

# Attachment B

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Phase I and Phase II Environmental Site Assessments, Indoor Air Quality Assessments,  
Response Plan, and DTSC Approval Letter

# AllWest Environmental

## ENVIRONMENTAL SITE ASSESSMENT

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**2525 & 2550 Irving Street, San Francisco, CA 94122**



PREPARED FOR:

San Francisco Police Credit Union  
2550 Irving Street  
San Francisco, CA 94122

**ALLWEST PROJECT 18190.20**  
**February 8, 2019**

PREPARED BY:

A handwritten signature in black ink, reading "Belinda P. Blackie".

Belinda P. Blackie, PE  
Project Manager

REVIEWED BY:

A handwritten signature in black ink, reading "Marc D. Cunningham".

Marc D. Cunningham, USEPA Professional  
President



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# ENVIRONMENTAL SITE ASSESSMENT

2525 & 2550 Irving Street, San Francisco, CA 94122

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## I. EXECUTIVE SUMMARY

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AllWest has completed an environmental site assessment of the real property referenced above. This assessment was performed in accordance with the scope and limitations of 40 CFR Part 312 Standards and Practices for All Appropriate Inquiries; Final Rule, and ASTM E 1527-13 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. Any data gaps, exceptions to or deletions from these practices are described in Section IV of this report. AllWest conducted a site visit of the subject property on Monday, January 28, 2019.

This executive summary is provided solely for the purpose of overview. Any party who relies on this report must read the full report. The executive summary may omit details, any one of which could be crucial to the proper understanding and risk assessment of the subject matter.

The subject property includes three parcels together approximating 0.56 acre (24,125 square feet):

- A single, irregularly-shaped developed parcel (credit union building and customer, parking lot) on the north side of Irving Street, between 26<sup>th</sup> and 27<sup>th</sup> Avenues comprising approximately 0.44 acre (19,125 square feet) designated as assessor's parcel number (APN) 1724/038;
- Two contiguous, rectangular undeveloped parcels on the south side of Irving Street (employee parking lot parcels) between 26<sup>th</sup> and 27<sup>th</sup> Avenues together comprise 0.12 acre (5,000 square feet) designated as APNs 1781-047 and -048.

The street addresses associated with the subject property are 2525 (employee parking lot parcels) and 2500 through 2550 (credit union parcel) Irving Street in the City and County of San Francisco, California.

The credit union building parcel has 250 feet of street frontage along Irving Street, 90 feet of street frontage along 26<sup>th</sup> Avenue and 60 feet of street frontage along 27<sup>th</sup> Avenue. The employee parking lot parcels have 50 feet of street frontage along Irving Street and extend 100 feet south.

The property includes a two-story, approximately 18,561-square-foot commercial building on the developed parcel, occupied by the San Francisco Police Credit Union (SFPCU). The building footprint occupies approximately 70 percent of the parcel, with the remaining portions developed with an asphalt-paved customer parking, driveways and landscaping. The south employee parking lot parcels are fenced and asphalt paved.

The zoning designation for the entire subject property is NCD – Irving Street Neighborhood Commercial District. Adjoining properties to the west are similarly zoned; properties adjoining north, south and west are zoned RH-1(D) and RH-2 - residential.

Subject site topography is generally level, at an elevation of approximately 205 feet above mean sea level (msl). Vicinity topography slopes gently towards the north-northwest. Depth to ground water is approximately 33 to 40 feet below ground surface with flow direction anticipated to the north-northwest.

The subject property is located in a predominantly residential area of San Francisco's Central Sunset neighborhood; some commercial businesses front Irving Street. Adjoining sites generally include single- and multi-family residences in all directions. A parking lot adjoins east of the northern parcel. A few commercial businesses, including a framing studio, bike shop, vacant building and a bank, front the southern side of Irving Street, adjoining west and east of the southern property parcels and south of the northern property parcel.

AllWest assessed the site's land use history by reviewing aerial photographs, city directories, Sanborn Fire Insurance Maps and other relevant documents. AllWest's land use review for the property indicates the employee parking lot parcels as



undeveloped prior to paving and striping as a parking lot in the early-1960s.

The credit union parcel was undeveloped prior to construction of two commercial structures on the middle of the parcel circa 1927 with occupancies including a variety of stores/shops and a clothes cleaner. Another building was constructed on the credit union parcel between the late-1920 and 1932, housing an undertaker through at least the mid-1950s.

From at least 1940 to the mid-1960s, gas stations operated at the 26<sup>th</sup> (2500 Irving) and 27<sup>th</sup> Avenue (2550 Irving) corners of the credit union parcel. In 1965, the original, eastern portion of the existing building was constructed on the parcel, occupied by a mortuary/funeral chapel. By 1968, the building increased in size to the current configuration and the customer parking lot added. The mortuary operated at the parcel through the mid-1980s. In 1988, the SFPCU initiated occupancy on the credit union parcel.

Significant quantities of hazardous materials are not present at the subject property; hazardous waste is not generated. Previous operators of the two gas stations, clothes cleaner and mortuary/undertaker at the subject property are expected to have stored/used hazardous materials in their site operations, although no documentation was available to confirm these assertions.

There is no documentation or visual evidence of existing underground storage tanks (USTs) at the subject property.

With the exception of one building permit for installation of a waste oil UST at the 2550 Irving Street gas station (27<sup>th</sup> Avenue corner) in 1941, no records were available related to UST installations or removals at either subject property gas station.

Following cessation of gas station operations, a 1963 aerial photograph of the 2550 Irving Street gas station location showed the concrete slabs associated with the former building and pump island(s) remaining but the structures removed. Subsequently, this area of the property was paved for the customer parking lot. The former location of the 2500 Irving Street gas station was redeveloped with the existing building.

Based on the absence of comprehensive asbestos and lead-based paint (LBP) assessments for the subject property building, asbestos-containing materials (ACM) and LBP are presumed present. Building materials observed were noted generally in good condition. Evidence of water intrusion or mold growth was not observed.

To identify the site's potential inclusion on environmental databases and evaluate off-site environmental concerns, AllWest reviewed a site-specific radius report provided by Environmental Data Resources, Inc. (EDR) which searched regulatory agency lists/databases for recorded sites within the industry standard search radii.

Based on the former presence of two gas stations and a clothes (*Miracle*) cleaner on the subject property, previous occupants were included on the EDR proprietary Historical Auto Stations and Historical Cleaners databases.

The regulatory agency database report identified Albrite Cleaners, a dry cleaner, adjoining/up-gradient of the subject property at 2511 Irving Street, for nearly 75 years. The agency database search found no other surrounding or adjoining sites that appear likely to have significantly impacted the soil or ground water underlying the subject property.

## II. CONCLUSIONS & RECOMMENDATIONS

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AllWest has conducted an environmental assessment for the subject property in general accordance with 40 CFR Part 312 Standards and Practices for All Appropriate Inquiries; Final Rule, and ASTM E 1527-13 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

AllWest has identified Recognized Environmental Conditions (REC) at the property from its historical land use activities as two gas stations (1940 – 1963) and clothes cleaner (1928 – 1949).

AllWest also identifies a REC on the subject property from an off-site concern, the former operation of a dry cleaning facility on an up-gradient/adjoining property (2511 Irving Street) for nearly 75 years. Based on the period of time in operation, as well as operation into the 2010s, there is a moderate possibility a dry cleaning solvent release occurred. Based on the location of the site with respect to the subject property, there is a moderately-low likelihood that impacted ground water from the subject property has migrated beneath the subject property.

Environmental conditions at the site can be further evaluated via the collection of soil, soil vapor and groundwater samples.

Although not considered RECs, the following environmental conditions also were identified.

AllWest identifies a moderate likelihood that USTs remain present on the 2550 Irving Street portion (27<sup>th</sup> Avenue/Irving Street corner) of the parcel, because concrete slab foundations of the station remained present following demolition of the gas station structures prior to paving of the area as the existing parking lot, and no construction has been completed on that area of the subject property. AllWest recommends performance of a UST survey.

Based on the absence of a comprehensive asbestos and/or lead-based paint assessment for the subject property building, ACM and LBP are presumed present. An asbestos Operations and Maintenance (O&M) plan should be prepared to manage ACM and LBP in place.

### III. ENVIRONMENTAL PROFESSIONAL'S DECLARATION

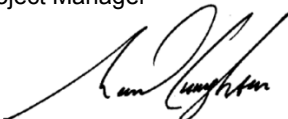
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I/We declare that, to the best of my/our professional knowledge and belief, I/we meet the definition of Environmental Professional as defined in 40 CFR 312.10(b) and ASTM 1527-13. I/We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property.

I/We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



Belinda P. Blackie, PE  
Project Manager



Marc D. Cunningham, USEPA Professional  
President

### IV. SCOPE OF WORK AND LIMITATIONS

This Phase I Environmental Site Assessment (ESA) was prepared in accordance with AllWest's December 2018 proposal, with respect to the property located at 2525 and 2550 Irving Street in San Francisco, California. This assessment was performed in general accordance with ASTM 1527-13 and 40 CFR Part 312, except as set forth in the proposal. The work

conducted by AllWest is limited to the services agreed to with San Francisco Police Credit Union. No other services beyond those explicitly stated should be inferred or are implied.

The objective of this ESA was to evaluate the subject site for conditions indicative of a release or threatened release of hazardous substances on, at, in, or to the property. AllWest's professional services were performed using that degree of care and skill ordinarily exercised, under similar circumstances, by reputable environmental consultants practicing in the location of the subject site at the time of our investigation. This warranty is in lieu of all other warranties, expressed or implied.

Our professional judgment regarding the potential for environmental impacts is based on limited data and our investigation was not intended to be a definitive investigation of contamination at the site. Unless specifically set forth in our proposal, the scope of work did not include groundwater, soil sampling or other subsurface investigations, a strict compliance audit of the site, or a review of the procedures for hazardous material use, waste storage or handling prior to disposal, or for personnel safety and health training and monitoring procedures, analyzes of radon, formaldehyde, lead paint, asbestos and other hazardous materials or indoor air quality, occupational health and safety or wetlands surveys.

The purpose of conducting a Phase I ESA is to assess the subject site for conditions indicative of releases or threatened releases of hazardous substances on, at, in or to the property resulting from its current, historic and surrounding land use activities. As noted in 40 CFR Part 312, Environmental Assessments are purely qualitative with conclusions drawn from a multitude of sources as evaluated by the environmental professional using professional judgment. Since soil and groundwater data are typically not generated during assessment activities, report conclusions such as "the site is clean" or alternatively "the site is contaminated" cannot be provided.

Recognizing the limitations of the Phase I methodology, AllWest assesses the potential for site contamination using a four tier probability scale designated as:

Very Low - 1-5 % chance of discovering contamination at the site which would result in regulatory mandated remedial investigation and clean-up;

Low - 10% chance of discovering contamination at the site which would result in regulatory mandated remedial investigation and clean-up;

Moderately Low - 20 - 30 % chance of discovering contamination at the site which would result in regulatory mandated remedial investigation and clean-up; or

Moderate - greater than 30% chance of discovering contamination at the site which would result in regulatory mandated remedial investigation and clean-up.

As defined above, these terms are used throughout the report.

Entities relying on the report should realize that uncertainty of site environmental condition can be further reduced via soil, soil vapor and groundwater sampling. While this option certainly costs additional monies and extends the assessment's time frame, it also quantitatively documents site conditions which can facilitate future disposition or re-finance activities.

Regarding any subsurface investigation, sampling undertaken or subsurface reports reviewed, our opinions are limited to only specific areas and analytes evaluated, and AllWest is not accountable for analyte quantities falling below recognized standard detection limits for the laboratory method utilized. AllWest does not warrant or guarantee the subject property suitable for any particular purpose, or certify the subject site as clean or free on contamination. As with any assessment, it is possible that past or existing contamination remains undiscovered.

