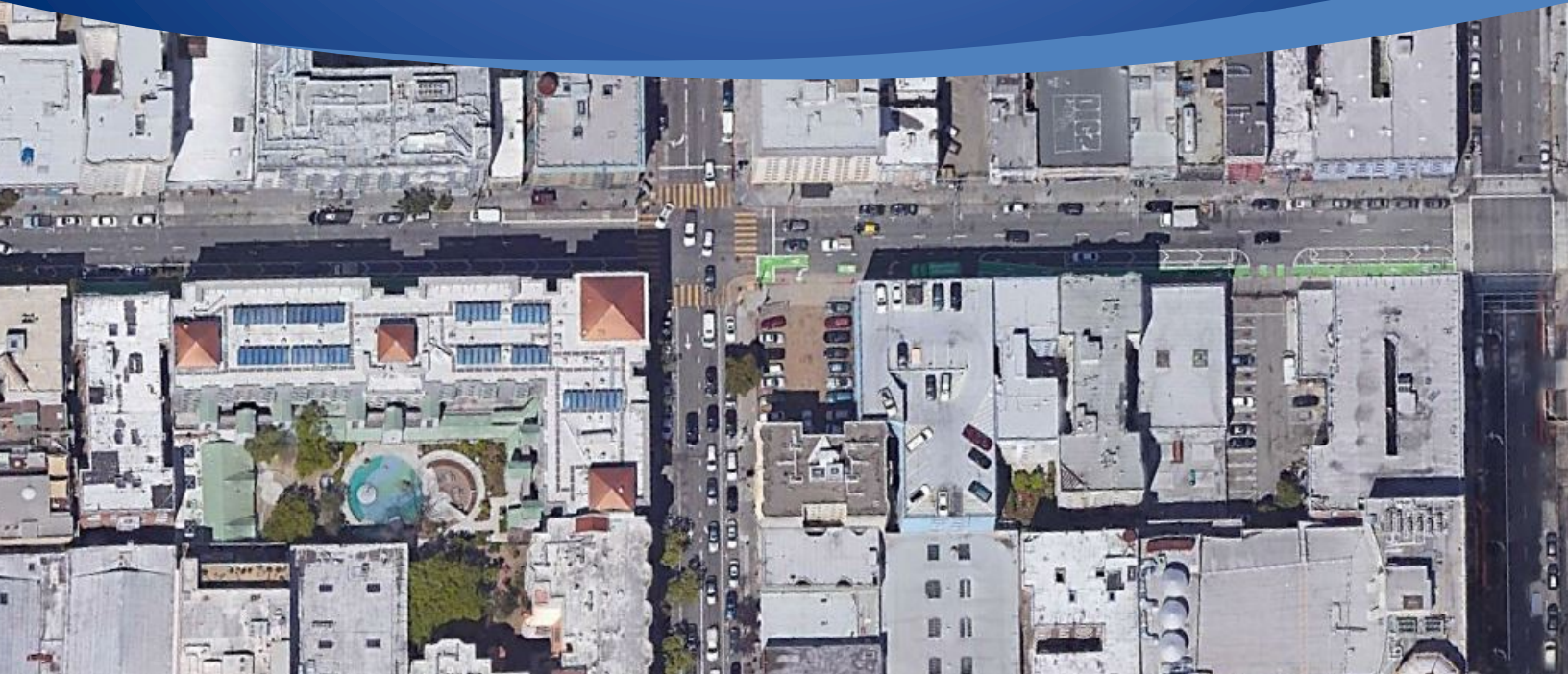




PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT 180 JONES STREET SAN FRANCISCO, CALIFORNIA

180 JONES ASSOCIATES, L.P.

MARCH 26, 2020





**PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT
180 JONES STREET
SAN FRANCISCO, CA**

MARCH 26, 2020

Submitted to:

180 Jones Associates, L.P.

Submitted By:

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LIST OF COMMON ACRONYMS

AEW	AEW Engineering, Inc.
Article 22A	SFDPH's Article 22A Ordinance
ASTM	American Society for Testing and Materials
AULs	Activity and Land Use Limitations
bgs	Below Ground Surface
Client	180 Jones Associates, L.P.
CUPA	Certified Unified Program Agencies
DTSC	Department of Toxic Substances Control
EDR	Environmental Data Resources, Inc.
ESA	Environmental Site Assessment
ESL	Environmental Screening Level
Phase I ESA	Phase I Environmental Site Assessment
Phase II ESA	Phase II Environmental Site Assessment
RWQCB	Regional Water Quality Control Board
SWRCB	State Water Resources Control Board
Target Site	180 Jones Street, San Francisco, California
USEPA	United States Environmental Protection Agency
UST	Underground storage tank



LIST OF EDR'S SEARCHED DATABASES ACRONYMS AND DESCRIPTIONS¹

The following is a list of the acronyms and descriptions of the databases searched by EDR for this Phase I Environmental Site Assessment. Listings in some databases are not considered to constitute a potential for significant adverse impacts to the subsurface environment at the Target Site due to the nature of the database. Acronyms for databases which are anticipated to constitute a potential for adverse impacts to the subsurface environment at the Target Site in California are presented below in **Bold Blue Italic Font**.

