-52-25 (Figure 2) and is currently undeveloped land that is bounded by Interstate 580 to the south, Tassajara Road to the west, Brannigan Street to the east, and an existing residential development to the north. Gleason Drive, Central Parkway, and Dublin Boulevard currently cross the Property in an east-west direction. According to provided documents, the proposed improvements include detached residential homes north of Central Parkway, and mixed multi-family, commercial, and retail uses south of Dublin Boulevard. An existing segment of Northside Drive is proposed to be removed. Drive lanes, parking, and utilities are also planned (Figure 2).

1.2 CURRENT USE OF PROPERTY AND ADJOINING PROPERTIES

Currently, the Property appears to be undeveloped land. Properties to the north, south, and east of the Property are a combination of residential and commercial developments. Land to the west consists of a City of Dublin park (Emerald Glen Park). Predating the current developments surrounding the Property, these lands existed as open space and/or were used for agricultural purposes.

1.3 SITE AND VICINITY CHARACTERISTICS

According to published topographic maps, the Property ranges in elevation from approximately 408 feet above mean sea level (msl) in the north to approximately 344 feet above msl to the south. Review of the Preliminary Geologic Map Emphasizing Bedrock Formations in Alameda County, California: Derived from the Digital Database Open-file 96-252 Geologic Map found that the Property is underlain by undivided surficial deposits (Qu).

Geocheck – Physical Setting Source Summary of the Environmental Resources Data report (Appendix A) indicated 11 Federal United States Geological Survey (USGS) wells located within 1 mile of the Property. Well Number 1 is mapped approximately $\frac{1}{4}$ to $\frac{1}{2}$ mile east-southeast of the Property, and 20 groundwater level measurements are reported for this well. Groundwater in the vicinity of Property was observed between 34.9 feet and 36.9 feet below the ground surface.

We reviewed the Department of Water Resources On-line Water Data Library for depth to water in the vicinity of the Property. The website did not identify any wells within 1 mile of the Property.

We reviewed EnviroStor, a website maintained by the State of California Department of Toxic Substances Control, and GeoTracker, a website maintained by the State of California Water Resources Control Board, for nearby facilities with records that include depth to groundwater measurements. The following information was obtained regarding local groundwater conditions.

TABLE 1.3-1: Local Groundwater Conditions

PROXIMITY TO PROPERTY	REPORTED DEPTH TO GROUNDWATER	REPORTED GROUNDWATER FLOW DIRECTION
1,100 feet	24.7 to 26.6 feet	South-southeast
1,450 feet	Approximately 30 feet	Not reported
2,250 feet	31.5 feet	Not reported

The site-specific depth to groundwater and direction of groundwater flow was not determined as part of this assessment. Fluctuations in groundwater levels may occur seasonally and over a period of years due to variations in precipitation, temperature, irrigation, and other factors.

We reviewed the Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR) website and map database to determine if any historic oil and/or gas wells were located within the Property. No wells were mapped within 1 mile of the Property.

1.4 PURPOSE OF PHASE I ENVIRONMENTAL SITE ASSESSMENT

This assessment was performed at the request of Shea Properties for the purpose of environmental due diligence during property acquisition. The objective of this phase I environmental site assessment is to identify Recognized Environmental Conditions (RECs) associated with the Property. As defined in the ASTM Standard Practice E1527-13, an REC is “the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.”

1.5 DETAILED SCOPE OF SERVICES

The scope of services performed included the following:

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

1.6 SIGNIFICANT ASSUMPTIONS OR DEVIATIONS FROM ASTM STANDARD PRACTICE

There were no significant assumptions or deviations for the ASTM standard.

1.7 LIMITATIONS AND EXCEPTIONS OF ASSESSMENT

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

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

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

1.8 SPECIAL TERMS AND CONDITIONS

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

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

This report is based upon field and other conditions discovered at the time of preparation of ENGEO's assessment. Visual observations referenced in this report are intended only to represent conditions at the time of the reconnaissance. ENGEO would not be aware of site

contamination, such as dumping and/or accidental spillage, that occurred subsequent to the reconnaissance conducted by ENGEO personnel.