The professional opinions set forth in this report are based solely upon and limited to AllWest's visual observations of the site and the immediate site vicinity, and upon AllWest's interpretations of the readily available historical information, interviews with personnel knowledgeable about the site, and other readily available information. Consequently, this report is complete and accurate only to the extent that cited reports, agency information, and recollections of persons interviewed are complete and accurate.

The opinions and recommendations in this report apply to site conditions and features as they existed at time of AllWest's investigation. They cannot necessarily apply to conditions and features of which AllWest is unaware and has not had the opportunity to evaluate. Future regulatory modifications, agency interpretations, and/or policy changes may also affect the compliance status of the subject property. AllWest has made no attempt to address future financial impacts to the site (e.g., reduced property values) as a result of potential subsurface contaminant migration.

**DATA GAPS:** AllWest has made a good faith effort to obtain information required by 40 CFR Part 312 to formulate a professional opinion. Instances where data gaps occur are detailed within our report with an opinion as to whether the information void is significant impacting our ability to identify conditions indicative of a release or potential release of hazardous substances. In general, if a data gap is identified by AllWest it will be discussed in the report's conclusion section with a recommendation for additional work as necessary.

This Phase I ESA was prepared for the sole and exclusive use of San Francisco Police Credit Union, the only intended beneficiary of our work. This report is intended exclusively for the purpose outlined herein and the site location and project indicated and is intended to be used in its entirety. No excerpts may be taken to be representative of the findings of this assessment. The scope of services performed in execution of this investigation may not be appropriate to satisfy other users, and any use or reuse of this document or its findings, conclusions or recommendations presented herein is at the sole risk of the user. This report is not a specification for further work and should not be used to bid out any of the recommendations found within.

## V. ENVIRONMENTAL ISSUES MATRIX

2525 & 2550 Irving Street, San Francisco, CA

AltWest Project 18190.20

<i>On-Site Issues</i>	<i>Located</i>	<i>Regulatory Compliance</i>		<i>Recommended Action</i>	<i>Refer To Section</i>
55-Gallon Drums	No				
Above Ground Tanks	No				
Underground Tanks	Potentially			Perform UST survey on 2550 Irving Street (27 <sup>th</sup> Ave) portion of property	G.4
Evidence of Material Discharge/Release	No				
Transformers (PCBs)	Yes			None	E.14
Hazardous Materials	No				
Hazardous Wastes	No				
Asbestos Walls, Ceilings, Floors, Fireproofing & Bulk Insulation	Potentially			Sample prior to renovation or demolition; prepare O&M plan	F.2
Lead Based Paints	Potentially			Sample prior to renovation or demolition; prepare O&M plan	F.2
Mold	No				
Air Quality Issues	No				
Radon	No				
Sensitive Ecological Areas	No				
Regulatory Database Listings	Yes			Perform UST survey on 2550 Irving Street portion of property.	I
Historical Contamination	No				
REC/CREC/HREC	Yes			Evaluate subject property for possible impact from former gas stations and clothes cleaners.	I
Other Issues	No				
<i>Off-Site Issues</i>	<i>Located</i>	<i>Within 1/4 Mile</i>	<i>Within 1/2 Mile</i>	<i>Recommended Action</i>	<i>Refer To Section</i>
NPL Sites	No				
SEMS Sites	No				
RCRA TSDF	No				
EnviroStor Sites	Yes	0	1 w/in 1 mile	None	I.9
SLIC Sites	No				
LUST Sites	Yes	1	9	None	I.13
Historical Cleaners	Yes	11 w/in 1/8 mile	---	Evaluate subject property for possible impact from potential release at former up-gradient/adjoining dry cleaner.	I.18

Note: ASTM-designated search radius for EnviroStor sites is 1 mile.

## VI. ASSESSMENT FINDINGS

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### A. SITE INFORMATION

1. **PURPOSE:** This ESA was conducted for the San Francisco Police Credit Union (SFPCU) which is considering disposition of the subject property.

AllWest was not provided information by our Client regarding the relationship of the property's purchase price to its fair market value. While AllWest considers this a data gap it does not impact our ability to evaluate conditions indicative of a release or threatened release of hazardous substances.

2. **PROPERTY ADDRESSES:** The primary addresses associated with the subject property are 2525 Irving Street (southern parcels, employee parking lot parcels) and 2550 Irving Street (northern parcel, credit union parcel) in the City and County of San Francisco, California 94122. Additional previous addresses for the credit union parcel, identified through historical research, include 2500, 2520, 2522, 2526, 2528 and 2532 Irving Street.

The site location is shown on the included figures and within the attached Environmental Data Resources, Inc. (EDR®) report contained in Appendix A.

3. **ASSESSORS PARCEL NUMBER:** According to the San Francisco Planning Department's Property Information Map website (SFPIIM), the credit union parcel of the subject property is identified with APN 1724-038. The parking lot parcels are identified with APNs 1781-047 and -048.
4. **ZONING:** The zoning designation for the entire subject property is NCD – Irving Street Neighborhood Commercial District. Adjoining properties to the west are similarly zoned; properties adjoining north, south and west are zoned RH-1(D) and RH-2 - residential.

The subject property is not located within a designated redevelopment area.

5. **FACILITY/SITE DESCRIPTION:** The subject property includes three parcels together totaling approximately 0.56 acre (24,125 square feet). A single, irregularly-shaped parcel (credit union parcel) is located on the northern side of Irving Street, comprising approximately 0.44 acre (19,125 square feet). Two contiguous,

rectangular undeveloped parcels on the southern side of Irving Street (employee parking lot parcels) together comprise 0.12 acre (5,000 square feet).

The credit union parcel has 250 feet of street frontage along Irving Street, 90 feet of street frontage along 26<sup>th</sup> Avenue and 60 feet of street frontage along 27<sup>th</sup> Avenue. The parking lot parcels have 50 feet of street frontage along Irving Street and extend 100 feet to the south.

The credit union parcel of the subject property is developed with a two-story, approximately 18,561-square-foot commercial building. The building footprint occupies approximately 70 percent of the parcel, with the remaining portions developed with an asphalt-paved parking lot and driveways, and landscaping. The parking lot parcels are fenced and paved with asphalt.

6. **CURRENT USE OF PROPERTY BY TENANT(S):** The subject building is occupied as a credit union by the SFPCU. The parking lot parcels are fenced and paved with asphalt, utilized as employee and customer parking by the SFPCU.
7. **CURRENT USE OF THE SURROUNDING PROPERTIES:** Surrounding property land use can be characterized as predominantly residential, with some commercial businesses along Irving Street. Neighboring properties to the subject site include the following.

North: Residential buildings (1281 26<sup>th</sup> Avenue and 1280 and 1284 27<sup>th</sup> Avenue)

South: Sterling Bank and Trust with residential above (2501 Irving Street), vacant building with residential above-previously Albrite Cleaners (2511 Irving Street), ground floor office with residential above (2533-2537 Irving Street), residential building (2539 Irving Street), The Artisan framing shop with residential above (2549 Irving Street), Nomad Bikes with residential above (2555 Irving Street) and residential backyard (1319 and 1321 26<sup>th</sup> Avenue)

East: Residential buildings (1278-1286 26<sup>th</sup> Avenue) and Quality Glass with residential above (2495 Irving Street)

West: Residential buildings (1281, 1284, 1285 and 1293 27<sup>th</sup> Avenue) and ground floor office with residential above (2533-2537 Irving Street)

No indication of the use of significant quantities of hazardous materials by adjoining facilities was observed. The most recent tenant of 2511 Irving Street, Albrite Cleaners, reportedly utilized dry



cleaning solvents during their period of operation (Section I).

8. **SITE RECONNAISSANCE:** AllWest representative Belinda Blackie, P.E. visited the subject property on Monday, January 28, 2019, and was accompanied by SFPCU Executive Assistant Mr. Ryan Stanley and SFPCU IT Generalist Mr. Steve Payne.

Access to the subject property included representative office, conference room, lobby and common areas of the ground and 2<sup>nd</sup> floor of the SFPCU building, as well as elevator, storage, trash and utility rooms within the building and the building roof. Southern, western and eastern perimeters of the building also were observed; only a portion of the northern perimeter was visible as the building abutted the northern property line. Access to the parking lot parcels was comprehensive.

Adjoining properties were observed from public right-of-ways.

Site photographs are included with this report.

9. **INTERVIEWS WITH PRESENT PROPERTY OWNER(S):** Prior to AllWest's site inspection we forwarded a questionnaire to our client, Mr. Eddie Young with the SFPCU, for distribution to transaction principals. The questionnaire is used to collect information on past uses and ownerships of the property, and to identify potential conditions that may indicate the presence of releases or threatened releases of hazardous substances at the subject property. The completed questionnaire had not been returned at the time this report was issued.

Interviews were also conducted with the SFPCU representatives, Mr. Steve Payne and Mr. Ryan Stanley, during the reconnaissance. Interviewee responses are included in appropriate sections of our report.

AllWest's assessment of the site's current use did not encounter data gaps that diminish our ability to provide an opinion on a release or potential release of hazardous substances at the subject property.

10. **PREVIOUS REPORTS:** AllWest was not provided with previous environmental assessments for review.

## **B. HISTORICAL LAND USE: SITE AND VICINITY**

1. **HISTORICAL USE OF PROPERTY:** Historical documents in the form of aerial photographs, Sanborn Fire insurance maps, topographic maps, city directories and building records were reviewed by AllWest to evaluate past land use of the site. AllWest attempted to review historical documents as far back in time as the property contained structures or the property was used for agricultural, residential, commercial, industrial or governmental purposes, and used professional judgment to determine the extent of historical research.

Aerial photographs covering the years 1938, 1946, 1956, 1963, 1968, 1974, 1982, 1993, 1998, 2005, 2009, 2012 and 2016 were reviewed. Sanborn Fire Insurance maps covering the years 1915, 1928, 1950, 1966, 1975, 1989, 1991 and 1999 also were reviewed. USGS topographic maps dated 1896/1896/1897, 1899 and 1915 (San Francisco, San Mateo and Tamalpais, California 15-minute quadrangle) and 1947, 1950, 1954/1956, 1968, 1973, 1995, 1996 and 2012 (Point Bonita, San Francisco South and San Francisco North, California 7.5-minute quadrangle) were reviewed. City directories dated from 1915 to 2014 were also reviewed. The historical sources were obtained from EDR of Shelton, Connecticut and are provided in Appendix A.

Permit records available from the San Francisco Building Department (SFBBD) were also reviewed through the San Francisco Planning Department's San Francisco Property Information Map (SFPIM) database website and the City of San Francisco online permit/complaint tracking system database.

### **Sanborn Fire Insurance Maps**

The Sanborn Map Company of New York produced maps for urbanized areas in the late 1800s to late 1900s to underwrite potential fire hazards. The maps depict individual buildings and provide descriptive information on building construction materials, hazardous materials and the property's general use.

1915: The credit union and employee parking lot parcels were all undeveloped.

1928: Two adjacent, single-story commercial buildings were depicted on the middle portion of the credit union parcel (2520, 2522, 2526 and Irving Street). The buildings were occupied by

two unspecified stores, and businesses labeled as drugs and cleaning.

The employee parking lot parcels remained undeveloped.

1950: In addition to the two commercial buildings first depicted on the 1928 map (with all tenants now labeled as stores), a single-story building labeled as an undertaker was now depicted adjacent west of the existing structures (2532 Irving Street). Additionally, two gas and oil stations were depicted on the credit union parcel, one at the 26<sup>th</sup> Avenue corner (2500 Irving Street) and one at the 27<sup>th</sup> Avenue corner (2550 Irving Street). Each gas station included a small building.

The employee parking lot parcels remained undeveloped.

1966: The gas stations no longer were depicted on the credit union parcel. The eastern half of the parcel had been developed with a 2-story building including elevator, labeled as an undertaker (2500 Irving Street). The shape of the building indicated it to be the original portion of the existing building, and it replaced one of the original commercial buildings on the parcel. The second commercial building and adjoining undertaker building remained present, with a small addition to the undertaker building also depicted.

