

Attachment B

Phase 1 Environmental Site Assessment



Phase I Environmental Site Assessment

**490 South Van Ness Avenue
San Francisco, California**

Prepared for:

**San Francisco Mayor's Office of Housing
and Community Development**



Prepared by:

**Rincon Consultants, Inc.
July 2, 2015**



Rincon Consultants, Inc.

180 Grand Avenue, Suite 400

Oakland, California 94612

510 834 4455

FAX 834 4433

info@rinconconsultants.com

www.rinconconsultants.com

July 2, 2015
Project 15-01697

Eugene T. Flannery
Mayor's Office of Housing and Community Development
1 South Van Ness Avenue 5th Floor
San Francisco, California 94103

**Phase I Environmental Site Assessment - ASTM 05 & 13
490 South Van Ness Avenue, San Francisco, California**

Dear Mr. Flannery:

This report presents the findings of a Phase I Environmental Site Assessment (ESA) completed by Rincon Consultants, Inc. for the project located at 490 South Van Ness Avenue, San Francisco, California. The Phase I ESA was performed in accordance with our proposal dated June 15, 2015 and our current contract for environmental consulting services dated July 30, 2010.

The accompanying report presents our findings and provides an opinion regarding the presence of recognized environmental conditions. Our work program for this project is intended to meet the guidelines outlined in the American Society for Testing and Materials (ASTM), Standard Practice for Environmental Site Assessments: *Phase I Environmental Site Assessment Process* (ASTM Standard E-1527-13). Our scope of services, pursuant to ASTM practice, did not include any inquiries with respect to asbestos containing building materials, biological agents, cultural and historic resources, ecological resources, endangered species, health and safety, indoor air quality unrelated to a release of hazardous substances or petroleum products into the environment, industrial hygiene, lead-based paint, lead in drinking water, mold, radon, regulatory compliance, wetlands, or high voltage power lines.

Thank you for selecting Rincon for this project. If you have any questions, or if we can be of any future assistance, please contact us.

Sincerely,
RINCON CONSULTANTS, INC.

Julie Welch Marshall
Senior Project Manager

Ed Morelan, PG, CEG
Senior Engineering Geologist

Table of Contents

Phase I Environmental Site Assessment

490 South Van Ness

San Francisco, California

Executive Summary	1
Introduction	3
Purpose	3
Scope of Services	4
Significant Assumptions, Limitations, Deviations, Exceptions, Special Terms, and Conditions.....	5
User Reliance	5
Site Description	6
Location	6
Subject Property and Vicinity General Characteristics	6
Descriptions of Structures, Roads, Other Improvements on the Site	6
User Provided Information.....	6
Records Review	9
Physical Setting Sources	9
Topography	9
Geology and Hydrogeology	9
Regional Geology	9
Site Geology	9
Regional Groundwater Occurrence and Quality	9
Standard Environmental Record Sources	9
Subject Property.....	10
Offsite Properties.....	10
Orphan Listings	11
Additional Environmental Record Sources	11
Review of Agency Files	11
Subject Property	12
Adjacent Properties.....	12
Up-gradient Release Sites	13
Known or Suspect Contaminated Release Sites with Potential Vapor Migration.....	14
Review of State of California Division of Oil and Gas Records.....	15
Historical Use Information on the Property and the Adjoining Properties	15
Review of Historic Aerial Photographs	15
Review of City Directory Listings.....	15
Review of Fire Insurance Maps	15
Review of Historic Topographic Maps	15
Review of City of San Francisco Building Permit Records.....	15
Summary of Historic Uses	16
Subject Property	16
Northern Adjacent Property – 460 S Van Ness.....	18



Eastern Adjacent Property – 483-487 S Van Ness	18
Southern Adjacent Property – 2901 16th Street	18
Western Adjacent Property – 2940-2944 16th Street	19
Gaps in Historical Sources	19
Interviews.....	19
Interview with Owner/Site Manager	19
Interviews with Occupants	20
Interviews with Local Government Officials.....	20
Interviews with Others	21
Site Reconnaissance	21
Methodology and Limiting Conditions.....	21
Current Use of the Property and Adjacent Properties	21
Past Use of the Property and Adjacent Properties.....	21
Current or Past Uses in the Surrounding Areas.....	22
Geologic, Hydrogeologic, Hydrologic and Topographic Conditions.....	22
General Description of Structures	22
Interior and Exterior Observations	22
Storage Tanks.....	22
Drums	22
Hazardous Substances and Petroleum Products.....	22
Unidentified Substance Containers	22
Odors.....	22
Pools of Liquid.....	23
Indications of Polychlorinated Biphenyls (PCBs)	23
Other Conditions of Concern.....	23
Evaluation	23
Findings	23
Opinions.....	24
Conclusions	24
Recommendations	25
Deviations	25
References	26
Signatures of Environmental Professionals.....	27
Qualifications of Environmental Consultants.....	28

Figures

- Figure 1 – Vicinity Map
- Figure 2 – Site Map
- Figure 3 – Adjacent Land Use Map
- Figures 4 and 5 – Site Photographs

Appendices

- Appendix 1 – Rental Assistance Demonstration Program Environmental Restrictions Checklist
- Appendix 2 - Interview Documentation
- Appendix 3 – Regulatory Records Documentation
- Appendix 4 – Historical Research Documentation
- Appendix 5 – Maher Application Form



EXECUTIVE SUMMARY

This report presents the findings of a Phase I Environmental Site Assessment (ESA) for the property located at 490 South Van Ness Avenue, San Francisco, California (Figure 1, Vicinity Map). The subject property is currently developed with the remnants of a gas station and an auto repair shop. The subject property is developed with a single-story structure located on the northwestern portion of the property and two canopies.

Rincon Consultants performed a reconnaissance of the subject property on June 23, 2015. The purpose of the reconnaissance was to observe existing subject property conditions and to obtain information indicating the presence of recognized environmental conditions in connection with the subject property. The interior of the onsite building was not observed. One empty waste oil aboveground storage tank was observed near the northwest corner of the onsite building and multiple paint cans were observed on the subject property. No evidence of releases from the storage tank or paint containers was noted.

The subject property is located in an area that is primarily comprised of residential and commercial land uses. Properties in the vicinity of the subject property include multi-family residences, single-family residences, a gasoline and service station, and miscellaneous commercial buildings.

Environmental Data Resources, Inc. (EDR) was contracted to provide a database search of public lists of sites that generate, store, treat or dispose of hazardous materials or sites for which a release or incident has occurred. The EDR search was conducted for the subject property and included data from surrounding sites within a specified radius of the property. The subject property was listed on a release database. According to the EDR report and Geotracker database, a release of gasoline impacted soil and groundwater occurred at the subject property. The release case was opened in September 1998. Excavation activities occurred on the subject property in 2012, after removal of the underground storage tanks (USTs). The residual concentrations of contaminants were reported by the San Francisco Department of Public Health (SFDPH) to not require further remediation and the case was closed in March 2013.

Eight adjacent properties were listed in databases searched by EDR. Two of the eight properties, 501-505 South Van Ness Avenue and 460 South Van Ness Avenue, were listed as release sites. The southeastern adjacent property, 501-505 South Van Ness Avenue, experienced a release of gasoline that impacted soil and groundwater at the property. However, based on the groundwater flow direction away from the subject property, the release at this property was not expected to impact the subject property. The northern adjacent property, 460 South Van Ness Avenue, experienced a release of heating/fuel oil that impacted soil only. Therefore, based on the soil only nature of the release, the release at this property was not expected to impact the subject property. In addition, multiple adjacent properties were listed as EDR Historical Dry Cleaners. Although none of these properties were listed as release sites, based on the nature of dry cleaning operations, there is a potential for an undetected release to have occurred.

Two upgradient release sites were listed on databases searched by EDR. The release of gasoline at 400 South Van Ness Avenue impacted soil and groundwater at the property. However, based on the most recent groundwater monitoring report, constituents were not detected in groundwater in

the closest upgradient well to the subject property. Therefore, the release from this property is not expected to impact the subject property. The release of gasoline at 1581 15th Street impacted soil only. Therefore, based on the soil only nature of the release and the distance from the subject property, the release at this property is not expected to impact the subject property.

Historical sources reviewed as part of the Phase I ESA include aerial photographs, topographic maps, city directories and building permits. The photos and maps reviewed indicate that the subject property was occupied by a carpenter shop, paint shop, wagon shed and various other commercial and residential properties from 1889 to 1899, developed for residential purposes in 1913, vacant land in 1931, developed with multiple structures in 1938, occupied by a gas station from 1944 to 1949, an auto wash in 1949, occupied by a gas station and restaurant from 1953 to 1966, occupied by an auto service shop and restaurant in 1970, unoccupied in 1971, occupied by a filling station in 1974 (developed in its current configuration), occupied by Mission Arco Service Station in 1977, used for retail sales in 1984, and was occupied by Quality Tune-Up/Auto Shop from 1985 to 2013. Additional information on the subject property indicates that it was first in use as a gas station in 1936 and was converted to an auto tune-up shop in 1983, which remained in place until 2009.