2.0 RECORDS REVIEW

2.1 PROPERTY RECORDS

2.1.1 Title Report/Ownership

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

A Preliminary Title Report for the Property, prepared by First American Title Company and dated November 21, 2017, was provided for our review. The Property title is vested in SCS Development Company, a California Corporation, as to an undivided 15% interest, Award Homes, Inc., a California Corporation, as to an undivided 25% interest, and SCS Dublin Reality LLC, a California limited liability company, as to an undivided 60% interest, as tenants-in-common. No references to environmental liens, deed restrictions or other potential environmental issues were noted. This report is included in Appendix D.

2.1.2 Environmental Liens and Activity Use Limitations

The Preliminary Title Report for the Property did not indicate any environmental liens or activity use limitations.

2.2 PREVIOUS ENVIRONMENTAL REPORTS

SECOR International Incorporated, Phase I Environmental Site Assessment, September 2006.

In September 2006, SECOR International Incorporated (SECOR) prepared a Phase I ESA for the middle parcel (APN 985-52-24) and the middle southern parcel (APN 985-51-6). SECOR reported the following historical RECs for the middle parcel (APN 985-52-54):

- A 500-gallon gasoline underground storage tank (UST) was reportedly removed from the area adjacent to the farmhouse compound in the southwestern portion of the middle parcel (APN 985-52-54). The UST was reportedly removed by Mr. Clyde Casterson (the former tenant) in the late 1960s to early 1970s. According to Mr. Casterson, no permits were obtained and no soil samples were collected after the UST removal.
- According to Mr. Casterson, a septic tank was excavated from the southwestern portion of the farmhouse compound in the late 1980s.
- The middle parcel (APN 985-52-24) has historically been used for agricultural purposes since at least the late 1930s; therefore, the past use of pesticides on the Property is a possibility.

SECOR provided the following recommendation, "The water well be abandoned in coordination with the Alameda County Water District."

ENGEO, DiManto Property, Modified Phase I Environmental Site Assessment, Project No. 9249.000.000, June 26, 2012 (Draft).

ENGEO performed a modified phase I environmental site assessment in June 2012 for the middle parcel (APN 985-52-24).

With the exception of a well shed and concrete foundation, the Property consisted of undeveloped land. Review of historical records indicates that structures first appears on the Property between 1947 and 1949, and were present until at least 1981. The Property had been periodically used for various agricultural purposes until at least 2006.

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

In addition to the phase I assessment scope, soil samples were collected from 30 locations within the Property to create seven discrete samples; seven 4-point composite samples; and one 2-point composite sample for laboratory analysis.

The arsenic levels, which ranged from 4.0 milligrams per kilogram (mg/kg) to 5.2 mg/kg, fell within typical background concentrations. Detected lead and organochlorine pesticide concentrations did not exceed the direct-exposure screening levels assuming a residential land use scenario as established by the San Francisco Bay Regional Water Quality Control Board (RWQCB). The arsenic concentrations do not present an environmental concern for the development of the Property for residential use.

Based on the findings of the assessment, no RECs and no historical RECs were identified for the Property.

ENGEO, DiManto Property, Modified Phase I Environmental Site Assessment, Project No. 9249.000.000, March 5, 2013 (Draft).

ENGEO performed a modified phase I environmental site assessment in March 2013 for APN 985-52-25 and the northern portion of APN 985-51-6.

At the time of the modified phase I ESA, the Property consisted of undeveloped land and had been periodically used for agricultural purposes until at least the early 1990s. At the time of the modified phase I ESA, the Property consisted of undeveloped land and had been periodically used for agricultural purposes until at least the early 1990s. The reconnaissance and records did not find documentation or physical evidence of soil or groundwater impairments associated with the use of the Property. A review of regulatory databases maintained by county, state, and federal agencies found no documentation of hazardous materials violations or discharge on the Property.