The employee parking lot parcels remained undeveloped.

1975: The credit union parcel was developed to the current configuration, with an addition having been constructed on the western portion of the undertaker building first documented in 1966. The building remained labeled as an undertaker. A parking lot was depicted in the existing parking lot location on the western portion of the parcel.

The employee parking lot parcels remained undeveloped.

1989: There were no significant changes from the 1975 map, with the exception of “parking” labeled on the eastern parking lot parcel.

1991: There were no significant changes from the 1989 map, with the exception of the credit union parcel building now labeled as police center.

1999: There were no significant changes from the 1991 map, with the exception of the credit union parcel building now labeled as police credit center and the parking lot parcels designated as

one larger parcel rather than two individual parcels.

## Aerial Photos

1938: Three adjoining buildings were visible on the middle of the credit union parcel, the two commercial buildings and undertaker building described on the Sanborn maps. What appeared to be short walls extended back at an angle from Irving Street at each end of the block of structures. The remainder of the parcel appeared undeveloped.

The employee parking lot parcels appeared undeveloped, traversed by a wide trail extending off-site to the southeast.

1946: The credit union parcels remained developed with the three structures discussed for the 1938 map. Two gas stations had been added to the parcel, one at each corner as discussed for the Sanborn maps. Each station included a small structure and what likely were canopies over the fuel islands.

The employee parking lot parcels remained undeveloped.

1956: Development on the credit union parcel appeared similar to that described for the 1946 photograph, with the exception of a small addition visible on the western side of the undertaker building.

The employee parking lot parcels remained undeveloped.

1963: Development on the credit union parcel appeared similar to that described for the 1956 photograph, although the structures associated with the gas station at the corner of 27<sup>th</sup> Avenue no longer were present but the concrete pads remained visible. The gas station at the 26<sup>th</sup> Avenue corner remained present, with a billboard also present. The three central structures remained present, with the additional structure adjoining west appearing to be an exterior staircase to a very small structure.

The employee parking lot parcels were paved and striped for vehicle parking.

1968: The existing building, minus the existing semi-circular western roof line, and parking lot were visible on the credit union parcel.

The employee parking lot parcels appeared undeveloped, but due to the resolution of the photograph details were indiscernible.

1974: The semi-circular western roof line had been constructed on the existing building on the credit union parcel. Additionally, a folded roofline was visible along the southern frontage of the building.

The employee parking lot parcels remained paved and striped.

1982: There were no significant changes from the 1974 photograph. Poor photograph resolution made details difficult to discern.

1993: There were no significant changes from the 1982 photograph. Poor photograph resolution made details difficult to discern.

1998: There were no significant changes from the 1993 photograph. The folded roofline no longer appeared present along the southern frontage of the building.

2005: There were no significant changes from the 1998 photograph.

2009: There were no significant changes from the 2005 photograph.

2012: There were no significant changes from the 2009 photograph.

2016: There were no significant changes from the 2012 photograph.

## Topographic Maps

1895-1899: The subject property was depicted within an undeveloped area of San Francisco. No features of environmental concern were depicted.

1915-2012: The subject property was depicted within a developed area of San Francisco. No specific development or features of environmental concern were depicted.

## City Directories

Several city directories, dated 1930 through 2014, were available for the current subject property addresses. City directory listings included the following.

### ***2500 Irving Street -***

1940: Clyde Hendrickson, gas station

1944: Jo & Ralph Gas Station

1949: Seaside Service Station

1953: Vacant

1958: Douglas Mobil Service

1962: Douglas Mobil Service

### ***2520 Irving Street -***

1930: Carton Dietz, tailor

1935: Grace Rushing, dresses

1940: Frank Gidney, plumber; Martha Gidney, cir. library

1949: Miracle Cleaners; Nielsen & Dunwoody and Real Estate; Chas Martin, clothing

1958: No Return

### ***2522 Irving Street -***

1930: Rebecca Preston, dressmaker

1935: Mary Page, confr.; Adele Lucia, clerk

1940: Margret Borget, beauty shop

1944: Patricia Borget, clerk Am. Tr. Co.; BE Nelson, shoe repair

1949: Kathleen Firestone, florist

1953: Kathleen Firestone; Lilac Lane Florist

1958: Kathleen Firestone; Lilac Lane Florist

1962: Vacant

### ***2525 Irving Street -***

1944: Fannie Akard, widow

### ***2526 Irving Street -***

1930: Grace L (The Green Lantern); John W Drugs

1935: John, Grace Millar, drugs; Jas Cooney, pharmacy

1940: John, Jean Lehmann, drugs

### ***2528 Irving Street -***

1930: Geo. Van, barber

1935: Geo Van Horn, barber



### **2532 Irving Street -**

1932: Benji, Anna Daniels, funeral director

1940: Benji Trickler, asst. BF Daniels; Daniels & Snetsinger, funeral directors

1944: Ann Daniels, Wid, BF funeral director

1949: Earl, Margaret Currivan, funeral director

1953: Currivan Chapel of the Sunset Mortuary

1958: Currivan Chapel of the Sunset Mortuary

1962: Currivan's Chapel of the Sunset Mortuary

1956: 50 Currivans Chapel of the Sunset, funeral directors

### **2550 Irving Street -**

1949: Lee, Halie Eberle, gas station

1953: Douglas Mobile Station

1958: Vacant

1971: Currivans Chapel of the Sunset, funeral directors

1977: Currivans Chapel of the Sunset, funeral director

1985: Currivans Chapel of the Sunset Mortuary

1990: SF Police Credit Union

2000: SF Police Credit Union

2006: SF Police Credit Union

2010: SF Police Credit Union

2014: SF Police Credit Union; First Choice Federal Credit Union

## **Building Department Permits**

Available permits issued by the SFBP were reviewed at the building department, as well as on-line on the SFPIM and the City of San Francisco online permit/complaint tracking system databases on January 31, 2019.

### **2520 Irving Street -**

2001: Tenant improvements for continued occupancy as a financial institution/parking lot

2003: Tenant improvements to office including new exterior finishes and roof

### **2550 Irving Street -**

1927: Permit for a previous structure

1941: Permit to construct a building at the corner of Irving Street and 27<sup>th</sup> Avenue; permit indicated installation of a waste oil tank and pump islands

1965: Permit to erect two-story structure for Earl Currivan (mortuary)

1987: Conversion of existing building from mortuary to credit union, with tenant improvements to be conducted

1989: Temporary certificate of occupancy for SFPCU

2002: Installation of fire alarm in an office building

2003: Tenant improvements to office including new exterior finishes and roof, building addition

## **Summary of Historical Land Use**

AllWest's land use history review for the subject property indicated the employee parking lot parcels as undeveloped prior to paving and striping as a parking lot in the early-1960s.

The credit union parcel was undeveloped prior to construction of two commercial structures on the middle of the parcel circa 1927. The commercial structures were occupied by a variety of stores/shops, including a plumber, clothing stores/tailors, beauty shop/barber, shoe repair, florist drug store and cleaners circa 1928 -1949.

An additional building was constructed on the credit union parcel between late-1920 and 1932, housing an undertaker through at least the mid-1950s.

From at least 1940 to the mid-1960s, a gas station was in operation at the 26<sup>th</sup> Avenue corner of the credit union parcel. From at least 1941 to 1963, a second gas station also was in operation at the 27<sup>th</sup> Avenue corner of the parcel.

In 1965, the original, eastern portion of the existing building was constructed on the parcel, occupied as a mortuary/funeral chapel. By 1968, the building had been increased in size to the current configuration and the existing parking lot added. The mortuary operated at the parcel through the mid-1980s.

In 1988, the SFPCU initiated occupancy on the credit union parcel.

AllWest's assessment of the site's historical land use activities did not encounter data gaps that diminish our ability to provide an opinion on a release or potential release of hazardous substances at the subject property.

2. **HISTORICAL USE OF THE SURROUNDING PROPERTIES:** AllWest reviewed the previously referenced aerial photographs, Sanborn Fire insurance maps, topographic maps, city directories, and building records to assess the historical land use in the immediate site area.

### Sanborn Fire Insurance Maps

1915: The block including the credit union parcel and the block adjoining west were entirely undeveloped. Several parcels adjoining east of 26<sup>th</sup> Avenue were residentially developed. The parcel adjoining east of the parking lot parcels was developed with a store. The remainder of the vicinity was sparsely developed with dwellings and a few stores.

1928: The block including the credit union parcel, as well as blocks adjoining west and east, were densely developed with dwellings, with the exception of the adjoining property at the corner of 26<sup>th</sup> Avenue and Irving Street. Parcels adjoining west and east of the parking lot parcels were developed with stores; the parcel adjoining south was undeveloped. Other properties along the south side of Irving Street included undeveloped parcels as well as dwellings and stores.

1950: There were no significant changes to vicinity development, with the exception of additional dwellings and stores present on properties south of Irving Street. Three gas stations were located on corners of the 25<sup>th</sup> Avenue and Irving Street intersection a block east of the subject property.

1966: There were no significant changes to vicinity development from the 1950 map, with the exception of the existing parking lot depicted adjoining east of 26<sup>th</sup> Avenue from the credit union parcel.

1975: There were no significant changes to vicinity development from the 1966 map, with the exception of two of the gas stations previously present east of the site no longer present.

1989: There were no significant changes to vicinity development from the 1975 map.

1991: There were no significant changes to vicinity development from the 1989 map, with the exception of a residence having been constructed on the property adjoining south of the parking lot parcels.

1999: There were no significant changes to vicinity development from the 1991 map.

### Aerial Photos

The adjoining properties and entire vicinity were densely developed with buildings appearing industrial, light-industrial and warehouse in use. Very little change in the development was visible over time.

1938: The immediate vicinity appeared densely developed with residential structures, similar to those currently present. What appeared to be commercial buildings, as well as a few undeveloped parcels, were present along both sides of Irving Street, including adjoining east of 26<sup>th</sup> Avenue from the credit union parcel. What appeared to be two gas stations were located at the intersection a block east of the subject property.

1946: The vicinity remained generally similar to that described for the 1938 photograph, although the majority of the parcels along Irving Street and south of Irving Street had been developed. Primarily commercial buildings appeared present along the south side of Irving Street.

1956: The vicinity appeared generally similar to that described for the 1946 photograph, with the exception of the existing parking lot adjoining east of the credit union parcel appearing present.

1963: The vicinity appeared generally similar to that described for the 1946 photograph, with the exception of one additional gas station appearing present at the intersection a block east of the subject property.

1968: The vicinity appeared generally similar to that described for the 1963 photograph.

1974: The vicinity appeared generally similar to that described for the 1968 photograph, with the exception of only one gas station remaining on the intersection a block from the subject property.

1982: There were no significant changes from the 1974 photograph with the exception of no gas stations remaining at the intersection east of the subject property; former gas station parcels appeared commercially developed.

1993: There were no significant changes from the 1982 photograph.

1998: There were no significant changes from the 1993 photograph.

2005: There were no significant changes from the 1998 photograph.

2009: There were no significant changes from the 2005 photograph.

2012: There were no significant changes from the 2009 photograph.

2016: There were no significant changes from the 2012 photograph.

## Topographic Maps

No significant surface features indicative of environmental concern were depicted on the most recent topographic map or on historical topographic maps for the property's immediately surrounding area. Southern Pacific Railroad tracks were depicted a short distance north of the subject property, along the Golden Gate Park boundary.

## City Directories

Previously referenced city directories were reviewed for vicinity facility listings indicative of potential environmental concern. Listings included primarily individual (likely residential) occupants. A few commercial businesses, including a grocery store and rest home, also were listed, primarily beginning in the late-1920s. The property adjoining east of the parking lot parcels and south/up-gradient of the credit union parcel, 2511 Irving Street, was listed as a cleaners as early as 1940; the property was listed as Albrite Cleaners from 1949 to 2014.