STANDARD ENVIRONMENTAL RECORDS

Proposed NPL

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

NPL

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

NPL LIENS

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Federal Delisted NPL site list

Delisted NPL

National Priority List Deletions: The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Federal CERCLIS list

FEDERAL FACILITY

Federal Facility Site Information listing. A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

SEMS

Superfund Enterprise Management System tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly know as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by

1. In the event of any discrepancy between the descriptions of databases in this list and the actual database search as described in the EDR Report. The descriptions of databases in the EDR Report should supersede this list for the respective database descriptions.



states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE

Superfund Enterprise Management System Archive tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be potential NPL site.

Federal RCRA CORRACTS facilities list

CORRACTS

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

RCRA-TSDF

RCRA - Treatment, Storage and Disposal. RCRA-TSDF is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Federal RCRA generators list

RCRA-CESQG

The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

RCRA-LQG

The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

RCRA-SQG

The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.



Federal institutional controls / engineering controls registries

LUCIS	Land Use Control Information System contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.
US ENG CONTROLS	Engineering Controls Sites List: A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.
US INST CONTROL	Sites with Institutional Controls: A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Federal ERNS list

ERNS	Emergency Response Notification System: ERNS records and stores information on reported releases of oil and hazardous substances.
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State- and tribal - equivalent NPL

RESPONSE	State Response Sites identifies confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk.
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State- and tribal - equivalent CERCLIS

ENVIROSTOR	EnviroStor Database: The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifies sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.
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State and tribal landfill and/or solid waste disposal site lists

CPS-SLIC	Statewide SLIC Cases (GEOTRACKER): Cleanup Program Sites (CPS; also known as Site Cleanups [SC] and formerly known as Spills, Leaks, Investigations, and Cleanups [SLIC] sites) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.
LUST	Leaking Underground Storage Tank (LUST) Sites included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.



INDIAN LUST R1	Leaking Underground Storage Tanks on Indian Land. A listing of leaking underground storage tank locations on Indian Land.
INDIAN LUST R4	LUSTs on Indian land in Florida, Mississippi and North Carolina.
INDIAN LUST R5	Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.
INDIAN LUST R6	LUSTs on Indian land in New Mexico and Oklahoma.
INDIAN LUST R7	LUSTs on Indian land in Iowa, Kansas, and Nebraska
INDIAN LUST R8	LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.
INDIAN LUST R9	LUSTs on Indian land in Arizona, California, New Mexico and Nevada
INDIAN LUST R10	LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.
LUST REG 1	Active Toxic Site Investigation Locations: Del Norte, Humboldt, Lake, Mendocino, Modoc, Siskiyou, Sonoma, Trinity counties. For more current information, please refer to the State Water Resources Control Board's LUST database.
LUST REG 2	Leaking Underground Storage Tank Locations: Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, Sonoma counties.
LUST REG 3	Leaking Underground Storage Tank Locations. Monterey, San Benito, San Luis Obispo, Santa Barbara, Santa Cruz counties.
LUST REG 4	Leaking Underground Storage Tank Locations: Los Angeles, Ventura counties. For more current information, please refer to the State Water Resources Control Board's LUST database.
LUST REG 5	Leaking Underground Storage Tank Locations. Alameda, Alpine, Amador, Butte, Colusa, Contra Costa, Calaveras, El Dorado, Fresno, Glenn, Kern, Kings, Lake, Lassen, Madera, Mariposa, Merced, Modoc, Napa, Nevada, Placer, Plumas, Sacramento, San Joaquin, Shasta, Solano, Stanislaus, Sutter, Tehama, Tulare, Tuolumne, Yolo, Yuba counties.
LUST REG 6V	Leaking Underground Storage Tank Case Listing Locations: Inyo, Kern, Los Angeles, Mono, San Bernardino counties.
LUST REG 6L	Leaking Underground Storage Tank Case Listing. For more current information, please refer to the State Water Resources Control Board's LUST database.
LUST REG 7	Leaking Underground Storage Tank Case Listing Locations: Imperial, Riverside, San Diego, Santa Barbara counties.
LUST REG 8	California Regional Water Quality Control Board Santa Ana Region (8). For more current information, please refer to the State Water Resources Control Board's LUST database.
LUST REG 9	Leaking Underground Storage Tank Report Locations: Orange, Riverside, San Diego counties. For more current information, please refer to the State Water Resources Control Board's LUST database.
SLIC	The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.
SWF/LF (SWIS)	Solid Waste Information System: Active, Closed and Inactive Landfills. SWF/LF records typically contain an inventory of solid waste disposal facilities or