In addition to the phase I assessment scope, soil samples were collected from 32 locations within the Property to create 11 discrete samples and eight 4-point composite samples for laboratory analysis. The purpose of the sampling and testing was to address potential environmental concerns associated with past hay cultivation. No pesticides were reported for the samples. Arsenic was detected in five of the 11 discrete samples collected; however, these concentrations, which ranged from 3.9 milligrams per kilogram (mg/kg) to 5.2 mg/kg, fell within the range of typical

background concentrations. The arsenic concentrations do not represent an environmental concern for the development of the Property for residential use.

Based on the findings of the assessment, no RECs and no historical RECs were identified for the Property.

2.3 HISTORICAL RECORD SOURCES

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

2.3.1 Historical Topographic Maps

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

TABLE 2.3.1-1: Historical Topographic Maps

QUAD	YEAR	DESCRIPTION
Pleasanton	1906	<u>Property:</u> No structures appear on the Property. Roads are present within the current rights-of-way for Tassajara Road and Interstate 580 to the west and south, respectively. Tassajero creek extends north and south along the road near the current Tassajara Road right-of-way to the west of the Property. <u>Adjoining:</u> Small residential homes are visible to the north, east, southeast, and west of the Property.
Pleasanton	1941 & 1947	<u>Property:</u> No significant changes are noted from the 1906 topographic map. <u>Adjoining:</u> The northwest adjoining property appears to be in agricultural use. No other significant changes are noted from the 1906 topographic map.
Livermore	1953	<u>Property:</u> Three small structures appear on the northern portion of the Property. <u>Adjoining:</u> The Camp Parks Air Force Base (AFB) Hospital is visible to the west of the Property. The AFB is depicted to the west of the hospital. The AFB is shown on the Dublin 1953 7.5-minute Topographic Map.
Livermore	1961	<u>Property:</u> One structure has been removed on the Property. No other significant changes are noted from the 1953 topographic map. <u>Adjoining:</u> No significant changes are noted from the 1953 topographic map.

QUAD	YEAR	DESCRIPTION
Livermore	1968	<u>Property:</u> Two new structures are visible on the Property. No other significant changes are noted from the 1961 topographic map. <u>Adjoining:</u> No significant changes are noted from the 1961 topographic map.
Livermore	1973 & 1980	<u>Property:</u> No significant changes are noted from the 1961 topographic map. <u>Adjoining:</u> Interstate 580 is now visible to the south of the Property. No other significant changes are noted from the 1961 topographic map.
Livermore	2012	<u>Property:</u> The depiction of Property is similar to its current condition. <u>Adjoining:</u> The depiction of adjoining properties is similar to current conditions.

2.3.2 Aerial Photographs

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

TABLE 2.3.2-1: Aerial Photographs

YEAR	DESCRIPTION
1939 & 1940	<u>Property:</u> The Property appears to be vacant land or agricultural land. A road in the current right-of-way of Tassajara Road is visible to the west of the Property and to the south, a road resembling Interstate 580 is observed. <u>Adjoining:</u> Adjoining properties are vacant or in use as agricultural land.
1949 & 1958	<u>Property:</u> Four structures are apparent on the Property. The structures seem to be used for agricultural purposes. <u>Adjoining:</u> To the west of the Property AFB Hospital is seen. An orchard is depicted to the northwest of the Property. To the east, a residential home is seen.
1966 & 1968	<u>Property:</u> The Property appears to be in use as agricultural row crops. No other significant changes are noted from the 1958 photograph. <u>Adjoining:</u> No significant changes are noted from the 1958 photograph.
1979, 1982, & 1993	<u>Property:</u> The southern portion of the Property no longer seems to be used for row crops. Two long rectangular structures are visible near the existing residential structures. <u>Adjoining:</u> Interstate 580 appears in its current state. No other significant changes are noted from the 1968 photograph.
1998	<u>Property:</u> The residential structures are no longer present on the Property. <u>Adjoining:</u> AFB Hospital is no longer present to the west of the Property. The small residential home to east of the Property is no longer visible.

YEAR	DESCRIPTION
2005, 2006, 2009, 2010, & 2012	<u>Property</u> : The Property appears to be in its current state. <u>Adjoining</u> : Residential developed is depicted to the north-northwest of the Property. Other surrounding properties appear to be of light industrial, commercial use.