## Summary of Historical Vicinity Land Use

AllWest's land use history review for the adjoining and surrounding properties indicated the area has been largely residentially developed since at least 1915. Development occurred north of Irving Street and then appeared to expand south of Irving Street, increasing in density by the 1920s. The majority of the adjoining and vicinity properties were residentially developed from 1915 to the present, although several commercial businesses were documented on the south side of Irving Street by the late-1920s.

A dry cleaner was documented adjoining east of the parking lot parcels and south/up-gradient of the credit union parcel from at least 1949 to 2014. As many of three gas stations were located a block east of the subject property during the 1950s and 1960s.

AllWest's assessment of the site's current and historical surrounding land use did not encounter data gaps that diminish our ability to provide an opinion on a release or potential release of hazardous substances at the subject property.

## C. PHYSICAL CHARACTERISTICS

1. **TOPOGRAPHY:** The topography of the subject property is generally level, at an elevation of approximately 205 feet above msl. Topography in the vicinity of the subject property slopes gently towards the north-northwest.
2. **VEGETATION:** Vegetation on the subject property includes professionally landscaped areas, in-ground and planter boxes, along street frontages as well as street trees in the Irving Street sidewalk. Distressed vegetation was not observed.
3. **SOILS:** Soils at the subject property are classified by the U.S. Department of Agriculture Soil Conservation Service as Urban land. The Urban land series consists of variable reclaimed soils to a depth of 40 inches bgs that have been disturbed by development and fill.  
  
Exposed soil was not present on the subject property, with the exception of that in landscaped areas. No evidence of stained or discolored soils was observed.
4. **GEOLOGY:** Based on a review of the USGS Note 36 California Geomorphic Provinces map, the property is located in the Coast Ranges geomorphic province of California. The coastline is uplifted, terraced and wave-cut. The Coast Ranges are composed of thick Mesozoic and Cenozoic sedimentary strata. The northern and southern ranges are separated by a depression containing the San Francisco Bay.

The northern Coast Ranges are dominated by the irregular, knobby landslide-topography of the Franciscan Complex. The eastern border is characterized by strike-ridges and valleys in Upper Mesozoic strata. In several areas, Franciscan rocks are overlain by volcanic cones and flows of the Quien Sabe, Sonoma and Clear Lake volcanic fields. The Coast Ranges is subparallel to the active San Andreas Fault. The San Andreas is more than 600 miles long,

extending from Point Arena to the Gulf of California. West of the San Andreas is the Salinian Block, a granitic core extending from the southern extremity of the Coast Ranges to north of the Farallon Islands. Geologically, the area of the subject property is underlain by Mesozoic era Eugeosynclinal Deposits.

5. **HYDROLOGY:** According to California's Groundwater Bulletin 118, the subject property is located in the San Francisco Bay Hydrologic Region and lies in the Merced Valley Groundwater Basin (Basin No. 2-035). The Merced Valley groundwater basin is located on the western portion of the San Francisco Peninsula and is one of five basins in the eastern part of San Francisco, each separated from the other by bedrock ridges (Phillips, et al. 1993).

Based on data obtained through the Geotracker database, depth to ground water is expected to be approximately 33 to 40 feet below ground surface. The ground water flow direction is anticipated towards the north-northwest, making properties located to the south-southeast up-gradient.

The nearest significant surface water to the subject property are Elk Glen Lake and Mallard Lake in Golden Gate Park, approximately ¼ mile north-northwest. Stow Lake, also in Golden Gate Park, is approximately 1/3 mile northeast. The Pacific Ocean is approximately 1½ miles west.

## D. NATURAL HAZARDS

1. **SEISMICITY:** The State of California is considered seismically active, and earthquakes are an unavoidable geologic hazard in San Francisco County. Based on available geologic literature, no active fault traces traverse the property. The property is not located within an Alquist-Priolo Special Study Zone for fault rupture hazard.

The closest active fault to the property is the San Andreas Fault located approximately 4 miles southwest.

2. **RADON:** Out-gassing of radon has not been identified as a problem in San Francisco County. The U.S. EPA has prepared a map to assist national, state and local organizations to target their resources, and to implement radon-resistant building codes. The map divides the country into three Radon Zones, Zone 1 being those areas with the average predicted indoor radon concentration in residential dwellings exceeding the EPA Action Limit of 4.0 pCi/L and Zone 3 being those areas with the

average predicted indoor radon concentration in residential dwellings less than 2 pCi/L.

It is important to note that the California Department of Health Services (DHS), in its California Statewide Radon Survey of 1990, has found homes with elevated levels of radon in all three zones, and both EPA and DHS recommend property-specific testing in order to determine radon levels at a specific location. However, the DHS Radon Survey does give a valuable indication of the propensity of radon gas accumulation in structures.

Review of the DHS Radon Survey places the property in Zone 2, where average predicted radon levels are between 2.0 and 4.0 pCi/L. Forty-one State radon tests were conducted in the site zip code of 94122; radon reportedly exceeded 4 pCi/L in two of the 41 of the tests (5%). Federal radon testing at three sites in the site zip code revealed an average 1<sup>st</sup> floor living area radon concentration of 0.667 pCi/L; none of the Federal test results exceeded 4 pCi/L.

Based on the radon zone classification and test data, radon is not a significant environmental concern.

3. **SENSITIVE ECOLOGICAL AREAS:** Sensitive ecological areas include wetlands, rivers or creeks, marsh areas and land dedicated for open space. The U.S. Fish and Wildlife Service National Wetlands Inventory database did not depict designated wetlands on or adjoining the subject property. The nearest designated wetlands were depicted at the lakes in Golden Gate Park, ¼ to 1/3 mile distant, as well as along the Pacific Ocean approximately 1½ mile west.
4. **FLOODING:** Flood maps prepared by the Federal Emergency Management Agency (FEMA) are not available for the City and County of San Francisco.

The SFPUC 2018 flood zone map for the subject property vicinity did not include the subject property address on its 100-year storm flood risk zone.

5. **MASS WASTING:** No physical evidence of mass wasting, such as landslides or ground subsidence, was observed at the property. Low concrete retaining walls were observed along the southern and eastern perimeters of the parking lot parcels.
6. **OIL AND GAS WELLS:** According to the California Department of Conservation, Department of Oil, Gas and Geothermal

Resources (DOGGR) map, no oil or gas wells are located on or adjoining the subject property.

## E. SITE CHARACTERISTICS

1. **PARKING:** The western portion of the credit union parcel is developed with an asphalt-paved customer parking lot including 15 parking stalls. The employee parking lot parcels are developed with a fenced, asphalt-paved employee parking lot including 19 stalls.
2. **ROADWAYS:** Irving Street borders the credit union parcel to the south and the parking lot parcels to the north. The credit union parcel also is bordered by 26<sup>th</sup> Avenue to the east and 27<sup>th</sup> Avenue to the west. There are no roadways located on the subject property.
3. **FENCES:** Wood, steel and coated metal sheet fencing was present around the perimeter of the parking lot parcels. Slatted chain-link fencing is present along the northern perimeter of the credit union parcel, as well as around an employee break area adjoining the northwestern corner of the building. Stucco-covered concrete walls are located within the landscaped areas along the southern perimeter of the credit union parcel parking lot.
4. **OUTSIDE STORAGE:** Outside storage was not observed at the subject property.
5. **BASEMENTS:** No basement is present on the subject property.
6. **EASEMENTS:** No known easements are located on the subject property, except for utilities.
7. **WELLS:** According to the SFDPH, no wells are documented on the subject property. No evidence of production, dry, domestic water, irrigation, injection or monitoring wells was observed.
8. **SUMPS:** Sumps were not observed on the subject property.
9. **STORM WATER DRAINS:** Storm water drains were observed in the parking lot and credit union parcel parking lots. A capped, approximately 3-inch diameter steel pipe flush with the ground surface adjoined the storm drain in the parking lot parcels; the structure appeared associated with a pipe within the drain catchment.

The property does not fall under requirements of the National Pollutant Discharge Elimination System (NPDES).

10. **PONDS:** No ponds or other bodies of water were observed on the subject property.
11. **SEWAGE SYSTEM:** The subject property is connected to the municipal sanitary sewer system operated by the San Francisco Department of Water, Power and Sewer (SFPUC). The SFPUC had not responded to a request for information on current or historical wastewater discharge permits associated with the subject property addresses at the time this study was completed.
12. **POTABLE WATER SYSTEM:** There are underground water lines at the property. Potable water is supplied by the municipal water system operated by the SFPUC. The agency's 2017 Annual Water Quality Report was available online, the most recent year for which a report was available, and documented compliance of the water provided with all applicable water quality standards.
13. **WASTE WATER SYSTEMS:** No wastewater treatment systems are located on the subject property.
14. **POWER DISTRIBUTION SYSTEMS:** Electricity and natural gas are provided to the property by Pacific Gas & Electric Company (PG&E). A pole-mounted transformer was observed on a power pole on the subject property, at the corner of 26<sup>th</sup> Avenue and Irving Street.

## F. HAZARDOUS MATERIALS IN FACILITY AND OPERATIONAL SYSTEMS

1. **BUILDING STRUCTURE:** The two-story commercial building is constructed with a concrete perimeter and a wood- and steel-framed roof/second floor supported by wood and steel columns. The building foundation is comprised of a concrete slab on-grade foundation over conventional spread footings.
2. **BUILDING MATERIALS:** The exterior walls of the building are primarily skim coated stucco, brick masonry veneer, plaster cornices and a bronze anodized aluminum storefront glazing system. The building is capped with a modified bitumen flat roof system with an elastomeric overlay.

Floor finishes include carpet, ceramic tile, vinyl floor tile and sealed concrete. Painted gypsum board walls are present, some with wallcovering material. Ceilings include acoustic ceiling tile or painted gypsum board.



## ASBESTOS

As part of this environmental assessment, AllWest observed the building premises for potential ACM such as floor coverings, ceiling and wall materials, bulk insulation and fireproofing. Based on the lack of previous asbestos surveys, ACM is presumed present.

Presumed ACM would include materials installed prior to 1988 renovations conducted during tenant improvements for conversion of the building into the credit union. Materials identified in the building include wall, ceiling and flooring materials, as well as roofing materials. Additionally, the coated metal fencing panels on the parking lot parcels also are presumed ACM. Observed materials generally appeared in good condition. Some damaged floor tile was observed in the second-floor janitorial closet.

It is recommended an asbestos-containing building materials (O&M) program be implemented. An O&M program details procedures designed to ensure that the asbestos containing building materials, whenever possible, remain undisturbed to minimize the likelihood of exposing building tenants and workers to airborne asbestos fibers.

## MOLD

As part of this environmental assessment, AllWest visually inspected the building premises for the presence of significant mold growth and evidence of water intrusion including walls, ceilings and utility areas. No indications of significant water damage were observed; no visual indications or olfactory signs of significant mold were noted during the site reconnaissance.

## LEAD BASED PAINT

As part of this environmental assessment, AllWest evaluated the building premises for potential LBP coatings such as interior walls, handrails and floors. Due to the age of the on-site building, constructed prior to 1978, surfaces painted prior to 1978 are suspected to include LBP.

Painted surfaces were observed generally in good condition. Some peeling peeled paint was observed on exterior window sills fronting Irving Street. It is recommended that LBP O&M program be implemented.

3. **MECHANICAL AND HVAC SYSTEMS:** The HVAC system for the building includes air

conditioning units and heat pumps located on the building roof.

4. **BUILDING EQUIPMENT:** Two hydraulic elevators are present in the building on the subject property. SFPCU representatives stated the rear freight elevator is original to the building; building plans indicate the front passenger elevator was installed in 1985.

The elevator equipment room for the passenger elevator was located on the second floor and equipment room for the freight elevator on the ground floor. Visible leakage from the elevator equipment was not observed; a hydrocarbon odor was noted in the freight elevator equipment room. According to SFPCU representatives, a seal in the motor broke and was repaired in July or August 2018. Elevator machinery reportedly has never been replaced, just repaired.