Based on the findings of this Phase I ESA, it is our opinion that there are 2 Recognized Environmental Conditions (RECs), 1 Potential REC, and 1 unknown environmental condition in connection with the property as follows:

Recognized Environmental Conditions

- Former use of the subject property as a gasoline station/auto repair shop and former release of gasoline on the subject property (former onsite industrial uses)
- Location of the subject property within a Maher Ordinance Area and potential presence of fill onsite

Potential Recognized Environmental Condition

- Hydraulic lifts on the subject property

Unknown Environmental Condition

- Adjacent historical dry cleaners (former adjacent industrial uses)

Based on the known residual contamination on the subject property associated with the former use of the subject property as a gasoline station/auto repair shop and former release of gasoline on the subject property, Rincon recommends oversight by SFDPH and preparation of a Soil Management Plan/Remedial Action Plan prior to any redevelopment activities on the subject property. The Remedial Action Plan should describe the procedure to handle the known impacted soil on the subject property, and the Soil Management Plan should describe the procedure to handle unexpected issues such as underground features, wells, etc. In addition, based on the location of the subject property within a Maher Ordinance Area and potential presence of fill onsite, direct communication with the SFDPH would be required.

To evaluate the potential subject property impact associated with the hydraulic lifts on the subject property, Rincon recommends proper removal of the in-ground features of the lifts



(pistons and reservoir) following demolition of the onsite building, and sampling to determine if any releases have occurred.

To evaluate the potential subject property impact associated with the adjacent historical dry cleaners, Rincon recommends soil vapor sampling along the eastern, southern and southwestern perimeters of the subject property. In addition, if groundwater is encountered during redevelopment of the subject property, groundwater samples should be collected and analyzed for volatile organic compounds (VOCs) by EPA Method 8260B.

Based on the construction of the onsite structures in approximately 1974, asbestos and lead-based paint materials may be present onsite. Although not considered a REC, renovation or demolition of the onsite structures would require an asbestos and LBP survey and possibly abatement.

INTRODUCTION

This report presents the findings of a Phase I ESA conducted for the property located at 490 South Van Ness Avenue, San Francisco, California (Figure 1, Vicinity Map). The Phase I ESA was performed by Rincon Consultants, Inc. for the San Francisco Mayor's Office of Housing and Community Development (SFMOH) in general conformance with ASTM E 1527-13 and our proposal and contract dated June 15, 2015. The following sections present our findings and provide our opinion as to the presence of recognized environmental conditions.

PURPOSE

The purpose of this Phase I ESA was to assess the environmental conditions of a property, taking into account commonly and reasonably ascertainable information and to qualify for Landowner Liability Protections under the Brownfields Amendments to the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA).

A recognized environmental condition (REC) is defined pursuant to ASTM E 1527-13 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; 3) under conditions that pose a material threat of a future release to the environment".

A Controlled REC is defined pursuant to ASTM E 1527-13 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). A condition considered by the environmental professional to be a controlled recognized environmental condition shall be listed in the findings section of the Phase I Environmental Site Assessment report, and as a recognized environmental condition in the conclusions section of the Phase I Environmental Site Assessment report".



A Historical REC is defined pursuant to ASTM E 1527-13 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 use criteria established by regulatory authority, without subjecting the property to any required controls (for example, use restrictions, activity and use limitations, institutional controls, or engineering controls). Before calling the past release a historical recognized environmental condition, the environmental professional must determine whether the past release is a recognized environmental condition at the time the Phase I Environmental Site Assessment is conducted (for example, if there has been a change in the regulatory criteria). If the EP [Environmental Professional] considers the past release to be a recognized environmental condition at the time the Phase I ESA is conducted, the condition shall be included in the conclusions section of the report as a recognized environmental condition”.

A de minimis condition is defined pursuant to ASTM E 1527-13 as,

“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. Conditions determined to be de minimis conditions are not recognized environmental conditions nor controlled recognized environmental conditions”.

SCOPE OF SERVICES

The scope of services conducted for this study is outlined below:

- Perform a reconnaissance of the site to identify obvious indicators of the existence of hazardous materials.
- Observe adjacent or nearby properties from public thoroughfares in an attempt to see if such properties are likely to use, store, generate, or dispose of hazardous materials.
- Obtain and review an environmental records database search from Environmental Data Resources, Inc. (EDR) to obtain information about the potential for hazardous materials to exist at the subject property or at properties located in the vicinity of the subject property.
- Review files for the subject property and immediately adjacent properties as identified in the EDR report, as applicable.
- Review the current U.S. Geological Survey (USGS) topographic map to obtain information about the subject property's topography and uses of the subject property and properties in the vicinity of the subject property.
- Review additional pertinent record sources (e.g., California Division of Oil and Gas records, online databases of hazardous substance release sites), as necessary, to identify the presence of RECs at the subject property.
- Review reasonably ascertainable historical resources (e.g., aerial photographs, topographic maps, fire insurance maps, city directories) to assess the historical land use of the subject property and adjacent properties.
- Provide a property owner interview questionnaire to the property owner or a designated subject property representative identified to Rincon by the client.
- Provide a user interview questionnaire to a representative of the client, the user of the Phase I ESA.



- Conduct interviews with other property representatives (e.g., key site manager, occupants), as applicable.
- Review Client-provided information (e.g., previous environmental reports, title documentation), as applicable.

SIGNIFICANT ASSUMPTIONS, LIMITATIONS, DEVIATIONS, EXCEPTIONS, SPECIAL TERMS, AND CONDITIONS

This work is intended to adhere to good commercial, customary, and generally accepted environmental investigation practices for similar investigations conducted at this time and in this geographic area. No guarantee or warranties, expressed or implied are provided. The findings and opinions conveyed in this report are based on findings derived from a site reconnaissance, review of an environmental database report, specified regulatory records and historical sources, and comments made by interviewees. This report is not intended as a comprehensive site characterization and should not be construed as such. Standard data sources relied upon during the completion of Phase I ESAs may vary with regard to accuracy and completeness. Although Rincon believes the data sources are reasonably reliable, Rincon cannot and does not guarantee the authenticity or reliability of the data sources it has used. Additionally, pursuant to our contract, the data sources reviewed included only those that are practically reviewable without the need for extraordinary analysis.

Rincon has identified evidence that suggests that hazardous materials or petroleum products may exist at the site at levels that could require mitigation. Additional research, including surface or subsurface sampling and analysis, can reduce SFMOH's risks, but no techniques commonly employed can eliminate these risks altogether.

In addition, pursuant to ASTM E 1527-13 practice, our scope of services did not include any inquiries with respect to asbestos containing building materials, biological agents, cultural and historic resources, ecological resources, endangered species, health and safety, indoor air quality unrelated to release of hazardous substances or petroleum products into the environment, industrial hygiene, lead-based paint, lead in drinking water, mold, radon, regulatory compliance, wetlands, or high voltage power lines.

USER RELIANCE

SFMOH has requested this assessment and will use the assessment to provide information for the purposes of purchasing or acquiring said property. This Phase I ESA was prepared for use solely and exclusively by SFMOH. No other use or disclosure is intended or authorized by Rincon. Also, this report is issued with the understanding that it is to be used only in its entirety. It is intended for use only by the client, and no other person or entity may rely upon the report without the express written consent of Rincon.



SITE DESCRIPTION

Location

The subject property is a 0.327 acre property located on the northwest corner of 16th Street and South Van Ness Avenue (Block 2552, Lot 008) and south of Adair Street in San Francisco, California (Figure 2, Site Map). The property is identified as Assessor's Parcel Number (APN) 3553008.

Subject Property and Vicinity General Characteristics

The subject property is currently developed with the remnants of a gas and service station and auto repair shop. It is developed with a vacant, single-story structure and two canopies.

The subject property is located in an area that is primarily comprised of residential and commercial land uses. Properties in the vicinity of the subject property include multi-family residences, single-family residences, a gasoline and service station, and miscellaneous commercial buildings. The current adjacent land uses are described in Table 1 and depicted on Figure 3, Adjacent Land Use Map.

Table 1 - Current Uses of Adjacent Properties

Area	Use
Northern Properties	Adair Street, then residential
Eastern Properties	South Van Ness Avenue, then commercial and residential
Southern Properties	16th Street, then gasoline and service station, residential and commercial
Western Properties	Residential

Descriptions of Structures, Roads, Other Improvements on the Site

A chain-link fence was noted around the perimeter of the subject property. There are two canopies on the property. The larger canopy connects with the service station building on the northwestern portion of the subject property. The ground is being overtaken by grass and weeds and scattered municipal solid waste is located throughout the property.

Access to the subject property is available from a driveway on 16th Street.

Although the sewer is reported to be disconnected, water and sewer service is provided by the San Francisco Public Utilities Commission. Pacific Gas & Electric provides electrical and natural gas service. Solid waste collection and disposal services are provided by Recology.

USER PROVIDED INFORMATION

As described in ASTM E 1527-13 Section 6, SFMOH was interviewed for actual knowledge pertaining to the subject property to help identify recognized environmental conditions in connection with the property. Kevin Kitchingham, Project Manager for SFMOH, completed the



User Questionnaire as provided by ASTM Appendix X3. A copy of the completed questionnaire is included as Appendix 1.