2.3.3 Fire Insurance Maps

EDR reported that no maps were available for the Property and surrounding properties. The report is presented in Appendix B.

2.3.4 City Directory

City Directories, published since the 18th century for major towns and cities, lists the name of the resident or business associated with each address. A city directory search conducted by EDR is located in Appendix F. The Property is not listed in the directory search report.

2.4 ENVIRONMENTAL RECORD SOURCES

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

2.4.1 Standard Environmental Records

2.4.1.1 Subject Property

The Property is not listed on the Standard Environmental Record sources.

2.4.1.2 Other Properties

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

TABLE 2.4.1.2-1

FACILITY	STREET	DATABASES
Lowe's #2273	3750 Dublin Blvd.	AST
Castle Ranch Property	5020 Tassajara Rd.	SLIC
Pleasanton 10 Hand Car Wash	4005 Pimlico Dr.	UST
Clean N Press for Less	4000 Pimlico Dr. Suite 50	RCRA-SQG
Shell Service Station	6750 Santa Rita Rd.	LUST, UST, RCRA-SQG
Arrows Cleaners	6700 Santa Rita Rd.	RCRA-SQG
Saturn of Pleasanton	4340 Rosewood Dr.	SLIC
AVIS Rent a Car System	3958 Old Santa Rita Rd.	LUST
East Bay BMW	3830 Old Santa Rita Rd.	LUST

2.4.2 Additional Environmental Records

2.4.2.1 Subject Property

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

2.4.2.2 Other Properties

The following databases include facilities listed within the appropriate ASTM search distances of the Property on the Additional Environmental Record sources.

TABLE 2.4.2.2-1

FACILITY	STREET	DATABASES
Castle Ranch Property	5020 Tassajara Rd.	ALAMEDA COUNTY CS
Auto & Truck Fuel Inc.	4005 Pimlico Dr.	EDR HIST AUTO
Budget Rent a Car System Inc.	4011 Pimlico Dr.	SWEEPS UST, CA FID UST
Clean N Press for Less	4000 Pimlico Dr. Suite 50	FINDS, ECHO
Nature's Cleaners	4000 Pimlico Dr. Suite 100	DRY CLEANERS
Shell Service Station	6750 Santa Rita Rd.	FINDS, HAZNET, ALAMEDA COUNTY CS, ECHO, SWEEPS UST, CA FID UST, CHMIRS
Arrow Cleaners	6700 Santa Rita Rd., Suite G	DRY CLEANERS
Saturn of Pleasanton	4340 Rosewood Dr.	ALAMEDA COUNTY CS
Kuhlman Electric	4211 Rosewood Dr.	HIST CORTESE
Avis Rent a Car System Inc.	3956 Old Santa Rita Rd.	ALAMEDA COUNTY CS
Santa Rita Jail Property Burn Pit & Landfill	North End Barnett Blvd.	SWF/LF
East Bay BMW	3830 Old Santa Rita Rd.	ALAMEDA COUNTY CS
E-2 Elementary School	Parcel O-Tract 6960/Antone Way	ENVIROSTOR, SCH
M-1 Middle School	Parcel O-Tract 6725/S. Dublin Ranch Dr.	ENVIROSTOR, SCH
Proposed Kolb Elementary School	Palermo Way	ENVIROSTOR, SCH
Dougherty Kindergarten Classroom Project.	5301 Hibernia Dr.	ENVIROSTOR, SCH

Santa Rita Shell Station, located at 6750 Santa Rita Road, is listed as a closed leaking underground storage tank (LUST) case as of July 1, 2010. The Shell Station is also a RCRA Small Quantity Generator (RCRA-SQG). A RCRA-SQG generates more than 1,000 kilograms (kg) of hazardous waste during any calendar month and accumulates less than 6,000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1,000 kg of hazardous waste at any time. The following waste code is recorded: D001 – ignitable waste and D008 – Benzene. No violations or historical violations are reported.