Elevator cab permits expired in January 2019. SFPCU personnel report new permits are anticipated shortly. Labeling on both elevator motors indicated completion of 5-year tests in August 2015.

5. **INDUSTRIAL EQUIPMENT:** An ATM machine is located in the southern wall of the credit union building.

## G. HAZARDOUS AND NON-HAZARDOUS MATERIALS AND WASTES

1. **MANUFACTURE/USE:** No manufacturing historically or currently is documented at the subject property.

The current building has been utilized as a mortuary and a credit union since construction. Prior to construction of the current building, two gas stations, a different undertaker building and other commercial development, including a dry cleaner, was documented.

2. **STORAGE:** Regulated quantities of hazardous materials are not stored at the subject property. Two 3-gallon containers of what appeared to be hydraulic fluid were observed in the ground floor freight elevator equipment room. Several 1-quart to 5-gallon containers of paints and a few 1-gallon or smaller containers of janitorial cleaners were observed in ground and second floor janitorial closets. A UPS battery system with Halon fire suppression system was observed within the ground floor server room. Two small batteries were located within the building fire

alarm system. Evidence of spills or releases from the materials was not observed.

Previous operators of the two gas stations, dry cleaner and mortuary/undertaker at the subject property are expected to have stored/used hazardous materials in their on-site operations. Anticipated hazardous materials include fuels, oils and other automotive-related materials, dry cleaning solvents and embalming fluids. No documentation of previous hazardous materials use/storage at the subject property was available.

The SFDPH reported no hazardous materials records for the current or former occupants of the existing and previous property addresses. The SFDPH is the Certified Unified Program (CUPA) for the City and County of San Francisco. The San Francisco Fire Department (SFFD) had not responded to a request for hazardous materials records at the time this study was completed.

3. **GENERATION & DISPOSAL:** Hazardous waste was not observed at the subject property.

Generation/disposal of hazardous waste by previous tenants of the subject property was not documented. However, based on occupancy of the property by gas stations, a dry cleaner and a mortuary/undertaker, former generation of hazardous wastes is expected.

4. **UNDERGROUND STORAGE TANKS:** There is no visual or documentary evidence of existing USTs at the subject property.

The SFDPH reported no records related to the USTs presumed operated on both corners of the subject property during development with gas stations from 1940 through the mid-1960s. SFBF records included one permit, dated 1941, for installation of a waste oil UST at the 2550 Irving Street station (Irving Street/27<sup>th</sup> Avenue corner). The SFBF had no additional records related to installation or removal of USTs.

Following cessation of operations at the subject property, a 1963 aerial photograph of the 2550 Irving Street gas station location showed the concrete slabs associated with the former building and pump island(s) remaining but the structures removed. Subsequently, this area of the property was paved with the existing parking lot. AllWest identifies a moderate likelihood that USTs remain present on this portion of the parcel, and recommends performance of a UST survey.

Although there also is no documentation of removal for the USTs from the former 2500 Irving

Street gas station, this area of the subject property has been developed with the existing structure and therefore gas station USTs, as well as other undocumented USTs, if any, likely were removed to facilitate construction.

5. **ABOVEGROUND STORAGE TANKS:** Aboveground storage tanks (ASTs) are not present at the subject property. No information indicating the historical presence of ASTs at the site was encountered in information sources available for this study.
6. **SOLID WASTE:** Trash and recycling bins were staged in the storage room adjoining the northeastern credit union parcel driveway. Pickup and recycling of the material is facilitated by Recology.
7. **MEDICAL WASTE:** Current or historical generation of medical waste was not documented on the subject property. Biohazardous waste generation may have occurred at the previous mortuary and undertaker facility.

## H. POLLUTION SOURCES, CONTROLS AND TREATMENT

1. **AIR:** The subject property was not included in the Emissions Inventory (EMI) database in the EDR radius report (Section I). The Bay Area Air Quality Management District (BAAQMD) reported no permit files for the 2550 and 2525 Irving Street addresses. Research for additional property addresses by the BAAQMD had not been completed at the time this report was issued.
2. **SOIL & GROUNDWATER:** The subject property is not a recorded source of soil and groundwater contamination. There is no visual evidence the soil and groundwater of the property have been contaminated by on-site activities.

AllWest's site historical research indicated gas stations operated at the corner of Irving and 26<sup>th</sup> street and Irving and 27<sup>th</sup> street between 1940 and 1963. AllWest also documented a clothes cleaner on the credit union parcel between 1928 and 1949 (Miracle Cleaners). Based on the absence of environmental sampling data we cannot opine on the residual impact of these former land use activities. Environmental uncertainty can be reduced via a Phase II investigation.

3. **VAPOR INTRUSION:** As part of our assessment AllWest evaluated the potential for vapor intrusion into property structures following the general methodology outlined in ASTM E-2600-15, utilizing professional judgment.

The Tier 1 screening assessment was employed to determine if a potential vapor intrusion condition (VIC) exists at the site. The subject property, adjoining properties, and hydraulically up-gradient properties were assessed to determine known or suspect contaminated sites within approximate minimum search distances.

A Tier 1 screening assessment consists of a search distance test to identify if there are any known or suspected contaminated sites within the primary and secondary areas of concern; a chemicals of concern test to determine if chemicals of concern exist at the known or suspected contaminates sites; and a plume test to determine whether or not chemicals of concern in the contaminated plume may be within the critical distance.

The critical distance is defined as the linear distance in any direction from the nearest edge of the plume to the site. If the distance from the site to the nearest edge of a petroleum hydrocarbon plume is less than 30 feet or less than 100 feet for non-petroleum chemicals of concern, then it is presumed that a potential vapor intrusion condition (pVIC) exists and additional screening may be necessary.

The potential for a VIC from historical land use activities is considered moderately low due to the site's former gas stations and clothes cleaners. Further evaluation can reduce environmental uncertainty.

The potential for a VIC from surrounding land use is considered moderately low due to operation of a dry cleaning facility adjoining and up-gradient of the subject property for nearly 75 years, into the mid-2010s (Section I.18). Further evaluation can reduce environmental uncertainty.

**METHANE:** No known methane issues were reported for the property. The subject property is not located within 1,000 feet of an active landfill, an active oil well or an abandoned/inactive oil well.

## I. REGULATORY DATABASE SEARCH

To identify the site's potential listing in environmental databases and evaluate off-site environmental concerns, AllWest reviewed a site-specific radius report provided by EDR, which searched regulatory agency lists/ databases for recorded sites within the industry standard search radii. The purpose of the records search was to assess the potential presence of hazardous substance contamination at the subject site as a

result of activities conducted on properties within the ASTM-designated search distances. A list of the state and federal regulatory databases searched, summary of findings and detailed records are presented in Appendix A.

Regulatory-listed sites and high-risk historical facilities identified by EDR as being within their approximate minimum search distances from the subject property on the ASTM-required databases are listed in Table 1 as well as being summarized in Appendix A and their respective locations identified by number in Appendix A's figures. The number of sites shown in Table 1 may not exactly reflect what is provided in the EDR report due to multiple (duplicate) listings, outdated (historical databases), and differing minimum search radii as specified in ASTM E 1527-13. Additionally, some map locations shown on the EDR figures refer to more than one site, some sites are listed multiple times in the EDR report and some map locations shown on the EDR figures were determined by AllWest to be incorrect.

The EDR report listed no orphan sites (sites which addresses are as inadequate or incomplete as to render locating the site on a map ineffective) that could be within the approximate minimum search distances on the ASTM-required databases.

When reviewing the EDR report, AllWest was particularly interested in the regulatory status of sites within the search radius that were adjoining or hydraulically up-gradient to the subject site. In general, only up-gradient hazardous materials release sites represent a potential environmental impact to the subject property. Chemical release sites located hydraulically down-gradient or cross-gradient (perpendicular) are considered unlikely to impact the subject property.

Ground water flow direction in the vicinity of the subject property is anticipated towards the north-northwest, making sites to the south-southeast up-gradient of the subject property.

Due to previous occupancy of the credit union parcel by two gas stations and a cleaners, Douglas Mobile Station/Douglas Mobil Service (2500 and 2550 Irving Street) and Miracle Cleaners (2520 Irving Street) were included on the following EDR databases.

**EDR Hist Auto** EDR's proprietary database of historical automotive repair and gas stations based on searches of selected business directories available to EDR researchers.



**EDR Hist Cleaner** EDR's proprietary database of historical potential dry cleaning facilities based on searches of selected business directories available to EDR researchers.

A summary of the on- and off-site database listings is included in Table 1.

**Table 1. Regulatory Database Search Summary**

<b>Section</b>	<b>Regulatory List</b>	<b>Search Radius</b>	<b>Number of Listed Sites within Search Radius</b>	<b>Number of Listed Sites on Subject Property</b>
I.1	NPL	1 mile	None	None
I.2	RESPONSE	1 mile	None	None
I.3	RCRA – CORRACTS	1 mile	None	None
I.4	SEMS	½ mile	None	None
I.5	SEMS - ARCHIVE	½ mile	None	None
I.6	RCRA – TSDF	½ mile	None	None
I.7	RCRA Generators	Site & Adjoining	1	None
I.8	ERNS	Site	None	None
I.9	EnviroStor	1 mile	1	None
I.10	Toxic Pits	1 mile	None	None
I.11	CPS-SLIC	½ mile	None	None
I.12	State Landfills (SWF/LF)	½ mile	None	None
I.13	LUST	½ mile	9	None
I.14	Registered UST/AST	Site & Adjoining	None	None
I.15	HAZNET	Site	None	None
I.16	EDR® Historical Manufactured Gas Plants	1 mile	None	None
I.17	EDR® Historical Auto Stations	1/8 mile	8	2
I.18	EDR® Historical Cleaners	1/8 mile	11	1

**1. U.S. Environmental Protection Agency: National Priority List (NPL)**

The NPL is an U.S. Environmental Protection Agency (USEPA) database listing of the United States' worst uncontrolled or abandoned hazardous waste sites. NPL sites are targeted for possible long-term remedial action under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) of

1980. In addition, the NPL Report includes information concerning cleanup agreements between the U.S. EPA and Potentially Responsible Parties (commonly called Records of Decision or RODS), any liens filed against contaminated properties, as well as the past and current U.S. EPA budget expenditures tracked within the Superfund Consolidated Accomplishments Plan (SCAP). The search radius for NPL is one-mile.

The subject property is not listed on the NPL. There are no NPL sites within one-mile of the subject property.

**2. California Department of Toxic Substance Control: Equivalent National Priority List (RESPONSE)**

The RESPONSE database is a California Department of Toxic Substances Control (DTSC) database listing of the State of California's NPL-equivalent sites. These confirmed release sites are generally high-priority and have a high potential risk. They are those where the DTSC is involved in remediation of the site. The search radius for RESPONSE is one mile.

The subject property is not listed on RESPONSE. There are no RESPONSE sites within one mile of the subject property.

**3. U.S. Environmental Protection Agency: Resource Conservation and Recovery Act Information System (RCRIS) Corrective Action (CORRACTS) Facilities**

The RCRIS CORRACTS database contains information pertaining to hazardous waste treatment, storage, and disposal facilities (RCRA TSDFs) which have conducted, or are currently conducting, a corrective action(s) as regulated under the Resource Conservation and Recovery Act (RCRA). The search radius for CORRACTS is one mile. The following information is included within the CORRACTS database:

- Information pertaining to the status of facilities tracked by the RCRA Administrative Action Tracking System (RAATS);
- Inspections & evaluations conducted by Federal and state agencies; all reported facility violations, the environmental statute(s) violated, and any proposed & actual penalties; and
- Information pertaining to corrective actions undertaken by the facility or U.S. EPA.

The subject property is not listed on CORRACTS. There are no CORRACTS sites within one mile of the subject property.