Based on our review of the completed questionnaire, the user did not review the following sources of information and/or is unaware of information regarding the following:

- recorded land title records (or judicial records, where appropriate) that identify any environmental liens filed or recorded against the property
- recorded land title records (or judicial records, where appropriate) that identify any activity and land use limitations (AULs), such as engineering controls, land use restrictions or institutional controls that are in place at the property and/or have been filed or recorded against the property under federal, tribal, state or local law
- specialized knowledge or experience related to the property or nearby properties
- obvious indicators that point to the presence or likely presence of releases at the property
- pending, threatened, or past litigation relevant to hazardous substances or petroleum products, in, on, or from the site
- pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the site
- notice from any government entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products

Based on our review of the completed questionnaire, the user did review the following the following sources and is unaware of information regarding the following:

- Title Report that identifies information pertaining to environmental cleanup liens or AULs for the subject property
- commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases

Additionally, the user indicated that the purchase price being paid for the subject property reasonably reflects the fair market value of the property, and he is not aware of a reduction in value for the subject property relative to any known environmental issues.

The following documents regarding the subject property were provided for Rincon's review:

- *Environmental Site Assessment, 490 S Van Ness Avenue, San Francisco, CA* prepared by AllWest Environmental, Inc. and dated January 16, 2010 – A review of this report indicated that ten USTs were installed on the subject property in 1936. It was reported that nine of the USTs stored gasoline and 1 UST stored waste oil. In addition, the properties in the vicinity of the subject property were reported to have a low probability of impacting soil and groundwater at the subject property. In addition, although residual TPH and petroleum solvent contamination in soil at the subject property as the result of a release from the gasoline USTs, the soil does not classify as hazardous waste. However, if future redevelopment of the subject property is planned and groundwater is encountered, the groundwater should be reevaluated for TPH prior to discharge to the sewer system.



- *Report of Environmental Corrective Action, Quality Tune-Up, 490 South Van Ness Avenue, San Francisco, CA* prepared by Hydro Analysis, Inc. and dated June 14, 2012 - A review of this document indicated that although small amounts of residual TPH contamination remains onsite at locations where soil over-excavation was deemed impractical due to the location of the sidewalks and streets, the concentrations of residual TPH are expected to decrease over time due to natural attenuation.
- *Remedial Action Completion Certification, Underground Storage Tank (UST) Case, Commercial Property, 490 South Van Ness Avenue* prepared by San Francisco Department of Public Health (SFDPH) and dated March 21, 2013 - A review of this document indicated that a release of gasoline occurred on the subject property associated with the 8 USTs located onsite. Four of the USTs were removed in 1998 and the remaining four USTs were removed in 2012. From January to March 2012, Approximately 4,500 cubic yards of impacted soil were removed to depths of between 8 and 14 feet on the subject property and disposed offsite. Monitoring wells were installed, and then removed following closure of the site. The release case was closed under the Low Threat Closure Policy and the residual concentration following remediation was reported to not trigger further remedial action. However, it is stated that mitigation measures may be enacted as part of the planned construction project, including "passive or active ventilation in and below a proposed below grade garage and/or passive venting along the structure in areas of peripheral residual contamination." The residual concentration of constituents in soil are reported as follows:
 - 1400 milligrams per kilogram (mg/kg) of total petroleum hydrocarbons as gasoline (TPH-g)
 - 2.6 mg/kg of benzene
 - 1.0 mg/kg of toluene
 - 8.4 mg/kg of ethyl benzene
 - 21 mg/kg of xylenes
 - 2.9 mg/kg of lead

Residual concentrations of Methyl tert-butyl ether (MTBE) were not detected in soil. The residual concentrations of contaminants in groundwater are reported as follows:

- 1700 micrograms per liter (µg/L) of TPH-g
- 210 µg/L of benzene and toluene
- 42 µg/L of ethyl benzene
- 460 µg/L of xylenes

Residual concentrations of MTBE and lead were not detected in groundwater.

- *Site Mitigation Plan, 490 South Van Ness Avenue, San Francisco, California* prepared by Hydro Analysis, Inc. and dated May 9, 2013 - A review of this document indicated that the proposed land development of the subject property involved the complete excavation of the property down to a depth of 15 feet below grade. Profiling of the areas with residual contamination (street sidewalks, pump islands, building subsurface, previous tank pits and native soil) is planned.

RECORDS REVIEW

PHYSICAL SETTING SOURCES

Topography

The current USGS topographic map (San Francisco North Quadrangle, 1999) indicates that the subject property is situated at an elevation of about 25 feet above mean sea level with topography sloping down to the east northeast.

Geology and Hydrogeology

Regional Geology

The subject property is located in the Coast Ranges Geomorphic Province. The province is characterized by northwest-southeast trending mountains and faults sub-parallel to the San Andreas Fault Zone. The province is comprised of marine and terrestrial sedimentary deposits underlain by Salinian Block granitic rocks west of the San Andreas Fault Zone and the Franciscan Assemblage east of the San Andreas Fault Zone.

Site Geology

According to the US Geologic Map (San Francisco North Quadrangle, 1958), the subject property is underlain by alluvium which is described as predominantly clayey silty sand and clayey silt from the Holocene. The maximum thickness is reported to be approximately 25 feet.

Regional Groundwater Occurrence and Quality

The site is located within the Downtown San Francisco groundwater basin (2-40). According to the Regional Water Quality Control Board (RWQCB) Basin Plan for the San Francisco Bay Region, this basin has been assigned existing beneficial uses for municipal and agricultural supply, and potential beneficial uses for industrial process and service supply.

To determine groundwater depth and flow direction at the subject property, the State of California State Water Quality Control Board's (SWQCB's) online GeoTracker database was reviewed. According to *Case Closure Form Leaking Underground Fuel Storage Tank Program, 490 South Van Ness Avenue, San Francisco, CA* prepared by the San Francisco Department of Public Health and dated January 10, 2013, groundwater is reported to be encountered between 3 and 12 feet below grade and flow to the south-southeast at the subject property.

STANDARD ENVIRONMENTAL RECORD SOURCES

Environmental Data Resources, Inc. (EDR) was contracted to provide a database search of public lists of sites that generate, store, treat or dispose of hazardous materials or sites for which a release or incident has occurred. The EDR search was conducted for the subject property and included data from surrounding sites within specified radii of the property. A copy of the EDR report, which specifies the ASTM search distance for each public list, is included as Appendix 2. As shown on the attached EDR report, federal, state and county lists were reviewed as part of



the research effort. Please refer to Appendix 2 for a complete listing of sites reported by EDR and a description of the databases reviewed.

The Map Findings Summary, included in the EDR report, provides a summary of the databases searched, the number of reported facilities within the search radii, and whether the facility is located onsite or adjacent to the subject property. The following information is based on our review of the Map Findings Summary and the information contained in the EDR report.

Subject Property

The subject property at 490 South Van Ness Avenue is listed in the following databases by EDR: HIST UST, UST, LUST, HAZNET, EDR Historical Auto Station, FINDS, FID, RGA LUST and SWEEPS UST databases.

Offsite Properties

Offsite properties listed by EDR fall under two general categories of databases: those reporting unauthorized releases of hazardous substances (e.g., LUST, National Priority List [a.k.a. Superfund sites], and corrective action facilities), and databases of businesses permitted to use hazardous materials or generate hazardous wastes, for which an unauthorized release has not been reported to a regulatory agency.

Rincon reviewed the EDR Radius Map and select detailed listings to evaluate their potential to impact the subject property, based on the following factors:

- Reported distance of the facility from the subject property
- The nature of the database on which the facility is listed, and/or whether the facility was listed on a database reporting unauthorized releases of hazardous materials, petroleum products, or hazardous wastes
- Reported case type (e.g., soil only, failed UST test only)
- Reported substance released (e.g., chlorinated solvents, gasoline, metals)
- Reported regulatory agency status (e.g., case closed, “no further action”)
- Location of the facility with respect to the reported groundwater flow direction (discussed in the Geology and Hydrogeology section of this report)

Facilities/properties that were interpreted by Rincon to be of potential environmental concern to the subject property, based on one or more of the factors listed above, are summarized in Table 2. In accordance with ASTM, contamination migration pathways in soil, groundwater, and soil vapor were considered in our analysis of offsite properties of potential environmental concern.

Table 2 - EDR Listing Summary of Select Sites within One-Eighth Mile of the Subject Site

Site Name	EDR Site ID	Site Address	Distance from Subject Property (miles)	Database Reference
Subject Property				
Quality Tune-Up/Former ARCO/JCN Developers LLC/C&D Signal Service/C&D Enterprises	A1/A2/A3/A4/A5/A6/A7/A8/A8/A9/A10/A11/A17	490 South Van Ness Ave	Subject Property	HIST UST/UST/ LUST /HAZNET/EDR Historical Auto Station/ FINDS/FID/ RGA



Site Name	EDR Site ID	Site Address	Distance from Subject Property (miles)	Database Reference
#39/Ryan's Ten Gas Service/Mission Arco Service Station/13952 City and County of San Francisco Environmental Health/				LUST/ SWEEPS UST
Adjacent Properties				
A C Cleaners/Automotive City, Inc./Automotive City Service Station/Doc's AC Service Station/Auto City Gasoline/Auto City Chevron	A12/A18/A19/A20/A21/A22/A25/A26/A27/A28/A30	501-505 South Van Ness Ave	Adjacent Property – Southeast	EDR Historical Auto Station/EDR Historical Dry Cleaners/HIST UST/UST/FID/SWEEPS UST/LUST
SH Frantz	A13/A36	2909 16 th St	Adjacent Property - South	EDR Historical Dry Cleaners
Dutch Door Laundromat	A14/A37	2921 16 th St	Adjacent Property - South	EDR Historical Dry Cleaners
Nelly Cleaners/America Cleaners	A15/C40	2929 16 th St	Adjacent Property - Southwest	EDR Historical Dry Cleaners
Vincent S Cleaners/Sunset Deluxe Cleaners	A16/A29	2892 16 th St	Adjacent Property - East	EDR Historical Dry Cleaners
Apartment Building	A23/A24	460 South Van Ness Ave	Adjacent Property - North	LUST/UST
Up-gradient Release Sites				
Andy's Shell/Shell Service Station #0407/T Saberi Service/Retail Shell Service Station/Van Ness/15th D-5/Harold T Bloss	D63/D64/D65/D67/D68/D69/D70/D71	400 South Van Ness Ave	0.071 mile to N	SWEEPS UST/ LUST/UST/HIST UST/EDR Historical Auto Station/ HAZNET/RCRA-SQG
Commercial Property/M&M Auto Repair	F99/F100/F101	1581 15 th St	0.08 mile to NW	LUST/EDR Historical Auto Station/UST

Regulatory agency information reviewed for the listings in the table above are summarized in the Additional Environmental Record Sources section of this report.