In 2003, a leak was detected, the primary chemicals of concern (COCs) are total petroleum hydrocarbons as gasoline (TPH-g) and methyl tert-butyl ether (MTBE). Groundwater monitoring and sampling has occurred since December 2002; overall, COC concentrations have decreased in groundwater beneath the site. During a sampling event in 2009, TPH-g was only detected in

Well MW-2, at a concentration of 130 micrograms per liter ($\mu\text{g/L}$), which slightly exceeded the respective Environmental Screening Level (ESL). MTBE was detected above the ESL in Wells MW-1 through MW-5 at concentrations ranging from 5.2 $\mu\text{g/L}$ (MW-1) to 190 $\mu\text{g/L}$ (MW-2). ESLs referenced above are for commercial land use where groundwater is a potential source of drinking water. The TPH-g and MTBE concentrations reported did not exceed the ESLs for areas where groundwater is not a potential source of drinking water.

According to the Second Quarterly 2009 Monitoring Report by Delta Consultants (Delta), historical soil analytical data for residual hydrocarbons beneath the site is negligible. During the initial October 2002 site investigation, no petroleum hydrocarbons or fuel oxygenates were detected in soil collected from the well borings. Subsequent investigations reported minor residual impacts to soil in the vicinity of the UST complex and the western fuel dispenser island. TEPH, MTBE, and tert-butyl alcohol (TBA) were the only petroleum hydrocarbon constituents to be detected at a concentration above the ESL (in boring B-10 at 10 feet below ground surface, near the western product island). Remediation began in 2003 with monthly batch extractions from wells MW-2 and MW-3; these extractions continued through 2003. Over the course of six months, MTBE concentrations in Well MW-3 were lowered from a historic high of 15,000 $\mu\text{g/L}$ to 9,800 $\mu\text{g/L}$. As a result, monthly groundwater batch extractions discontinued during the first quarter of 2004. Due to increasing MTBE concentrations in groundwater during first and second quarter 2004, an extended groundwater batch extraction event was initiated during the third quarter of 2005 utilizing Well MW-2. The concentration of MTBE decreased from 2,600 $\mu\text{g/L}$ to 1,300 $\mu\text{g/L}$. Additional extended groundwater batch extraction events had been proposed to mitigate MTBE concentrations; however, following the fourth quarter 2005 event, a temporary groundwater extraction system was installed and operated for about four months. Concentrations of MTBE in well MW-2 decreased to 180 $\mu\text{g/L}$. A closure letter was issued by the RWQCB in July 2010.

Castle Ranch Property, located at 5020 Tassajara Road, is listed on the SLIC database (Alameda County LOP case #RO0002686). The facility is listed by EDR as a "Clean Up Program" and was closed on October 1, 1998. The site is indicated as a spill site. The cleanup consisted of the excavation and removal of approximately 178 tons of diesel-contaminated soil and 5 cubic yards of lead-contaminated soil, as well as the removal of asbestos-containing materials from the former structures located on the site. After multiple site assessments and remedial testing, the case was closed in October 1, 1998. The site currently consists of a residential development, which appears to have been constructed in the early 2000s.

Based on the distances to the identified database sites, regional topographic gradient, and the EDR findings, it is unlikely that the above-stated database sites pose an environmental risk to the Property. According to EDR's Radius Report, there are 23 Properties that appear on the "Orphan Summary" list. The properties on the "Orphan Summary" list appear to be located beyond the ASTM recommended radius search criteria.

2.5 REGULATORY AGENCY FILES AND RECORDS

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

TABLE 2.5-1: Regulatory Agency Records

NAME OF AGENCY	RECORDS REVIEWED
Dublin Building and Planning Departments	The building department responded that the following APN did not have any documents: 985-52-25, 985-52-24, and 985-51-5. The building department did indicate that they had permits for the following APN 985-51-6 (Building permit for temporary power for a Christmas tree lot; issued on 10/25/2011) and 985-51-4 (permit for temporary power to build the Tassajara Overpass/Interstate 580 shoulder widening). We received a response from the planning department and no files were available.
Dublin Fire Department	We received a response and no files were available.
Alameda County Department of Environmental Health	We received a response and no files were available.
Alameda County Fire Department	We received a response and no files were available.
Alameda County Assessor's Office	We reviewed the online assessor's website and confirmed the Property's APN.
California Regional Water Quality Control Board	
Department of Toxic Substances Control	We received a response and no files were available.
Zone 7 Water Agency	We received a response and was provided with a document regarding the abandoned well located on the middle parcel (APN 985-52-24).