**4. U.S. Environmental Protection Agency: Superfund Enterprise Management System (SEMS) – Formerly CERCLIS**

The U.S. EPA's SEMS database is a newly-implemented application that integrates the former CERCLIS database, the Superfund Document Management System (SDMS) and a few additional internal EPA applications. The

SEMS database is a listing of hazardous waste sites, potentially hazardous waste sites and remedial activities performed in support of the Superfund Program pursuant to Section 103 of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA). SEMS sites have either been investigated, or are currently under investigation, by the U.S. EPA for the release or threatened release of hazardous substances. The SEMS list also includes sites which are either proposed for listing or are listed on the NPL, or which are in the screening and assessment phase for possible NPL inclusion. The search radius for SEMS is ½ mile.

The subject property is not listed on SEMS. There are no SEMS sites within ½ mile of the subject property.

**5. U.S. Environmental Protection Agency: SEMS-Archive – Formerly CERCLIS NFRAP**

The U.S. EPA has replaced the CERCLIS No Further Remedial Action Planned (NFRAP) database with the SEMS-Archive database. SEMS-Archive tracks sites that have no further interest to the EPA under the Superfund Program based on available information. Listing on the Archive database indicates that to the best of EPA's knowledge, no further steps will be taken to list the site on the NPL. The U.S. EPA may perform a minimal level of assessment at a SEMS-Archive site if new information becomes available, however. Listing on the SEMS-Archive database does not necessarily indicate there is no hazard associated with the site, only that the site is not judged to be a potential NPL site. The search radius for SEMS-Archive is ½ mile.

The subject property is not listed on SEMS-Archive. There are no SEMS-ARCHIVE sites within ½ mile of the subject property.

**6. U.S. Environmental Protection Agency: Resource Conservation and Recovery Act (RCRA) Treatment, Storage, and Disposal Facilities (TSDF)**

The RCRA-TSDF is a U.S. EPA listing of facilities that were permitted under RCRA to perform on-site treatment, storage, or disposal of hazardous wastes. The sites listed in RCRA-TSDF do not necessarily pose an environmental threat to the surrounding properties because the TSDF permit imposes stringent monitoring and reporting requirements. The search radius for RCRA-TSDF is ½ mile. The following information is also included in the RCRA TSDF database:

- Information pertaining to the status of facilities tracked by the RCRA Administrative Action Tracking System (RAATS);
- Inspections & evaluations conducted by federal and state agencies; and
- All reported facility violations, the environmental statute(s) violated, and any proposed & actual penalties.

The subject property is not listed as a RCRA-TSDF facility. There are no RCRA-TSDF sites located within ½ mile of the subject property.

**7. U.S. Environmental Protection Agency: Resource Conservation and Recovery Act (RCRA) Generator List**

The RCRA generators list is a US EPA listing of facilities that generate hazardous wastes or meet other applicable waste generating requirements under RCRA. The sites listed in the RCRA Generator List have not necessarily released hazardous waste into the environment and may not necessarily pose an environmental threat to the surrounding properties. These listed sites are required to properly contain the wastes generated and remove their wastes from the site within 90 days. Furthermore, the facilities that report waste generation activities are more inclined to perform the required monitoring. The search radius for the RCRIS Generator List is the Site and adjoining properties.

The subject site is not listed on the RCRA Generator List.

There is one RCRA Generator List site adjoining the subject property. Albrite Cleaners at 2511 Irving Street, adjoining east and cross-gradient of the parking lot parcels and adjoining south and up-gradient of Irving Street from the credit union parcel, was listed as a small quantity generator (SQG) in 1996. No violations were documented.

Albrite Cleaners no longer occupies the adjoining site and, therefore, the SQG listing itself is not of concern. However, the presence of a dry cleaner generating hazardous waste at an adjoining and up-gradient site indicates the potential for a release of dry cleaning solvents to ground water to have occurred. Based on historical vicinity information (Section B.2), a dry cleaning business was located at the 2511 Irving Street site from at least 1940 to 2014.

**8. U.S. Environmental Protection Agency: Emergency Response Notification System (ERNS) List**

The Emergency Response Notification System (ERNS) list is a U.S. EPA maintained list of reported incidents that concern the sudden and/or accidental release of hazardous substances, including petroleum, into the environment. The search radius for ERNS is the subject property.

The subject property is not listed on the ERNS list.

**9. California Department of Toxic Substances Control (DTSC): EnviroStor Sites**

The EnviroStor database is a DTSC listing of sites under investigation that could be actually or potentially contaminated and that may present a possible threat to human health and the environment. The search radius for EnviroStor is one mile.

The subject property is not listed on the EnviroStor list.

There is one EnviroStor site located within one mile of the subject property. SF Airfield Res Rec Center at an unspecified location 0.85 mile cross-gradient of the subject property has a regulatory status of No Further Action. Based on the distance, hydrologic location and regulatory status, this site is not of concern to the subject property.

**10. California Department of Toxic Substances Control: Toxic Pits Cleanup Act Sites (Toxic Pits)**

The Toxic Pits database is a California DTSC listing of hazardous waste cleanup sites regulated pursuant to the California Toxic Pits Cleanup Act (Toxic Pits). It identifies sites suspected of containing hazardous substances where cleanup has not yet been completed. We note, this database has not been updated since July 1995. The search radius for Toxic Pits is one mile.

The subject property is not listed on the Toxic Pits site list. There are no Toxic Pits sites located within one mile of the subject property.

**11. California Regional Water Quality Control Board: Clean-up Program Sites (CPS) - Spills, Leaks, Investigations, and Cleanup (SLIC)**

The CPS-SLIC is a California Regional Water Quality Control Board (RWQCB) listing of sites that have reported spills, leaks, investigative activities, and/or cleanup actions. The search radius for CPS-SLIC is ½ mile.

The subject property is not listed on the CPS-SLIC list. There are no CPS-SLIC sites within ½ mile of the subject property.

**12. California Integrated Waste Management Board: Solid Waste Information System (SWF/LF) Facilities**

The SWF/LF is a California Integrated Waste Management Board (CIWMB) listing of all permitted active, inactive, or closed landfills. The search radius for SWF/LF is ½ mile.

The subject property is not listed on SWF/LF list. There are no SWF/LF sites within ½ mile of the subject property.

**13. California Regional Water Quality Control Board: Leaking Underground Storage Tanks (LUST)**

The LUST list is a California RWQCB listing of sites that have reported leaking underground storage tanks. A site may be listed on LUST by reporting the tank system(s) failed tank testing, that routine monitoring of tank system(s) showed evidence of leakage, or that verification sampling during tank removal showed subsurface contamination. The search radius for the LUST list is ½ mile.

Fuel leak case research conducted at the Lawrence Livermore National Laboratory (LLNL) indicates that attenuation and degradation play major roles in reducing hydrocarbon in groundwater to non-detectable levels within several hundred feet of the contaminant source. Research findings indicate that in over 90% of the petroleum hydrocarbon cases, groundwater contaminant plumes do not extend more than 250 feet from the source. The mobility of a gasoline additive called Methyl tertiary-Butyl Ether (MtBE) is currently being researched. Preliminary findings indicate that MtBE is highly soluble in water and moves easily through soil particles and into groundwater where it may spread over a distance greater than 250 feet. MtBE will transfer to groundwater from gasoline leaking from USTs, pipelines, car emissions into the atmosphere, and other components of

gasoline vapor distribution. MtBE has been an additive to gasoline since approximately 1985, but banned in California since 2004.

The subject property is not listed on the LUST list.

There are nine listings for six LUST site addresses within ½ mile of the subject property. All of the LUST sites are located greater than ¼ mile from the subject property. The Residential Property at 1324-1326 Clement Street was incorrectly plotted in close proximity to the subject property; the site actually is located more than a mile distant. Based on the distance of the reported LUST sites from the subject property, they are unlikely to be of concern.

**14. California Water Resources Control Board: Registered Underground Storage Tank (RUST) and Aboveground Storage Tank (RAST) Lists**

The California Water Resources Control Board Underground Storage Tank Program maintains a list of registered underground storage tanks (RUSTs) and registered aboveground storage tanks (RASTs) in the site area. The sites listed on the RAST and RUST lists have not necessarily released hazardous substances into the environment and may not necessarily pose an environmental threat to the surrounding properties. Since Federal and California UST regulations require periodic monitoring for UST leakage and the immediate reporting of evidence of UST leakage, only those sites listed on the leaking underground storage tank (LUST) list typically have the potential of environmental impact. The search radius for the RUST and RAST lists is the site and adjoining properties.

The subject property is not listed on the RUST and RAST lists. No RUST or RAST sites adjoin the subject property.

**15. California Department of Toxic Substances Control: Hazardous Waste Information System (HAZNET) List**

The data on the HAZNET list is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000 - 1,000,000 annually, representing approximately 350,000 - 500,000 shipments. Data are from the manifests are submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, and disposal method. The search radius for HAZNET is the site.

The subject site is not listed on the HAZNET generators list.

#### **16. EDR® Historical Manufactured Gas Plants**

EDR maintains a proprietary list of coal gas plants (manufactured gas plants) derived from city directories, telephone directories and other historical sources.

The subject property is not listed as an historical manufactured gas plant. There are no historical manufactured gas plants reported within 1 mile of the subject property.

#### **17. EDR® Historical Auto Stations**

EDR maintains a proprietary list of possible historical automotive repair shops and gasoline stations derived from city directories, telephone directories and other historical sources.

The subject property is listed twice as an historical auto station. Douglas Mobil Service at 2500 Irving Street was listed on-site in 1958 and Douglas Mobile Station at 2550 Irving Street was listed on-site in 1953. The significance of these gas stations on the subject property was discussed in Sections G.4 and H.2.

There are six additional historical auto stations reported within 1/8 mile of the subject property. Although five are reported within two blocks, they are documented in generally cross-gradient locations and have not been present more recently than the 1970s. Based on the location of these former gas stations, and the period of time which has elapsed since they occupied the documented locations, they are unlikely to be of significant concern to the subject property.

The remaining historical auto station, Chevron Information Technology, is more distant and down-gradient. Additionally, based on the name of the business, it appears unlikely to be a gas station. This facility also is unlikely to be of concern to the subject property.

#### **18. EDR® Historical Cleaners**

EDR maintains a proprietary list of possible historical dry cleaner businesses derived from city directories, telephone directories and other historical sources.

The subject property is listed on the EDR historical cleaners database for Miracle Cleaners at 2520 Irving Street in 1949.

There are 10 additional historical cleaners reported within 1/8 mile of the subject property, including one adjoining west and cross-gradient of the parking lot parcels and adjoining south and up-gradient of Irving Street from the credit union parcel. The facility, listed as Miyaki Yoshio in 1940 and subsequently Albrite Cleaners in 1949 to 2014. These listings are significant as they indicate the potential for a release of dry cleaning solvents to ground water to have occurred immediately adjoining and up-gradient of the subject property.

An additional adjoining facility included in the database, Tout de Suite Caterers at 2549 Irving Street, appears to be a caterer based on the name and likely was incorrectly included on the historical cleaners database. Three additional facilities were listed at non-adjoining up-gradient locations, and the remainder, at non-adjoining cross-gradient locations.

### **Summary**

The subject property's inclusion on the EDR Historical Auto database related to previous development of the property with two gas stations is of potential concern. As discussed in Section G.4, AllWest identifies a moderate likelihood that USTs remain present on 2550 Irving Street portion of the parcel, and recommends performance of a UST survey.

The subject property's inclusion on the EDR Historical Cleaners database due to occupancy by a dry cleaner for a short period of time is also a concern.

Albrite Cleaners, a dry cleaner adjoining and up-gradient of the subject property at 2511 Irving Street, operated at the location for nearly 75 years. Based on the period of time in operation, as well as operation into the 2010s, there is a reasonable probability a release of dry cleaning solvents occurred. Based on the location of the site with respect to the subject property, there is a moderately-low likelihood that impacted ground water from the subject property has migrated beneath the subject property. AllWest recommends evaluation of potential impact from such a release on the subject property parcels.