Orphan Listings

EDR reported 176 orphan or unmapped site listings, which EDR is unable to plot due to insufficient address information. Based on Rincon's review of the limited address information or site descriptions for the orphan listings, none of the listings are expected to impact the subject property.

ADDITIONAL ENVIRONMENTAL RECORD SOURCES

Review of Agency Files

As a follow-up to the database search, Rincon reviewed regulatory information for facilities within the specified search radii that were interpreted to have the potential to impact the subject



property, based on one or more factors previously discussed (e.g., distance, open case status, up-gradient location, soil vapor migration).

The following is a summary of our review of regulatory information obtained from review of online sources (e.g., SWRCB GeoTracker database, DTSC Envirostor database) and/or files requested from the applicable regulatory agency, as described below.

Subject Property

The subject property was listed in 9 databases searched by EDR: HIST UST, UST, LUST, HAZNET, EDR Historical Auto Station, FINDS, FID, RGA LUST and SWEEPS UST databases. According to the EDR report and Geotracker database, a release of gasoline occurred that impacted soil and groundwater at the subject property. The release case was opened in September 1998 and closed in March 2013. A summary of the case closure report and excavation activities is provided in the User-Provided Information section above.

Adjacent Properties

Eight adjacent properties were listed in databases searched by EDR:

- ***A C Cleaners/Automotive City, Inc./Automotive City Service Station/Doc's AC Service Station at 501 South Van Ness Avenue:*** This property is located adjacent to the southeast of the subject property and is listed on the EDR Historical Auto Station, EDR Dry Cleaners, HIST UST, UST, FID, SWEEPS UST, LUST and HIST UST databases. According to the EDR report, Doc's A C Service Station occupied the property in 1953, A C Cleaners occupied the property from 1953 to 1958, Automotive City occupied the property from 1953 to 1999, Chevron occupied the property in 2000, H&S Petroleum, Inc. occupied the property in 2002, Auto City Car Wash occupied the property in 2005 and 2006, Rat Petroleum occupied the property from 2005 to 2008 and Auto City occupied the property in 2007. In addition, 5 gasoline USTs were reported to be located on the property. According to the EDR report and the Geotracker database, a release of gasoline occurred at this property in January 2004. As of June 2012, the release case is open for assessment and remedial action. In September 2014, 6 soil borings (B-1 through B-6) were advanced for additional plume characterization. The soil samples and groundwater samples collected were analyzed for total petroleum hydrocarbons as gasoline (TPHg); benzene, toluene, ethylbenzene, xylenes (BTEX), methyl tertiary butyl ether (MTBE), tert-amyl methyl ether (TAME), tert-butyl alcohol (TBA), diisopropyl ether (DIPE), and ethyl tert-butyl ether (ETBE) by EPA Method 8260B; naphthalene by EPA Method 8260; and LUFT 5 Metals by EPA Method E200.8. Grab groundwater samples were also analyzed for total petroleum hydrocarbons as diesel (TPHd) and TPH as motor oil (TPHmo) with silica gel cleanup. The soil analytical results indicated that no hydrocarbons, fuel oxygenates or naphthalene were detected. In addition, all LUFT metal concentrations detected were below the San Francisco Environmental Screening Levels (ESLs) established by the San Francisco Regional Water Quality Control Board (RWQCB). The groundwater analytical results indicated that boring B-6 had a MTBE concentration of 2,000 micrograms per liter (µg/L), which was reported to be above commercial and residential ESLs. In addition, nickel was detected in the groundwater sample collected from each boring location (B-1 through B-6) at levels above the commercial and residential ESL of 8.2 µg/L. However, it was also noted that the nickel concentrations may be representative of background conditions. According to the maps provided, the extent of contamination does not appear to impact the subject property. Therefore, the release at this property is not expected to impact the subject property.



- ***SH Frantz at 2909 16th Street:*** This property is located adjacent to the south of the subject property and is listed on the EDR Historical Dry Cleaners database. According to the EDR report, SH Frantz occupied the property from 1925 to 1944, Hong Luke Tom occupied the property in 1949 and Sunrise Laundry occupied the property in 1953. Although no releases were reported, based on the chemicals commonly associated with cleaners, the adjacent historical dry cleaner property is considered an unknown environmental condition.
- ***Dutch Door Laundromat at 2921 16th Street:*** This property is located adjacent to the south of the subject property and is listed on the EDR Historical Dry Cleaners database. According to the EDR report, Dutch Door Laundromat occupied the property in 1966 and Ayuda Scholarship Fund Laundermat occupied the property from 1971 to 1977. Although no releases were reported, based on the chemicals commonly associated with cleaners, the adjacent historical dry cleaner property is considered an unknown environmental condition.
- ***Nelly Cleaners/America Cleaners at 2929 16th Street:*** This property is located adjacent to the southwest of the subject property and is listed on the EDR Historical Dry Cleaners database. According to the EDR report, Sunrise Laundry & Cleaners occupied the property in 1957, America Cleaners occupied the property in 1962, San Martin Cleaners occupied the property in 1971, Nelly Cleaners occupied the property in 1977 and ORD Dry Cleaning occupied the property in 1982. Although no releases were reported, based on the chemicals commonly associated with cleaners, the adjacent historical dry cleaner property is considered an unknown environmental condition.
- ***Vincent S Cleaners/Sunset Deluxe Cleaners at 2892 16th Street:*** This property is located adjacent to the east of the subject property and is listed on the EDR Historical Dry Cleaners databases. According to the EDR report, Vincent S Cleaners occupied the property in 1953, Garden City Cleaners & Laundry occupied the property in 1958 and Sunset Deluxe Cleaners occupied the property in 1962. Although no releases were reported, based on the chemicals commonly associated with cleaners, the adjacent historical dry cleaner property is considered an unknown environmental condition.
- ***Apartment Building at 460 South Van Ness Avenue:*** This property is located adjacent to the north of the subject property and is listed on the LUST and UST databases. According to the EDR report, a release of heating/fuel oil impacted soil at this property in October 1997. The case was closed in November 1997. Although the extent of contamination is unknown, based on the soil only nature of the release and the location of the property across Adair Street (approximately 40 feet), the release from this property is not expected to impact the subject property.

Up-gradient Release Sites

Two nearby properties were listed in release databases searched by EDR:

- ***Andy's Shell/Shell Service Station at 400 South Van Ness Avenue:*** This property is located within 1/8 mile to the north of the subject property and is listed on a release database. According to the EDR report and Geotracker database, a release of gasoline impacted groundwater at this property in March 2004. The case was closed in December 2007. According to the case closure summary, dated October 2007, groundwater flow direction is reported to be to the northeast. It was reported that in addition to dual-phase extraction and air sparging remediation events at this property, 125 tons of impacted material was excavated and disposed offsite during the removal of the USTs in October 2006. According to the most recent groundwater monitoring report, dated October 2007, no constituents were detected in the monitoring well closest to the subject property. Therefore, based on



the direction of groundwater flow to the northeast and the fact that no constituents were detected in the monitoring well closest to the subject property (approximately 265 feet north northeast of the subject property, the release from this property is not expected to impact the subject property.

- **Commercial Property/M&M Auto Repair at 1581 15th Street:** This property is located within 1/8 mile to the northwest of the subject property and is listed on a release database. According to the EDR report and Geotracker database, a release of gasoline impacted soil at this property. This release case was closed in July 2003. According to the case closure summary, it was reported that although holes were discovered in the USTs, soil samples indicated that petroleum hydrocarbons had not impacted surrounding soils. Therefore, based on the results of the soil sample analysis (non-detect) and the soil only nature of the release, the release from this property is not expected to impact the subject property.

In addition, although not listed as release sites, several properties were listed on the historical auto stations or historical dry cleaners databases. Please note that the auto stations database listings may include parking garages, occupations of residents, auto stations, gas stations, repair stations, etc. and the drycleaners database listings may include dry cleaning facilities, occupations, coin operated laundromats, home businesses, etc. A list of the historical auto stations and historical dry cleaners in the vicinity of the subject property is included on executive summary pages 58 through 64 of the EDR report (Appendix 3).