Zone 7 Water Agency (Zone 7) provided a Well Location Data sheet for the abandoned well found during the site reconnaissance. According to the Well Location Data sheet, the well number is 2S/1E-33PI, and the address is recorded as "Tassajara Road, Livermore." The primary use of the well is listed as water supply, and the well was re-cased in 1975. The well diameter is 6 inches, and the sounded depth was 58 feet on July 7, 1992. The well has not been properly abandoned.

3.0 SITE RECONNAISSANCE

3.1 METHODOLOGY

ENGEO conducted a reconnaissance of the Property on December 8, 2017. The reconnaissance was performed by Taunee Werts, a Staff Environmental Geologist of ENGEO. The Property was viewed for hazardous materials storage, superficial staining or discoloration, debris, stressed vegetation, or other conditions that may be indicative of potential sources of soil or groundwater contamination. The Property was also checked for evidence of fill/ventilation pipes, ground subsidence, or other evidence of existing or preexisting underground storage tanks. Photographs taken during the site reconnaissance are presented in Figure 4.

3.2 GENERAL SITE SETTING

Currently, the Property appears to be undeveloped land that is generally bounded by Interstate 580 to the south, Tassajara Road to the west, Brannigan Street to the east, and an existing residential development to the north. Gleason Drive, Central Parkway, and Dublin Boulevard currently cross the Property in the east-west direction.

Properties to the north, south, and east of the Property are a combination of residential and commercial developments. Land to the west consists of a City of Dublin park (Emerald Glen Park).

Predating the current developments surrounding the Property, these lands were open space and/or agricultural in use.

3.3 EXTERIOR OBSERVATIONS

The following table summarizes our observations during the reconnaissance:

TABLE 3.3-1: Exterior Site Observations

FEATURE TYPE	OBSERVATIONS
Structures	No structures were observed on the Property.
Hazardous Substances and Petroleum Products/Containers	One full and one spilt 5-gallon bucket of oily liquid was observed on the middle parcel (APN 985-52-24).
Storage Tanks (underground and above-ground)	Five standpipes were observed on the Property. Use of the pipes are unknown.
Odors	Odors were observed near the abandoned tractors, stained oil, and 5-gallon buckets.
Pools of Potentially Hazardous Liquid	No pools of potentially hazardous liquid was observed on the Property.
Drums	Approximately nine drums were observed on the Property (middle parcel APN 985-52-24)
Polychlorinated Biphenyls (PCBs)	No PCBs or likely PCB-containing equipment was observed on the Property.
Pits, Ponds, and Lagoons	No pits, ponds, or lagoons were observed on the Property.
Stained Soil/Pavement	Stained soil was observed on the middle parcel (APN 985-52-24).
Stressed Vegetation	Stressed vegetation was observed underneath the abandoned tractors on the middle parcel (APN 985-52-24).
Solid Waste/Debris	Soil waste/debris was observed on the middle parcel (APN 985-52-24) and the southern parcel (APN 985-51-5).
Stockpiles/Fill Material	No stockpiles/fill material was observed on the Property.
Wastewater	No wastewater was observed on the Property.
Wells	One Zone 7 Water Agency well (Well Number 2S/1E 33P1) was observed on the middle parcel (APN 985-52-24).
Septic Systems	No septic systems were observed on the Property.

3.4 ASBESTOS-CONTAINING MATERIALS AND LEAD-BASED PAINT

No structures are currently located on the Property.