The agency database search found no other surrounding or adjoining sites that appear likely to have significantly impacted the soil or ground water underlying the subject property.

AllWest's search for recorded environmental clean-up liens and reviews of federal, tribal, state and local government records did/did not



encounter data gaps that diminish our ability to provide an opinion on a release or potential release of hazardous substances at the subject property.

## VII. INFORMATION SOURCES

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### A. HISTORICAL SOURCES

#### Aerial Photographs

EDR® Aerial Photo Decade Package, January 24, 2019, Environmental Data Resources, Inc., Shelton, Connecticut.

#### Sanborn® Fire Insurance Maps

EDR® Certified Sanborn Map Report, January 23, 2019, Environmental Data Resources, Inc., Shelton, Connecticut.

#### City Directories

EDR® City Directory Abstract, January 24, 2019, Environmental Data Resources, Inc., Shelton, Connecticut.

#### Topographic Maps

EDR® Historical Topographic Map Report, January 23, 2019, Environmental Data Resources, Inc., Shelton, Connecticut.

### B. ENVIRONMENTAL AGENCY DATABASES

The EDR® Radius Map™ Report, January 23, 2019, Environmental Data Resources, Inc., Shelton, Connecticut.

State Water Resources Control Board (SWRCB) GeoTracker database website:  
<http://geotracker.waterboards.ca.gov/>

Department of Toxic Substances Control (DTSC) EnviroStor database website:  
<http://www.envirostor.dtsc.ca.gov/public/>

San Francisco Planning Department, San Francisco Property Information Map database website: <https://sfplanninggis.org/pim/>

City and County of San Francisco Permit/Complaint Tracking System database website:  
<http://dbiweb.sfgov.org/dbipts/default.aspx?page=AddressQuery>

### C. ENVIRONMENTAL SOURCES

Alquist-Priolo Special Studies Zones Act, Special Publication No. 42, 1997, California Division of Mines and Geology.

California Statewide Radon Survey, 1990, California Department of Health Services.

California's Groundwater, Bulletin 118, 1975, California Department of Water Resources.

Geology of Northern California, Bulletin No. 190, California Division of Mines and Geology, 1966

Geologic of California, Norris and Webb, 1990, John M. Wiley & Sons.

California Department of Conservation, California Department of Conservation, Division of Oil, Gas and Geothermal Resources Well Finder, 2013: <http://www.conservation.ca.gov/dog/Pages/WellFinder.aspx>

US Fish and Wildlife Service National Wetlands Inventory database.  
<http://www.fws.gov/wetlands/Data/Mapper.html>

### D. PLANNING, BUILDING AND ASSESSOR

San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103. Contact: 415-558-6378


San Francisco Department of Building Inspection, 1660 Mission Street, San Francisco, CA 94103. Contact: 415-558-6088

San Francisco Assessor-Recorder's Office, 1 Dr. Carlton B. Goodlett Place, City Hall, Room 190, San Francisco, CA 94102. Contact: 415-554-5596

### E. FIRE AND ENVIRONMENTAL HEALTH/CUPA

San Francisco Department of Public Health, Environmental Health Division (Hazardous Materials Unified Program Agency), 1390 Market Street, Suite 210, San Francisco, CA 94102. Contact: 415-252-3800

San Francisco Department of Public Health, Environmental Health Management, Local Oversight Program, 1390 Market Street, Suite 210, San Francisco, CA 94102. Contact: 415-252-3900



San Francisco Fire Department, 698 Second Street, San Francisco, CA 94107. Contact: 415-558-3384.

## F. WATER QUALITY

San Francisco Department of Public Works, 1 Dr. Carlton B. Goodlett Place, City Hall, Room 348, San Francisco, CA 94102. Contact: 415-554-6920

San Francisco Public Utilities Commission, 1155 Market Street, 11<sup>TH</sup> Floor, San Francisco, CA 94103. Contact: 415-554-3155

Regional Water Quality Control Board, San Francisco Bay Region (Region 2), 1515 Clay Street, Suite No. 1400, Oakland, CA 94612. Contact: 510-622-2300.

San Francisco Public Utilities Commission, San Francisco Water Power Sewer, *San Francisco Groundwater Supply Project* website. <http://sfwater.org/index.aspx?page=1136>. 2011-2017

Regional Water Quality Control Board, San Francisco Bay Region (Region 2), 1515 Clay Street, Suite No. 1400, Oakland, CA 94612. Contact: 510-622-2300.

## G. AIR QUALITY

Bay Area Air Quality Management District, 375 Beale Street, San Francisco, CA 94105  
Contact: 415-749-4900

## Description of Selected General Terms and Acronyms

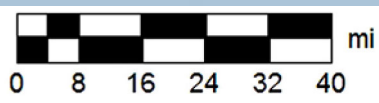
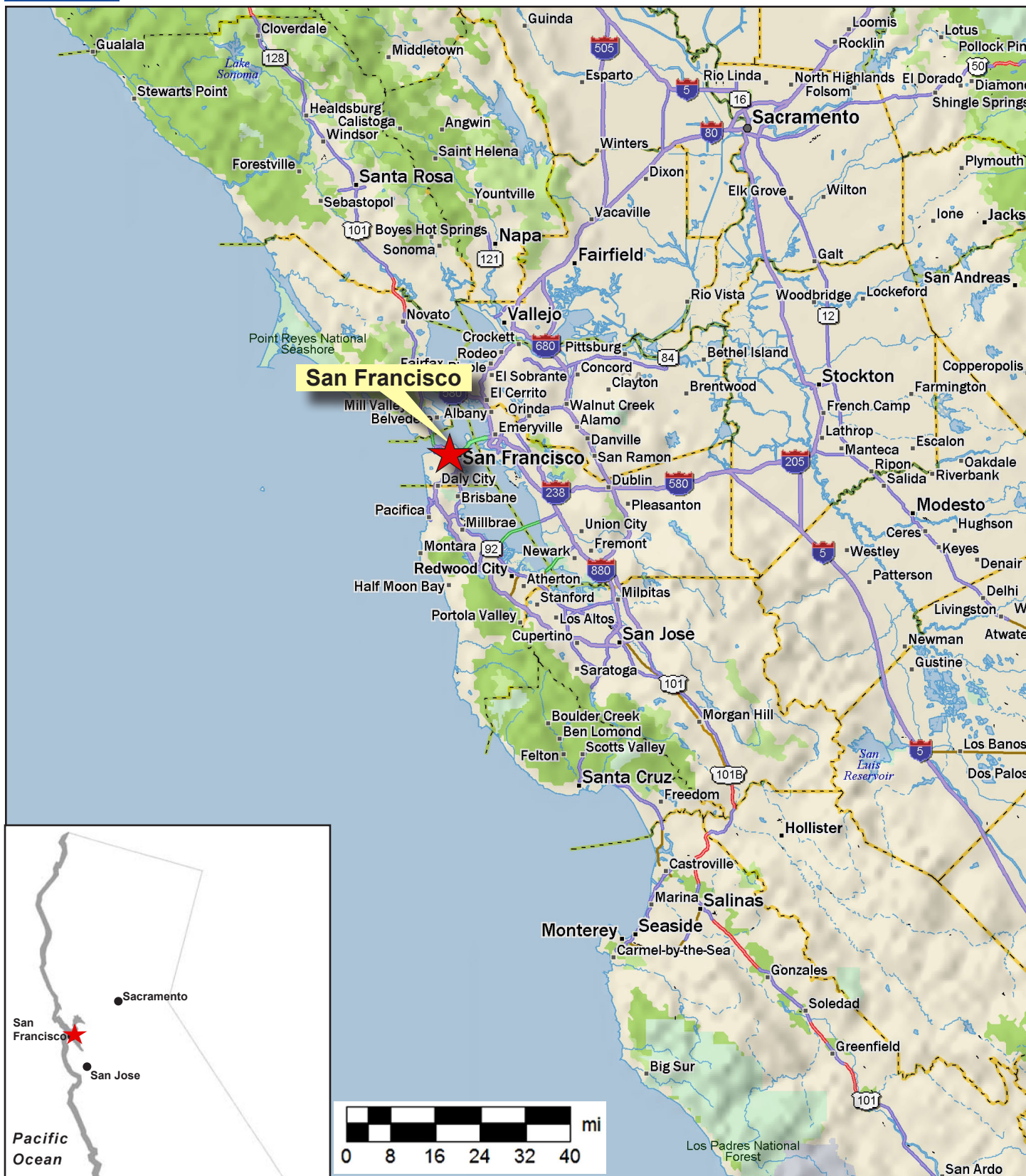
Term/Acronym	Description
ACM	Asbestos Containing Material. Asbestos is a naturally occurring mineral, three varieties of which (chrysotile, amosite, crocidolite) have been commonly used as fireproofing or binding agents in construction materials. Exposure to asbestos, as well as ACM, has been documented to cause lung diseases including asbestosis (scarring of the lung), lung cancer and mesothelioma (a cancer of the lung lining). Regulatory agencies have generally defined ACM as a material containing greater than one (1) percent asbestos, however some states (e.g. CA) define ACM as materials having 0.1% asbestos.
AHERA	Asbestos Hazard Emergency Response Act
AOC	Area of Concern
APN	Assessor's Parcel Number
AST	Aboveground Storage Tanks. ASTs are generally described as storage tanks less than 10% of which are below ground (i.e., buried). Tanks located in a basement, but not buried, are also considered ASTs. Whether, and the extent to which, an AST is regulated, is determined on a case-by-case basis and depends upon tank size, its contents and the jurisdiction of its location.
ASTM	American Society for Testing and Materials
AULs	Liens or Activity and Use Limitations
BAAQMD	Bay Area Air Quality Management District
bgs	Below Ground Surface
BTEX	Benzene, Toluene, Ethylbenzene, and Xylenes. BTEX are VOC components found in gasoline and commonly used as analytical indicators of a petroleum hydrocarbon release.
BTU/hr	British Thermal Units per hour
Cal/EPA	California Environmental Protection Agency, also known as DTSC
CD	Critical Distance
CFR	Code of Federal Regulations
COC	Contaminant of Concern
CREC	Controlled Recognized Environmental Condition is defined in ASTM E1527-13 as "a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).
Data Gap / Significant Data Gap	A lack of or inability to obtain information required by the practice despite good faith efforts by the environmental professional to gather such information. A data gap is significant if other information and/or professional experience raises concerns involving the data gap.
De minimis Condition	A condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.
DOGGR	California Department of Conservation, Department of Oil, Gas and Geothermal Resources
DTSC	California Department of Toxic Substances Control
EDR	Environmental Data Resources
EMI	Emissions Inventory Data
EPA	U.S. Environmental Protection Agency
ESA	Environmental Site Assessment
ESL	Environmental Screening Level
FEMA	Federal Emergency Management Agency
HAZNET	DTSC Hazardous Waste Information System
Hazardous Substance	As defined under CERCLA, this is (A) any substance designated pursuant to section 1321(b)(2)(A) of Title 33, (B) any element, compound, mixture, solution, or substance designated pursuant to section 9602 of this title; (C) any hazardous waste having characteristics identified under or listed pursuant to section 3001 of the Solid Waste Disposal Act (with some exclusions); (D) any toxic pollutant listed under section 1317(a) of Title 33; (E) any hazardous air pollutant listed under section 112 of the Clean Air Act; and (F) any imminently hazardous chemical substance or mixture with respect to which the EPA Administrator has taken action under section 2606 of Title 15. This term does not include petroleum, including crude oil or any fraction thereof