KNOWN OR SUSPECT CONTAMINATED RELEASE SITES WITH POTENTIAL VAPOR MIGRATION

The EDR report was reviewed to identify nearby known or suspect contaminated sites that have the potential for contaminated vapor originating from the nearby site to be migrating beneath the subject property. Based on the ASTM E 2600-10, *Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions*, the following minimum search distances were initially used to determine if contaminated soil vapors from a nearby known or suspect contaminated site have the potential to be migrating beneath the subject property:

- 1/10 mile (528 feet) for petroleum hydrocarbons
- 1/3 mile (1,760 feet) for other contaminants of concern (COCs)

If up-gradient known or suspect contaminated sites are located within the above referenced distances from the subject property, online resources are reviewed to determine the extent of the contaminated plume at those sites. The following describes search distances for contaminated plumes of petroleum hydrocarbons and other COCs.

Petroleum Hydrocarbons

Although a release of gasoline was reported at the property adjacent to the southeast of the subject property, based on our review of the EDR report information as indicated above, there are no adjacent or up-gradient known or suspect petroleum hydrocarbon impacted soil or groundwater plumes located within 30 feet of the subject property.



Other COCs

Based on our review of the EDR report, 3 former dry cleaners are located adjacent to the subject property and may have (or have the potential to have) contaminated soil or groundwater plumes located within 100 feet of the subject property. Based on the proximity of these known or suspect contaminated soil and/or groundwater plumes to the subject property, there is a potential for impacted soil vapor to be migrating beneath the subject property.

Review of State of California Division of Oil and Gas Records

A review of the Department of Conservation, Division of Oil, Gas & Geothermal Resources Online Mapping System indicates that no oil wells are located within 1 mile of the subject property.

HISTORICAL USE INFORMATION ON THE PROPERTY AND THE ADJOINING PROPERTIES

The historic records review completed for this Phase I ESA includes aerial photographs, topographic maps, fire insurance maps, city directories and building permits as detailed in the following sections. Copies of the historical resources reviewed are included in Appendix 3. Table 3 provides a summary of the historical use information available for the subject property.

Review of Historic Aerial Photographs

Aerial photographs from EDR's aerial photograph collection were obtained and reviewed.

Review of City Directory Listings

EDR was contracted to provide copies of city directory listings for the subject property.

Review of Fire Insurance Maps

EDR was contracted to provide copies of fire insurance maps for the subject property.

Review of Historic Topographic Maps

Historic topographic maps from EDR's map collection were reviewed.

Review of City of San Francisco Building Permit Records

Building permit records for the subject property were reviewed on the City of San Francisco Planning Department's Property Information Map website¹. The permits are incorporated into Table 3.

¹ <http://ec2-50-17-237-182.compute-1.amazonaws.com/PIM/>



Summary of Historic Uses

Subject Property

Based on our review of the documents listed above and summarized in Table 3 below, it appears that the subject property was occupied by a carpenter shop, paint shop, wagon shed and various other commercial and residential properties from 1889 to 1899, developed for residential purposes in 1913, vacant land in 1931, developed with multiple structures in 1938, occupied by a gas station from 1944 to 1949, an auto wash in 1949, occupied by a gas station and restaurant from 1953 to 1966, occupied by an auto service shop and restaurant in 1970, unoccupied in 1971, occupied by a filling station in 1974 (developed in its current configuration), occupied by Mission Arco Service Station in 1977, used for retail sales in 1984, and was occupied by Quality Tune-Up/ Auto Shop from 1985 to 2013. Additional information on the subject property indicates that it was first in use as a gas station in 1936 and was converted to an auto tune-up shop in 1983, which remained in place until 2009.

Table 3 - Historical Use of the Subject Property

Year	Use	Source
Subject property - 490 South Van Ness Avenue, San Francisco, CA Historical Addresses: 1950-1960 Howard, 2900-2914 16th Street, 1998 Howard, 470-498 South Van Ness Avenue, 202-214 16th Street		
1889	Carpenter shop, paint shop, wagon shed, various other shops, residential.	Sanborn Map (SM)
1895	Subject property is shaded, indicating it is in a developed area.	Topographic Map (TM)
1899	Residential, various shops.	SM
1913	Residential, vacant land.	SM
1915	Subject property is shaded, indicating it is in a developed area.	TM
1931	Vacant land	Aerial Photograph (AP)
1938	Multiple structures depicted.	AP
1944	Ryan Lillian Mrs. Gas Station (490 S Van Ness)	CD
1946	Multiple structures depicted.	AP
1947	Subject property is shaded, indicating it is in a developed area.	TM
1947	Subject property is shaded, indicating it is in a developed area.	TM
1949	Auto washing, gas and oil.	SM
1949	E Morton Gas Station (490 S Van Ness)	CD
1950	Similar to 1949 SM.	SM
1950	Subject property is shaded, indicating it is in a developed area.	TM



Year	Use	Source
1953	Ryan's Ten Service Gas Station (490 S Van Ness); House of Burgers (470 S Van Ness)	CD
1956	Multiple structures depicted.	AP
1956	Subject property is shaded, indicating it is in a developed area.	TM
1958	Ryan's Ten Service Gas Station (490 S Van Ness)	CD
1962	Ryan's Ten Service Gas Station (490 S Van Ness)	CD
1966	C&D Signal Service Gas Station (490 S Van Ness)	CD
1968	Vacant land, various structures.	AP
1968	Subject property is shaded, indicating it is in a developed area.	TM
1970	Auto service, restaurant, open yard with gas & oil present.	SM
1971	Vacant (490 S Van Ness)	CD
1973	Subject property is shaded, indicating it is in a developed area.	TM
1974	Filling station, open yard, current configuration.	SM
1974	Multiple structures, current configuration.	AP
1977	Mission Arco Service Station (490 S Van Ness)	CD
1982	Similar to 1974 AP.	AP
1984	Similar to 1974 SM.	SM
1984	Retail Sales	Building permit (BP)
1985	Quality Tune-Up Shop (490 S Van Ness)	CD
1987	Similar to 1984 SM.	SM
1988	Similar to 1987 SM.	SM
1990	Similar to 1988 SM.	SM
1990	Quality Tune-Up Shop, Smog Check (490 S Van Ness)	CD
1993	Similar to 1982 AP.	AP
1993	Subject property is shaded, indicating it is in a developed area.	TM
1993	Quality Tune-Up Shop (490 S Van Ness)	CD
1995	Subject property is shaded, indicating it is in a developed area.	TM
1998	Similar to 1993 AP.	AP



Year	Use	Source
1999	Similar to 1990 SM.	SM
2000	Filling/Service Station	BP
2000	Quality Tune-Up Shop Smog Check (490 S Van Ness)	CD
2005	Similar to 1998 AP.	AP
2006	Quality Tune-Up Station, Smog Check (480 S Van Ness)	CD
2008	Hi Tech Quality Auto Service, Inc. (490 S Van Ness)	CD
2009	Similar to 2005 AP.	AP
2010	Similar to 2009 AP.	AP
2010	Filling/Service Station; Garage Service Station – Demolition Permit	BP
2011	Auto Repair Shop	BP
2012	Similar to 2010 AP.	AP
2013	Auto Repair (490 S Van Ness)	CD
2015	Filling/Service Station – Demolition Permit; Apartment Complex – Construction Permit	BP

Northern Adjacent Property – 460 S Van Ness

Based on our review of the documents listed above, it appears that the northern adjacent properties were in use as a wood, coal, and hay storage building and residential buildings in 1899, developed with residential buildings in 1913, and developed to additional residential buildings and apartments, its current configuration, in 1949. City directories indicate that the northern adjacent property has been used for residential purposes since at least 1935, used for commercial businesses from 1935 to 1949 and used as a gas station in 1944.

Eastern Adjacent Property – 483-487 S Van Ness

Based on our review of the documents listed above, it appears that the eastern adjacent properties were in use as a pork packing house, a wood and coal yard, and a wine house in 1889, developed with residential buildings in 1899, developed with residential buildings and an upholstering shop in 1913, developed with a printing shop, metal products manufacturing, a machine shop, and residential buildings in 1949, developed with a small machine shop and residential buildings in 1970, developed with a used car shop, a small machine shop, a furniture shop, and a residential area in 1974, and developed with a small machine shop, a used car shop, and residential buildings, its current configuration, in 1984. City directories indicate that the eastern adjacent property was used for residential purposes in 1940 and used for commercial purposes from 1944 to 1971.

Southern Adjacent Property – 2901 16th Street

Based on our review of the documents listed above, it appears that the southern adjacent properties were in use as residential flats in 1899, developed with residential buildings and gas



and oil and auto service complex to the southeast in 1950, developed with residential buildings, a drug store, and gas and oil and auto service complex to the southeast, in 1975, developed with residential buildings and a filling station and auto service complex to the southeast, its current configuration, in 1987. City directories indicate that the southern adjacent property was used for commercial purposes from 1920 to 1990.

Western Adjacent Property – 2940-2944 16th Street

Based on our review of the documents listed above, it appears that the western adjacent properties were in use as paint shops, a hay, grain, wood, and coal supply shop, developed with residential buildings in 1899 and 1913, developed with the San Francisco Labor Temple, a steel factory, and residential buildings in 1949, developed with the San Francisco Labor Temple and residential buildings, its current configuration, in 1988. City directories indicate that the western adjacent property was used for commercial/industrial purposes from 1920 to 1990.

Gaps in Historical Sources

Several gaps of greater than 5 years were identified in the historical records reviewed, from 1889 to 1895, from 1899 to 1913, from 1915 to 1931, from 1931 to 1938 and from 1938 to 1944. These gaps are considered insignificant because the subject property use appears to be similar prior to and following the gaps.