3.5 INDOOR AIR QUALITY

An evaluation of indoor air quality, mold, or radon was not included as part of the contracted scope of services. The California Department of Health Services has conducted studies of radon risks throughout the state, sorted by zip code. Results of the studies indicate that 27 tests were conducted within the Property zip code, with one test exceeding the current EPA action level of 4~picocuries per liter {pCi/L}¹).

¹ California Department of Public Health – Radon Program
(<https://www.cdph.ca.gov/Programs/CEH/DRSEM/CDPH%20Document%20Library/EMB/Radon/Radon%20Test%20Results.pdf>).

In accordance with ASTM E2600-10 (Tier 1) (*Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions*); There are no potential petroleum hydrocarbon sources for vapor intrusion within 1/10 mile of the Property or volatile organic compound (VOCs) sources within 1/3 mile of the Property that would be expected to pose a risk to the Property.

4.0 INTERVIEWS

Mr. Stephen E. Schott completed the owner environmental site assessment questionnaire pertaining to applicable past and present uses and physical characteristics of the Property and surrounding properties. In the questionnaire, Mr. Schott did not identify any potential environmentally related issues with the Property. The questionnaire is presented in its entirety in Appendix G.

Mr. Kenneth Perry with SCS Development and Award Homes, Inc. completed the Key Site Manager environmental site assessment questionnaire pertaining to applicable past and present uses and physical characteristics of the Property and surrounding properties. In the questionnaire, Mr. Perry did not identify any potential environmentally related issues with the Property. The questionnaire is presented in its entirety in Appendix G.

Mr. Perry confirmed that the past agricultural activities that occurred at the Property were for dry oak hay farming.

5.0 EVALUATION

5.1 OPINIONS AND DATA GAPS

It is our opinion that the findings of this study are based on a sufficient level of information obtained during our contracted scope of services to render a conclusion as to whether additional appropriate investigation is required to identify the presence or likely presence of a REC. Based on the findings of this assessment, no RECs were identified during the site reconnaissance for the Property.

The data gaps, if any identified during this process do not affect the conclusions as to the presence or lack of presence of RECs at the Property.

5.2 FINDINGS AND CONCLUSIONS

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

Based on the findings of this assessment no RECs or historical RECs were identified during the site reconnaissance for the Property.

Although not considered RECs, we did observe the following conditions that could pose an environmental concern.

- The following deleterious materials were observed:
 - One 5-gallon bucket of petroleum hydrocarbon containing material and one 5-gallon bucket of petroleum hydrocarbon containing spilt material (middle parcel APN 985-52-24).
 - Approximately nine drums in poor condition (middle parcel APN 985-52-24).
 - Minor stained soil with odors (middle parcel APN 985-52-24).
 - Minor stressed vegetation under abandoned tractors (middle parcel APN 985-52-24).
 - Solid waste debris (middle parcel AP: 985-52-24 and southern parcel APN 985-51-5).
 - Abandoned Zone 7 water supply well (middle parcel APN 985-52-24).

ENGEO has performed a phase I environmental site assessment in general conformance with the scope and limitations of ASTM E1527-13 and the standards and practices of the All Appropriate Inquiry – Final Rule (40 Code of Federal Regulations Part 312). Any exceptions to, or deletions from, this practice are described in Section 5.2 of this report. Based on the findings of this assessment and the proposed land use, ENGO recommends the following:

- Proper disposal of observed deleterious materials. Given the presence of potential petroleum materials, it is conceivable that impacted soils could be encountered on the middle parcel (APN 985-52-24) during future site development activities. If encountered, these materials should be handled in an appropriate manner under the observation of an environmental professional. We recommend the preparation of a Soil Management Plan (SMP) to outline procedures and protocols to handle potentially impacted soil, if encountered.
- Proper abandonment of the onsite Zone 7 water supply well in accordance with local and State regulations.

SELECTED REFERENCES

Quaternary Geology of Alameda County and Surrounding Areas, California: Derived from the Digital Database Open-File 97-97 – E.J. Helley and R.W. Graymer – 1997

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

California Department of Conservation (DOGGR) (<http://maps.conservation.ca.gov/doms/doms-app.html>)

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