	which is not otherwise listed as a hazardous substance under subparagraphs (A) through (F) above, and the term include natural gas, or synthetic gas usable for fuel (or mixtures of natural gas and such synthetic gas).
Hazardous Waste	This is defined as having characteristics identified or listed under section 3001 of the Solid Waste Disposal Act (with some exceptions). RCRA, as amended by the Solid Waste Disposal Act of 1980, defines this term as a "solid waste, or combination of solid wastes, which because of its quantity, concentration, or physical, chemical, or infectious characteristics may (A) cause, or significantly contribute to an increase in mortality or an increase in serious irreversible, or incapacitating reversible illness; or (B) pose a substantial present or potential hazard to human health or the environment when improperly treated, stored, transported, or disposed of, or otherwise managed."
HMBP	Hazardous Materials Business Plan
HMMP	Hazardous Materials Management Plan
HREC	Historical Recognized Environmental Condition is defined in ASTM E1527-13 as "a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted residential use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).
HVAC	Heating, Ventilation and Air Conditioning
LNAPL	Light Non-Aqueous Phase Liquid
LOP	Local Oversight Program
LQG	Large Quantity Generators
LUST	Leaking Underground Storage Tank. This is a federal term set forth under RCRA for leaking USTs. Some states also utilize this term.
mg/kg	milligrams per kilogram
mg/L	milligrams per liter
MCL	Maximum Contaminant Level. This Safe Drinking Water concept (and also used by many states as a ground water cleanup criteria) refers to the limit on drinking water contamination that determines whether a supplier can deliver water from a specific source without treatment.
MSDS	Material Safety Data Sheets. Written/printed forms prepared by chemical manufacturers, importers and employers which identify the physical and chemical traits of hazardous chemicals under OSHA's Hazard Communication Standard.
MSL	Mean Sea Level
MtBE	Methyl tertiary Butyl Ether
ND	Not Detected
NE	Not Established
NESHAP	National Emissions Standard for Hazardous Air Pollutants (Federal Clean Air Act). This part of the Clean Air Act regulates emissions of hazardous air pollutants.
NFA	No Further Action
NPDES	National Pollutant Discharge Elimination System (Clean Water Act). The federal permit system for discharges of polluted water.
NV	No Value
O&M Plan	Operations and Maintenance Plan
OSHA	Occupational Safety and Health Administration or Occupational Safety and Health Act
PACM	Presumed Asbestos-Containing Material. A material that is suspected of containing or presumed to contain asbestos but which has not been analyzed to confirm the presence or absence of asbestos.
PCBs	Polychlorinated Biphenyls. A halogenated organic compound commonly in the form of a viscous liquid or resin, a flowing yellow oil, or a waxy solid. This compound was historically used as dielectric fluid in electrical equipment (such as electrical transformers and capacitors, electrical ballasts, hydraulic and heat transfer fluids), and for numerous heat and fire sensitive applications.
pCi/L	picoCuries per Liter of air. Unit of measurement for radon and similar radioactive materials.
PE	Professional Engineer
PG&E	Pacific Gas and Electric Company
PLM	Polarized Light Microscopy (see ACM section of the report, if included in the scope of services)
ppb	parts per billion
ppm	parts per million

pVIC	Potential Vapor Intrusion Condition
Radon	A radioactive gas resulting from radioactive decay of naturally-occurring radioactive materials in rocks and soils containing uranium, granite, shale, phosphate, and pitchblende. Exposure to elevated levels of radon creates a risk of lung cancer; this risk generally increases as the level of radon and the duration of exposure increases. Radon can accumulate in building basements or similar enclosed spaces to levels that can pose a risk to human health. Indoor radon concentrations depend primarily upon the building's construction, design and the concentration of radon in the underlying soil and ground water.
REC	Recognized Environmental Conditions are defined by ASTM E1527-13 as "the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: 1) due to any release to the environment; 2) under conditions indicative of a release to the environment. <i>De minimis</i> conditions are not recognized environmental conditions."
RWQCB	California Regional Water Quality Control Board
SLIC	Spills, Leaks, Investigations And Cleanup
SPCC	Spill Prevention, Control and Countermeasures. SPCC plans are required under federal law (Clean Water Act and Oil Pollution Act) for any facility storing petroleum in tanks and/or containers of 55-gallons or more that when taken in aggregate exceed 1,320 gallons. SPCC plans are also required for facilities with underground petroleum storage tanks with capacities of over 42,000 gallons. Many states have similar spill prevention programs, which may have additional requirements.
SQG	Small Quantity Generator
SWRCB	State Water Resources Control Board
TPH (d)(g)(mo)	Total Petroleum Hydrocarbons (d) as diesel (g) as gasoline (mo) as motor oil
ug/kg	micrograms per kilogram
ug/L	micrograms per liter
USGS	United States Geological Survey
UST	Underground Storage Tank. Most federal and state regulations, as well as ASTM E1527-13, define this as any tank, incl. underground piping connected to the tank, that is or has been used to contain hazardous substances or petroleum products and the volume of which is 10% or more beneath the surface of the ground (i.e., buried).
VEC	Vapor Encroachment Condition
VOCs	Volatile Organic Compounds
Wetlands	Areas that are typically saturated with surface or ground water that creates an environment supportive of wetland vegetation (i.e., swamps, marshes, bogs).

# FIGURES



PROJECT NO.  
18190.20.60.80

REGIONAL MAP

FIGURE 1

2550 IRVING STREET

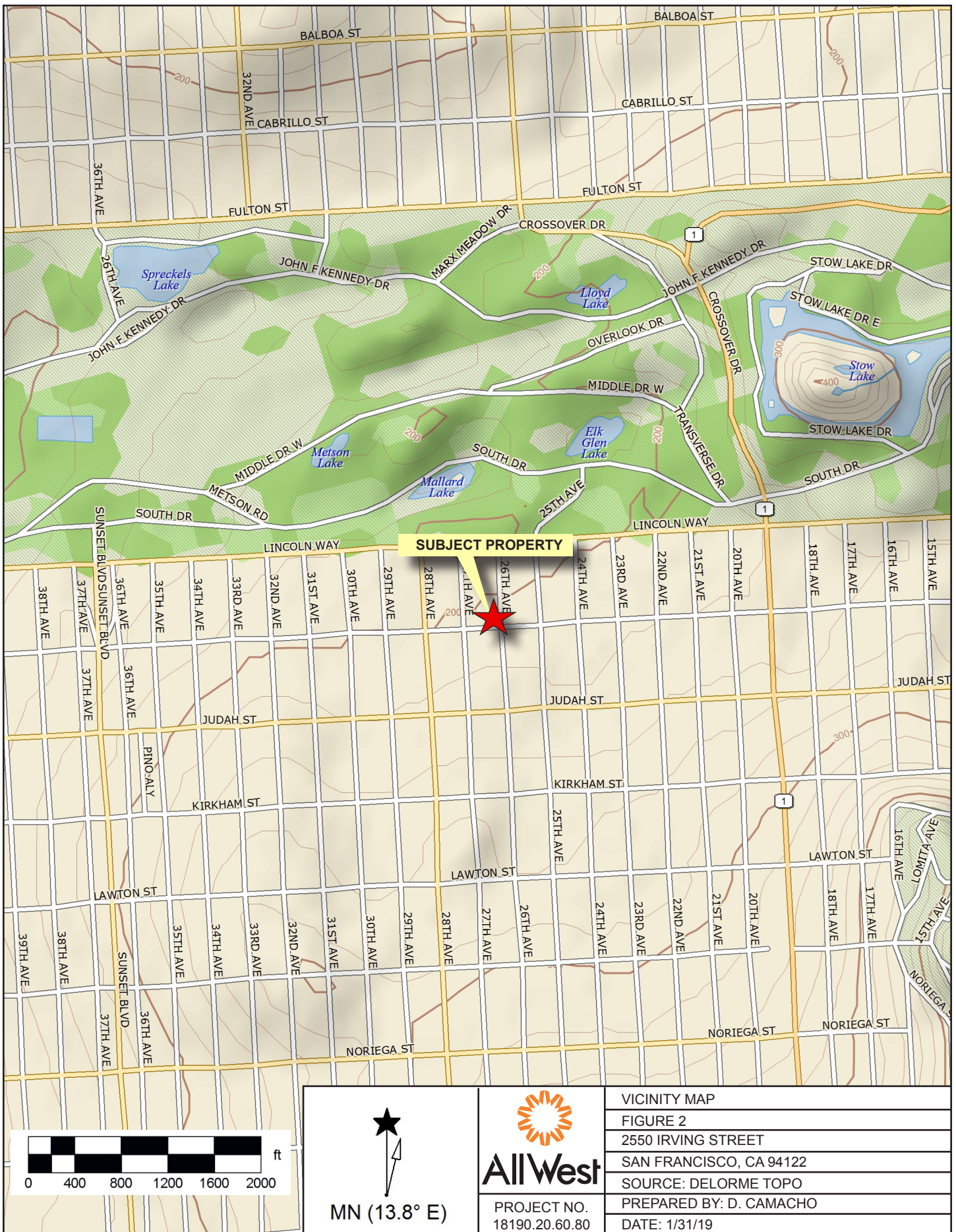
SAN FRANCISCO, CA 94122

SOURCE: DELORME TOPO

PREPARED BY: D. CAMACHO

DATE: 1/31/19









**AllWest**

PROJECT NO.  
18190.20

AERIAL PHOTO / SITE PLAN

FIGURE 3

2550 IRVING STREET

SAN FRANCISCO, CA 94122

SOURCE: GOOGLE EARTH

PREPARED BY: B. BLACKIE / D. CAMACHO

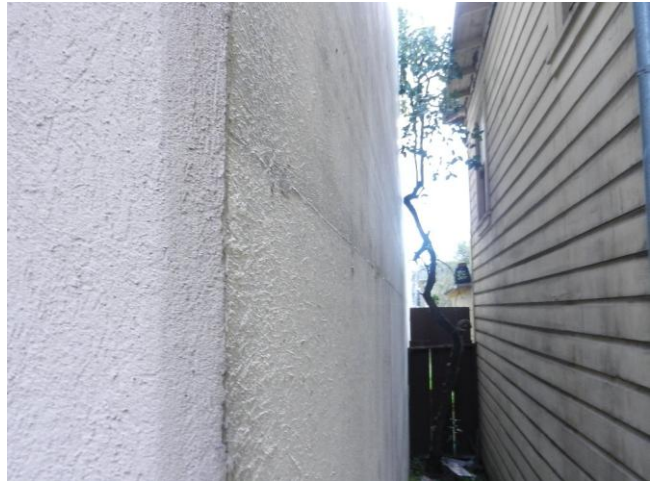
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# PHOTOGRAPHS





1. Southern Façade of SFPCU Building on Credit Union Parcel



2. Northern Façade of SFPCU Building (on left) on Credit Union Parcel



3. Western Façade of SFPCU Building and Parking Lot/Former 2550 Irving Street Gas Station Location on Credit Union Parcel



4. Eastern Façade of SFPCU Building on Credit Union Parcel



5. SFPCU Lobby



6. Typical Office Area within SFPCU Building on Credit Union Parcel





7. UPS Battery Units within SFPCU Building Server Room



8. Freight Elevator Motor in Ground Floor SFPCU Elevator Room



9. Hydraulic Fluid (presumed) within Ground Floor SFPCU Elevator Room



10. Passenger Elevator Motor in Second Floor SFPCU Elevator Room



11. Paint Storage in Second Floor SFPCU Janitorial Closet



12. Batteries in Fire Alarm System in SFPCU Janitorial Closet





13. Damaged Floor Tile in SFPCU Janitorial Closet



14. Trash Storage Room in SFPCU Building



15. SFPCU Building Roof



16. SFPCU Employee Parking Lot on Parking Lot Parcels  
(View Facing South)



17. SFPCU Employee Parking Lot on Parking Lot Parcels  
(View Facing North); SFPCU in Background



18. Storm Drain with Presumed Adjoining Cleanout on  
Parking Lot Parcels





19. Potentially ACM-Containing Perimeter Fencing on Parking Lot Parcels



20. Adjoining Properties to North of Credit Union Parcel



21. Adjoining Properties South of Credit Union Parcel and West and East of Parking Lot Parcels



22. Adjoining Properties West of Credit Union Parcel



23. Adjoining Properties to East of Credit Union Parcel



24. Adjoining Properties South of Parking Lot Parcels

# APPENDIX A