INTERVIEWS

Rincon Consultants performed interviews regarding the subject property and surrounding areas. The purpose of the interview was to discuss current and historical subject property conditions and to obtain information indicating the presence of recognized environmental conditions in connection with the property.

INTERVIEW WITH OWNER/SITE MANAGER

An interview questionnaire was provided to the property owner and site manager, Maurice Casey, prior to the site reconnaissance. A copy of the completed questionnaire is included in Appendix 1. The following information is based on information obtained during our review of the completed questionnaire.

The property owner indicated the following:

- The subject property was formerly used as a gasoline station and motor vehicle repair facility
- The subject property is currently idle.
- The northern adjacent property was formerly and is currently developed with a public roadway.
- The eastern adjacent property was formerly and is currently developed with a public roadway.
- The southern adjacent property was formerly and is currently developed with a public roadway.
- The western adjacent property comprises various uses such as residential apartments, offices, music studios and a café.



- The subject property was acquired in July 2009 by JCN Developers, LLC and was transferred to South Van Ness 490, LP/Benecia Lake, LLC/Maurice Casey as Tenants in Common in December 2014.
- The previous owner of the subject property is the Betty Ann Kniesche Trust and the Janice Mayfield Trust.
- During the tenancy of the mechanic shop, discarded auto batteries were located onsite. However, they were removed at the end of the mechanic shop tenancy and prior to the soil cleanup.
- Oils, solvents and motor vehicle fuel were likely onsite due to the past use of the property as a gasoline station and mechanic shop.
- No hazardous waste is currently generated onsite.

Mr. Casey indicated that there were previously USTs (with associated piping) on the subject property and that there is currently an empty aboveground waste oil tank onsite. He also indicated that there is stained soil on the subject property from leaking USTs associated with the previous use of the subject property as a gasoline station. However, he indicated that the impacted soil has been removed and cleanup certification has been issued by the San Francisco Department of Public Health.

Mr. Casey indicated that there is surficial staining on the floor of a small structure/shed on that subject property that was formerly used as a mechanic/service shop operation. In addition, two hydraulic lifts were located onsite associated with the mechanic/service shop. The lifts are reported to have been removed, but the underground pistons are reported to still be in place.

Mr. Casey indicated that there is no evidence of fill dirt, pits, ponds or lagoons, records indicating the presence of PCBs, records indicating the presence of pesticides or herbicides.

Mr. Casey also indicated that it is unknown if industrial drums, sumps, clarifier or solvent degreasers were located on the subject property.

Mr. Casey indicated that he is not aware of any pending, threatened, or past litigation or administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the property.

INTERVIEWS WITH OCCUPANTS

Because the gasoline station/mechanic shop is no longer in business, no occupants were interviewed as part of this research effort.

INTERVIEWS WITH LOCAL GOVERNMENT OFFICIALS

Records were requested from the Hazardous Materials Unified Program Agency (HMUPA) and Local Oversight Program (LOP) for properties of concern in the vicinity of the subject property. The records available from HMUPA and LOP are discussed in the Review of Agency Files section above.



The San Francisco Planning Department, Property Information Map **Error! Bookmark not defined.** was reviewed to assess whether the subject property is located within the Maher Ordinance area. The Maher Ordinance is Article 22A of the San Francisco Health Code and Article 106A.3.4.2 of the San Francisco Building Code. The Maher Ordinance area applies to areas with:

- current or historical industrial use or zoning,
- areas within 100 feet of current or historical underground tanks (including current and former gas stations or dry cleaners),
- filled former Bay or creek areas, and
- areas within 150 feet of a current or former elevated highway.

According to the Maher Property Information Map, the subject property is located in a Maher Ordinance area. In addition, the subject property has historic onsite industrial uses, and the adjacent property to the southeast has historic industrial uses.

INTERVIEWS WITH OTHERS

Rincon did not attempt to interview neighboring property owners or others as part of this research effort.

SITE RECONNAISSANCE

Rincon Consultants performed a reconnaissance of the subject property on June 23, 2015 accompanied by Maurice Casey. The purpose of the reconnaissance was to observe existing subject property conditions and to obtain information indicating the presence of recognized environmental conditions in connection with the property.

METHODOLOGY AND LIMITING CONDITIONS

The site reconnaissance was conducted by 1) observing the subject property from public thoroughfares, 2) observing the adjacent properties from public thoroughfares, 3) observing the exterior of the structures, and 4) observing the subject property from walking paths.

The interior of the onsite building was not observed during the site reconnaissance.

CURRENT USE OF THE PROPERTY AND ADJACENT PROPERTIES

The subject property is currently abandoned. It is developed with a single structure, formerly used as a mechanic/service shop for the former gasoline station. In addition, two canopies are located on the subject property.

PAST USE OF THE PROPERTY AND ADJACENT PROPERTIES

Based on our site reconnaissance, based on the layout of the subject property, it is apparent that the property was formerly occupied by a gasoline/service station. Past uses of adjacent properties are not readily apparent based on the site reconnaissance.



CURRENT OR PAST USES IN THE SURROUNDING AREAS

The subject property is surrounded by residential and commercial land uses as detailed in the Site Description section of this report. Past uses of the surrounding area are not readily apparent based on the site reconnaissance.

GEOLOGIC, HYDROGEOLOGIC, HYDROLOGIC AND TOPOGRAPHIC CONDITIONS

Geologic, Hydrogeologic, Hydrologic and topographic information are as previously stated in the Physical Settings Section of this report.

GENERAL DESCRIPTION OF STRUCTURES

Onsite structures are as described previously in the Site Description section of this report.

INTERIOR AND EXTERIOR OBSERVATIONS

Storage Tanks

During the site reconnaissance, Rincon observed a small, empty, 6 foot by 4 foot used oil aboveground storage tank near the northwest corner of the onsite building. No other tanks were observed during the site reconnaissance. However, it was reported by the subject property representative that multiple USTs were located on the subject property in connection with the former use of the subject property as a gasoline station/mechanic shop. Although Rincon did not observe indications of releases from the tanks on the subject property, it was apparent that excavations had been conducted.

Drums

During the site reconnaissance, no drums were observed on the subject property.

Hazardous Substances and Petroleum Products

With the exception of the used oil tank and a few paint containers, no hazardous substances or petroleum products were identified at the subject property. No releases from the paint containers or used oil tank were observed.

Unidentified Substance Containers

Unidentified substance containers or unidentified containers that might contain hazardous substances were not observed during the site reconnaissance.

Odors

During the site reconnaissance, Rincon did not identify any strong, pungent, or noxious odors.

Pools of Liquid

During the site reconnaissance, Rincon did not identify any pools of liquid including standing surface water. In addition, sumps containing liquids likely to be hazardous substances or petroleum products were not observed.

Indications of Polychlorinated Biphenyls (PCBs)

During the site reconnaissance, no indications of PCBs were observed. However, according to information provided by Mr. Casey, the underground pistons for the former hydraulic lifts are still in place.

Other Conditions of Concern

During the site reconnaissance Rincon did not note any of the following:

- clarifiers and sumps
- degreasers/parts washers
- pits, ponds, and lagoons
- stressed vegetation
- waste water
- wells
- septic systems/effluent disposal system

Stains or Corrosion – Although the interior of the onsite building was not observed, the floor was reported to have surficial stains associated with its former use as a mechanic/service shop.

Stained Soil – Although no stained soil was observed on the subject property during the site reconnaissance, it was reported that impacted soil from a release of gasoline was excavated and disposed offsite. The release case received closure from the San Francisco Department of Public Health.

Solid Waste/Debris– Scattered municipal solid waste was observed on the subject property during the site reconnaissance.

Wells – Although no wells were observed on the subject property, it was reported that monitoring wells were installed in connection with the former release of gasoline on the subject property. The monitoring wells were reported to have been abandoned.

EVALUATION

FINDINGS

Known or suspect environmental conditions associated with the property include the following:



- Former use of the subject property as a gasoline station/auto repair shop and former release of gasoline on the subject property (former industrial use)
- Hydraulic lifts on the subject property
- Adjacent historical dry cleaners (former adjacent industrial uses)
- Adjacent release of gasoline from 501 South Van Ness Avenue
- Location of the subject property within a Maher Ordinance Area

OPINIONS

- A. *Former use of the subject property as a gasoline station/auto repair shop and former release of gasoline on the subject property (former industrial use)* – According to the records reviewed, the subject property was used as a gasoline station from 1936 to 1983, when it was converted to an auto repair facility. A release of gasoline occurred in September 1998 in connection with holes observed in the USTs on the subject property. Contaminated soil and groundwater were disposed offsite and the case was closed in March 2013. Residual contamination remains on the subject property, but not at levels reported to warrant mitigation. However, if the property is to be redeveloped, the San Francisco Department of Public Health recommends that if groundwater is encountered, that groundwater should be reevaluated for TPH prior to discharge to the sewer system. However, based on the fact that known contamination remains onsite, the former release of gasoline on the subject property is considered a REC.
- B. *Hydraulic lifts on the subject property* – Although the interior of the onsite building was not observed during the site reconnaissance, based on information provided by the property owner, hydraulic lifts were located on the subject property. The lifts were reported to have been removed, but the pistons remain in-ground. Therefore, based on the underground nature of the hydraulic lifts, they are considered a potential REC.
- C. *Adjacent historical dry cleaners (former adjacent industrial uses)* – According to the historical records reviewed, historical dry cleaners were located to the east, south and southwest of the subject property, since as early as 1925. Although no releases were reported, based on the chemicals commonly associated with cleaners, the adjacent historical dry cleaners are considered an unknown environmental condition.
- D. *Adjacent release of gasoline from 501 South Van Ness Avenue* – According to the records reviewed, a release of gasoline impacted both the soil and groundwater at this property, adjacent to the southeast of the subject property, in January 2004. Soil and groundwater samples were collected. Concentrations of MTBE and nickel were detected in groundwater, at levels reported to be above commercial and residential ESLs, although it was also noted that the nickel concentrations may be representative of background conditions. According to the maps provided, the extent of contamination does not appear to impact the subject property. Therefore, based on the location of this property downgradient of the subject property, the release from this property is not expected to impact the subject property and is considered *de minimis*.
- E. *Location of the subject property within a Maher Ordinance Area and potential presence of fill onsite* – Since the subject property is located within a Maher Ordinance area, the potential presence of fill material onsite is considered a REC.



CONCLUSIONS

Rincon has performed a Phase I ESA in general conformance with the scope and limitations of ASTM E 1527-13 for the property located at 490 South Van Ness Avenue, San Francisco, California. This assessment has revealed evidence of 2 RECs, 1 Potential REC, and 1 unknown environmental condition as follows:

Recognized Environmental Conditions

- Former use of the subject property as a gasoline station/auto repair shop and former release of gasoline on the subject property (former onsite industrial uses)
- Location of the subject property within a Maher Ordinance Area and potential presence of fill onsite

Potential Recognized Environmental Condition

- Hydraulic lifts on the subject property

Unknown Environmental Condition

- Adjacent historical dry cleaners (former adjacent industrial uses)

RECOMMENDATIONS

Based on the known residual contamination on the subject property associated with the former use of the subject property as a gasoline station/auto repair shop and former release of gasoline on the subject property, Rincon recommends oversight by SFDPH and preparation of a Soil Management Plan/Remedial Action Plan prior to any redevelopment activities on the subject property. The Remedial Action Plan should describe the procedure to handle the known impacted soil on the subject property, and the Soil Management Plan should describe the procedure to handle unexpected issues such as underground features, wells, etc. In addition, based on the location of the subject property within a Maher Ordinance Area and potential presence of fill onsite, direct communication with the SFDPH would be required.

To evaluate the potential subject property impact associated with the hydraulic lifts on the subject property, Rincon recommends proper removal of the in-ground features of the lifts (pistons and reservoir) following demolition of the onsite building, and sampling to determine if any releases have occurred.

To evaluate the potential subject property impact associated with the adjacent historical dry cleaners, Rincon recommends soil vapor sampling along the eastern, southern and southwestern perimeters of the subject property. In addition, if groundwater is encountered during redevelopment activities on the subject property, groundwater samples should be collected and analyzed for volatile organic compounds (VOCs) by EPA Method 8260B.

Based on the construction of the onsite structures in approximately 1974, asbestos and lead-based paint materials may be present onsite. Although not considered a REC, renovation or demolition of the onsite structures would require an asbestos and LBP survey and possibly abatement.



DEVIATIONS

Deviations from ASTM Practice were encountered during the completion of this Phase I ESA. A lien search and chain of title review were not completed as part of this assessment.

REFERENCES

The following published reference materials were used in preparation of this Phase I ESA:

Environmental database: Environmental Data Resources (EDR) report dated June 17, 2015.

Geology: US Geologic Map (San Francisco North Quadrangle, 1958)

Groundwater: *Case Closure Form Leaking Underground Fuel Storage Tank Program, 490 South Van Ness Avenue, San Francisco, CA* prepared by the San Francisco Department of Public Health and dated January 10, 2013

Topography: USGS topographic map (San Francisco North Quadrangle, 1999)

Oil and gas records: State of California, Division of Oil, Gas and Geothermal Resources website: <http://www.consrv.ca.gov/DOG/index.htm>.

Aerial photographs: Photos provided by EDR.

Fire insurance maps: Maps provided by EDR.

City directory listings: Listings provided by EDR.

Historic topographic maps: Maps provided by EDR.

SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

The qualified environmental professionals that are responsible for preparing the report include Julie Welch Marshall and Ed Morelan. Their qualifications are summarized in the following section.

“We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in 312.10 of 40 CFR 312. We have the specific qualifications based on education, training and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.”

Signature

Ed Morelan, PG, CEG

Name

Date

Senior Engineering Geologist

Title

Signature

Julie Welch Marshall

Name

Date

Senior Project Manager

Title



QUALIFICATIONS OF ENVIRONMENTAL CONSULTANTS

The environmental consultants responsible for conducting this Phase I ESA and preparing the report include Lauren Kodama Roenicke, Julie Welch Marshall and Ed Morelan. Their qualifications are summarized below.

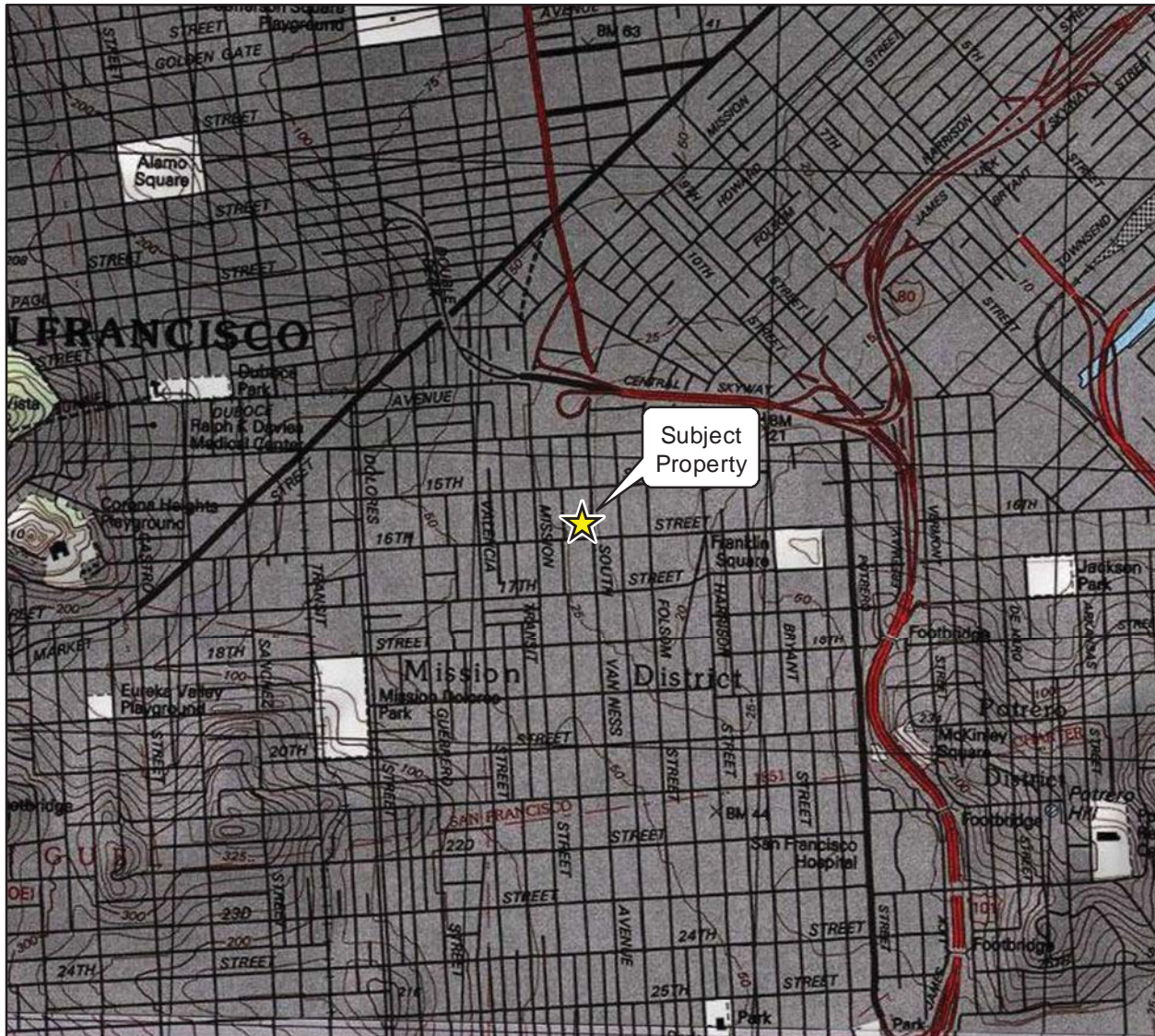
Environmental Professional Qualifications	X2.1.1 (2) (i) - Professional Engineer or Professional Geologist License or Registration, and 3 years of full-time relevant experience	X2.1.1 (2) (ii) - Licensed or certified by the Federal Government, State, Tribe, or U.S. Territory to perform environmental inquiries	X2.1.1 (2) (iii) – Baccalaureate or Higher Degree from and accredited institution of higher education in a discipline of engineering or science and the equivalent of 5 years of full-time relevant experience	X2.1.1 (2) (iii) – Equivalent of 10 years of full-time relevant experience
Ed Morelan	PG, CEG		MS Geology	30 years
Julie Welch Marshall			BS Environmental Engineering	19 years
Lauren Kodama Roenicke			BS Environmental Studies	2.5 years

Ed Morelan, PG, CEG, is a Senior Engineering Geologist with Rincon Consultants. He holds a Bachelor of Science degree in Biology from the University of Southern California, and a Master of Science degree in Geology from the University of California, Los Angeles. He has over 30 years of experience conducting assessment and remediation projects and has prepared or overseen the preparation of hundreds of Phase I and Phase II Environmental Site Assessments throughout California. Mr. Morelan is a Professional Geologist (#4832) and Certified Engineering Geologist (#1822) with the State of California.

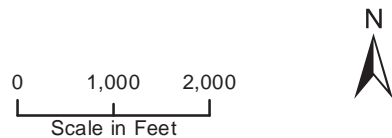
Julie Welch Marshall is a Senior Project Manager with Rincon Consultants. She holds a Bachelor of Science degree in environmental engineering from Rensselaer Polytechnic Institute, Troy, New York, a Hazardous Materials Management Certificate from the University of California, Santa Barbara Extension program, and a Business Management Certificate from the University of California, San Diego Extension program. Ms. Marshall's responsibilities at Rincon include implementation of site assessments and development of site remediation programs within the Environmental Site Assessment and Remediation Group. Ms. Marshall has extensive experience performing Due Diligence Phase I and Phase II Environmental Site Assessments as well as managing Brownfields and various remediation projects. She has 19 years of experience conducting research, assessment and remediation projects in California.

Lauren G. Kodama Roenicke is an Environmental Scientist with Rincon Consultants. She holds a Bachelor of Science degree in Environmental Studies with an outside concentration of Ecology, Evolution, and Marine Biology from the University of California, Santa Barbara. Ms. Kodama has experience working on Phase I Environmental Site Assessments for a variety of commercial, rural, and industrial properties. In addition, Ms. Kodama has been involved in working on large scale, multi-site projects. Ms. Kodama's responsibilities at Rincon include implementation of Phase I and Phase II Environmental Site Assessment Reports





Imagery provided by National Geographic Society, ESRI and its licensors © 2015. The topographic representation depicted in this map may not portray all of the features currently found in the vicinity today and/or features depicted in this map may have changed since the original topographic map was assembled.



Vicinity Map

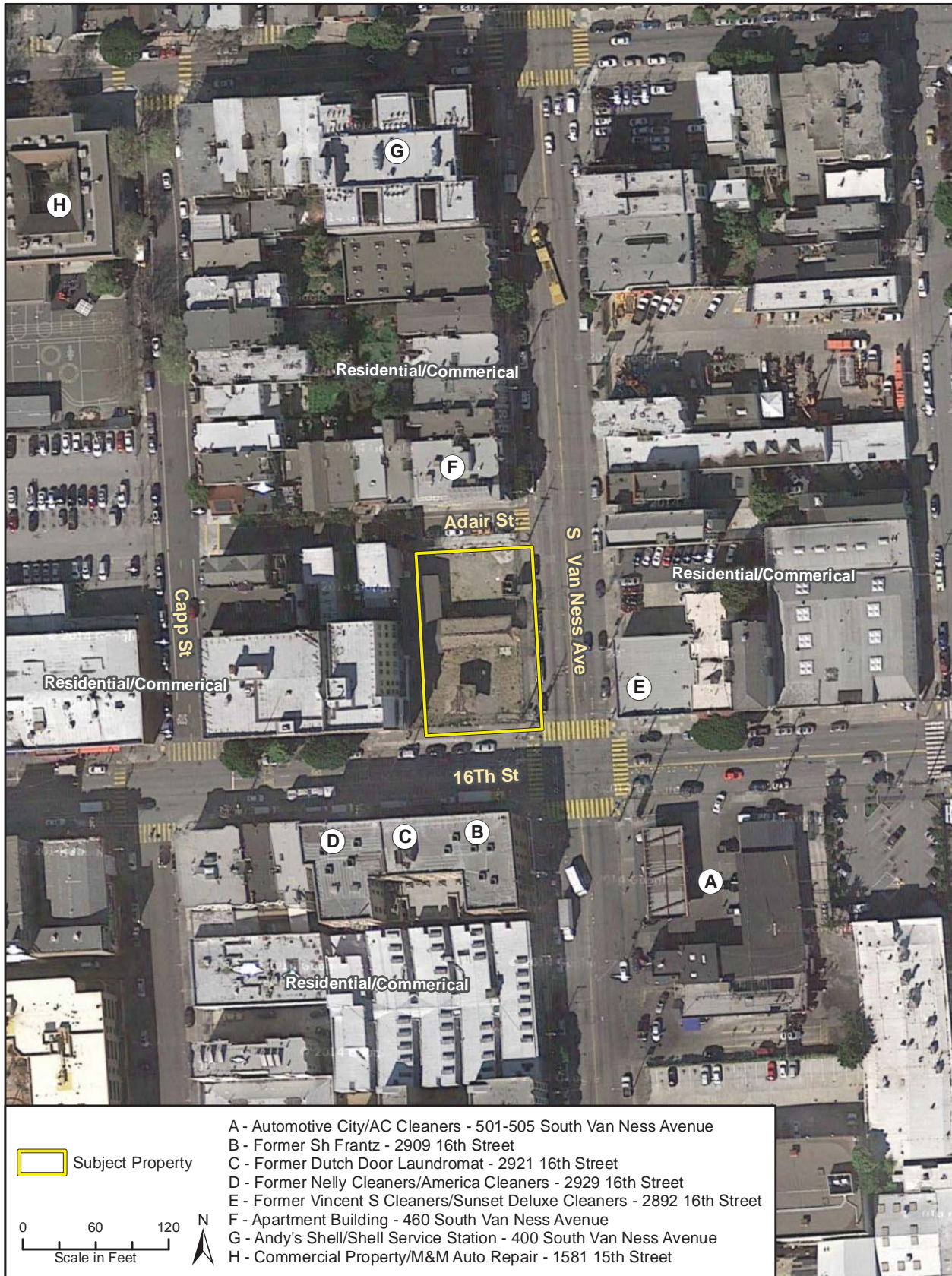
Figure 1





Site Map

Figure 2



Imagery provided by Google and its licensors © 2015.

Adjacent Land Use Map

Figure 3



Photograph 1. View of the subject property looking north from 16th Street and South Van Ness Avenue. The northern adjacent residential properties are visible in the background



Photograph 2. View of the current 76 gas station located at the south east corner of 16th Street and South Van Ness Avenue.



Photograph 3. View of southern adjacent properties across 16th Street.



Photograph 4. View of the subject property looking west across South Van Ness with the mixed residential and retail properties behind.



Photograph 5. View of the empty oil tank located near the northwest corner of the building.



Photograph 6. View of the subject property showing area which has been previously remediated.

Site Photographs

Figure 4

Appendix 1

*Rental Assistance Demonstration Program
Environmental Restrictions Checklist*

Rental Assistance Demonstration Program Environmental Restrictions Checklist

Project Name and Location (Street, City, County, ST, Zip Code): 490 South Van Ness Avenue, San Francisco, CA 94103		Owner Name, Address (Street, City, ST, Zip Code), and Phone: San Francisco Housing Authority 1815 EGBERT AVE SAN FRANCISCO CA, 94124 (415)-715-3280	
Project Description: Phase I Environmental Site Assessment			
ENVIRONMENTAL REVIEW FINDINGS		YES	NO
FLOOD PLAIN			
Is the project located in a FEMA Special Flood Hazard Area? (Current flood plain maps should be found in each HUD field office or call FEMA at 1-877-FEMA-MAP, FEMA's web site URL is www.fema.gov/FHM/)			
Identify Map Panel and Date: UNMAPPED_060298 Unknown			
Does the project currently carry Flood Insurance?			
Do any structures appear to be within or close to the floodplain? (If yes and if the project does not currently carry flood insurance, flood insurance is required.)			
HISTORIC PRESERVATION (If yes, identify relevant restrictions below.)			
Is the property listed on the National Register of Historic Places?			
Is the property located in a historic district listed on the National Register of Historic Places?			
Is the property located in a historic district determined to be eligible for the National Register?			
AIRPORT HAZARDS			
Is the project located in the clear zone of an airport? (24 CFR Part 51 D. If yes, Notice is required.)			
HAZARDOUS OPERATIONS			
Is there any evidence or indication of manufacturing operations utilizing or producing hazardous substances (paints, solvents, acids, bases, flammable materials, compressed gases, poisons, or other chemical materials) at or in close proximity to the site?			No-LGK
Is there any evidence or indication that past operations located on or in close proximity to the property used hazardous substances or radiological materials that may have been released into the environment?	Yes-LGK		
EXPLOSIVE/FLAMMABLE OPERATIONS/STORAGE (24 CFR Part 51C)			
Is there visual evidence or indicators of unobstructed or unshielded above ground storage tanks (fuel oil, gasoline, propane etc.) or operations utilizing explosive/flammable material at or in close proximity to the property?			No-LGK
FOR YES RESPONSES, SUMMARIZE RESTRICTIONS BELOW:			
The subject property was formerly used a gasoline/service station and experienced a release of gasoline in September 1998. In addition, Several dry cleaners were historically located on adjacent properties.			