landfills. These may be active or inactive facilities or open dumps that failed to meet RCRA Section 4004 criteria for solid waste landfills or disposal sites.

State and tribal registered storage tank lists

AST	A listing of aboveground storage tank petroleum storage tank locations.
FEMA UST	A listing of all FEMA owned underground storage tanks.
INDIAN UST R1	The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).
INDIAN UST R4	The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)
INDIAN UST R5	The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).
INDIAN UST R6	The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).
INDIAN UST R7	The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).
INDIAN UST R8	The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).
INDIAN UST R9	The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).
INDIAN UST R10	The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).
MILITARY UST SITES	Military UST Sites (GEOTRACKER)
UST	Active UST facilities gathered from the local regulatory agencies
UST CLOSURE	Proposed Closure of Underground Storage Tank (UST) Cases: UST cases that are being considered for closure by either the State Water Resources Control Board or the Executive Director have been posted for a 60-day public comment period. UST Case Closures being proposed for consideration by the State Water Resources Control Board. These are primarily UST cases that meet closure criteria under the decisional framework in State Water Board Resolution No. 92-49 and other Board orders. UST Case Closures proposed for consideration by the Executive Director pursuant to State Water Board Resolution No. 2012-0061. These are cases that meet the criteria of the Low-Threat UST Case Closure Policy. UST Case Closure Denials and Approved Orders.



State and tribal voluntary cleanup sites

INDIAN VCP R1	Voluntary Cleanup Priority Listing: A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.
INDIAN VCP R7	Voluntary Cleanup Priority Listing: A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.
VCP	Voluntary Cleanup Program Properties contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

State and tribal Brownfields sites

BROWNFIELDS	Considered Brownfields Sites Listing: A listing of sites the SWRCB considers to be Brownfields since these are sites have come to them through the MOA Process.
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ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

2020 COR ACTION	2020 Corrective Action Program List. The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.
ABANDONED MINES	An inventory of land and water impacted by past mining (primarily coal mining) is maintained by OSMRE to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.
BRS	Biennial Reporting System. The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.
CA BOND EXP. PLAN	Bond Expenditure Plan Department of Health Services developed a site-specific expenditure plan as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds. It is not updated.
CA FID UST	The Facility Inventory Database (FID) contains a historical listing of active and inactive underground storage tank locations from the State Water Resource Control Board. Refer to local/county source for current data.
CDL	Clandestine Drug Labs. A listing of drug lab locations. Listing of a location in this database does not indicate that any illegal drug lab materials were or were not present there and does not constitute a determination that the location either requires or does not require additional cleanup work.



CERS	CalEPA Regulated Site Portal Data. The CalEPA Regulated Site Portal database combines data about environmentally regulated sites and facilities in California into a single database. It combines data from a variety of state and federal databases and provides an overview of regulated activities across the spectrum of environmental programs for any given location in California. These activities include hazardous materials and waste, state and federal cleanups, impacted ground and surface waters, and toxic materials
CERS HAZ WASTE	List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, and RCRA LQ HW Generator programs.
CERS TANKS	California Environmental Reporting System (CERS) Tanks. List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Aboveground Petroleum Storage and Underground Storage Tank regulatory programs
CHMIRS	California Hazardous Material Incident Reporting System. CHMIRS contains information on reported hazardous material incidents (accidental releases or spills).
CIWQS	California Integrated Water Quality System. The California Integrated Water Quality System (CIWQS) is a computer system used by the State and Regional Water Quality Control Boards to track information about places of environmental interest, manage permits and other orders, track inspections, and manage violations and enforcement activities.
COAL ASH DOE	Steam-Electric Plant Operation Data. A listing of power plants that store ash in surface ponds.
COAL ASH EPA	Coal Combustion Residues Surface Impoundments List. A listing of coal combustion residues surface impoundments with high hazard potential ratings.
CONSENT	Superfund (CERCLA) Consent Decrees. Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.
CORTESE	"Cortese" Hazardous Waste & Substances Sites List. The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites).
CUPA SAN FRANCISCO CO	CUPA Facility Listing CUPA facilities in San Francisco County.
CUPA LIVERMORE-PLEASANTON	CUPA Facility Listing of facilities associated with the various CUPA programs in Livermore-Pleasanton
DEBRIS REGION 9	Torres Martinez Reservation Illegal Dump Site Locations. A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.
DEED	Deed Restriction Listing. Site Mitigation and Brownfields Reuse Program Facility Sites with Deed Restrictions & Hazardous Waste Management Program Facility Sites with Deed / Land Use Restriction. The DTSC Site Mitigation and Brownfields Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste



facilities that required a hazardous waste facility permit. The list represents deed restrictions that are active. Some sites have multiple deed restrictions. The DTSC Hazardous Waste Management Program (HWMP) has developed a list of current or former hazardous waste facilities that have a recorded land use restriction at the local county recorder's office. The land use restrictions on this list were required by the DTSC HWMP as a result of the presence of hazardous substances that remain on site after the facility (or part of the facility) has been closed or cleaned up. The types of land use restriction include deed notice, deed restriction, or a land use restriction that binds current and future owners.

DOCKET HWC

Hazardous Waste Compliance Docket Listing. A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

DOD

Department of Defense Sites. This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

DOT OPS

Incident and Accident Data. Department of Transportation, Office of Pipeline Safety Incident and Accident data.

DRYCLEAN AVAQMD

Antelope Valley Air Quality Management District Drycleaner Listing. A listing of dry cleaners in the Antelope Valley Air Quality Management District.

DRYCLEANERS

Cleaner Facilities. A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial; garment pressing and cleaner's agents; linen supply; coin-operated laundries and cleaning; dry cleaning plants, except rugs; carpet and upholster cleaning; industrial launderers; laundry and garment services.

DRYCLEAN SOUTH COAST

South Coast Air Quality Management District Drycleaner Listing. A listing of dry cleaners in the South Coast Air Quality Management District

ECHO

Enforcement & Compliance History Information. ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

EMI

Emissions Inventory Data. Toxics and criteria pollutant emissions data collected by the ARB and local air pollution agencies.

ENF

Enforcement Action Listing. A listing of Water Board Enforcement Actions. Formal is everything except Oral/Verbal Communication, Notice of Violation, Expedited Payment Letter, and Staff Enforcement Letter.

EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Financial Assurance 1

Financial Assurance Information Listing. Financial Assurance information



Financial Assurance 2	A listing of financial assurance information for solid waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.
FUELS PROGRAM	EPA Fuels Program Registered Listing. This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.
FEDLAND	Federal and Indian Lands. Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.
FUDS	Formerly Used Defense Sites. The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.
FUSRAP	Formerly Utilized Sites Remedial Action Program. DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations.
HAULERS	Registered Waste Tire Haulers Listing. A listing of registered waste tire haulers.
HAZNET	Facility and Manifest Data. The data 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 submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, and disposal method. This database begins with calendar year 1993.
HIST CAL-SITES	Calsites Database. The Calsites database contains potential or confirmed hazardous substance release properties. In 1996, California EPA reevaluated and significantly reduced the number of sites in the Calsites database. No longer updated by the state agency. It has been replaced by ENVIROSTOR.
<i>HIST CORTESE</i>	Hazardous Waste & Substance Site List. The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSITES]. This listing is no longer updated by the state agency.
HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing. A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.



HIST FTTS INSP	FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing. A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.
HIST UST	The Hazardous Substance Storage Container Database is a historical listing of UST sites. Refer to local/county source for current data.
<i>HMIRS</i>	Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.
<i>HWP</i>	EnviroStor Permitted Facilities Listing. Detailed information on permitted hazardous waste facilities and corrective action ("cleanups") tracked in EnviroStor.
HWT	Registered Hazardous Waste Transporter Database. A listing of hazardous waste transporters. In California, unless specifically exempted, it is unlawful for any person to transport hazardous wastes unless the person holds a valid registration issued by DTSC. A hazardous waste transporter registration is valid for one year and is assigned a unique registration number.
ICE	Contains data pertaining to the Permitted Facilities with Inspections / Enforcements sites tracked in Envirostor.
ICIS	Integrated Compliance Information System. The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.
<i>IHS OPEN DUMPS</i>	Open Dumps on Indian Land. A listing of all open dumps located on Indian Land in the United States.
<i>INDIAN ODI</i>	Report on the Status of Open Dumps on Indian Lands: Location of open dumps on Indian land.
<i>INDIAN RESERV</i>	Indian Reservations. This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.
FINDS	Facility Index System/Facility Registry System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).
<i>FTTS</i>	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act). FTTS tracks



	administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.
FTTS INSP	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act). A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.
LEAD SMELTER 1	Lead Smelter Sites. A listing of former lead smelter site locations.
LEAD SMELTER 2	Lead Smelter Sites. A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust
LIENS	Environmental Liens Listing. A listing of property locations with environmental liens for California where DTSC is a lien holder.
LIENS 2	CERCLA Lien Information. A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.
LDS	Land Disposal Sites Listing (GEOTRACKER). Land Disposal sites (Landfills) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.
MCS	Military Cleanup Sites Listing (GEOTRACKER). Military sites (consisting of: Military UST sites; Military Privatized sites; and Military Cleanup sites [formerly known as DoD non UST]) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.
MILITARY PRIV SITES	Military Privatized Sites (GEOTRACKER). Military privatized sites
MINES	Mines Site Location Listing. A listing of mine site locations from the Office of Mine Reclamation.
MLTS	Material Licensing Tracking System. MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.
MWMP	Medical Waste Management Program Listing. The Medical Waste Management Program (MWMP) ensures the proper handling and disposal of medical waste by permitting and inspecting medical waste Offsite Treatment Facilities (PDF) and Transfer Stations (PDF) throughout the state. MWMP also oversees all Medical Waste Transporters.
NON-CASE INFO	Non-Case Information Sites (GEOTRACKER). Non-Case Information sites
NOTIFY 65	Proposition 65 Records. Listings of all Proposition 65 incidents reported to counties by the State Water Resources Control Board and the Regional Water Quality Control Board. This database is no longer updated by the reporting agency.



NPDES	NPDES Permits Listing. A listing of NPDES permits, including stormwater.
ODI	Open Dump Inventory. An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.
OTHER OIL GAS	Other Oil & Gas Projects Sites (GEOTRACKER). Other Oil & Gas Projects sites
PADS	PCB Activity Database System. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.
PCB TRANSFORMER	PCB Transformer Registration Database. The database of PCB transformer registrations that includes all PCB registration submittals.
PEST LIC	Pesticide Regulation Licenses Listing. A listing of licenses and certificates issued by the Department of Pesticide Regulation. The DPR issues licenses and/or certificates to: Persons and businesses that apply or sell pesticides; Pest control dealers and brokers; Persons who advise on agricultural pesticide applications.
PROD WATER PONDS	Produced Water Ponds Sites (GEOTRACKER). Produced water ponds sites
PRP	Potentially Responsible Parties. A listing of verified Potentially Responsible Parties
PROC	Certified Processors Database. A listing of certified processors.
PROJECT	Project Sites (GEOTRACKER).
RAATS	RCRA Administrative Action Tracking System. RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.
RCRA NonGen/NLR	RCRA - Non Generators / No Longer Regulated. RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.
RADINFO	Radiation Information Database. The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.
RMP	Risk Management Plans. When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an



	accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.
ROD	Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.
SAN FRANCISCO AST	Aboveground Storage Tank Site Listing
SAMPLING POINT	Sampling Point Public Sites (GEOTRACKER). Sampling point - public sites
SCH	School Property Evaluation Program. This category contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. In some cases, these properties may be listed in the CalSites category depending on the level of threat to public health and safety or the environment they pose.
SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.
SPILLS 90	SPILLS90 data from FirstSearch. Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.
SSTS	Section 7 Tracking Systems. Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.
SWEEPS UST	Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.
SWRCY:	Recycler Database. A listing of recycling facilities in California.
TOXIC PITS	Toxic Pits Cleanup Act Sites. Toxic PITS Cleanup Act Sites. TOXIC PITS identifies sites suspected of containing hazardous substances where cleanup has not yet been completed.
TRIS	Toxic Chemical Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.



TSCA	Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.
<i>UIC</i>	A listing of wells identified as underground injection wells, in the California Oil and Gas Wells database.
<i>UIC GEO</i>	Underground Injection Control Sites (GEOTRACKER). Underground control injection sites
UMTRA	Uranium Mill Tailings Sites. Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.
<i>US AIRS (AFS)</i>	Aerometric Information Retrieval System Facility Subsystem (AFS). The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.
<i>US AIRS MINOR</i>	Air Facility System Data. A listing of minor source facilities.
<i>US BROWNFIELDS</i>	A Listing of Brownfields Sites: Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.
US CDL	Clandestine Drug Labs. A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.



US FIN ASSUR	Financial Assurance Information All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean-up, closure, and post-closure care of their facilities.
US HIST CDL	National Clandestine Laboratory Register. A listing of clandestine drug lab locations that have been removed from the DEAs National Clandestine Laboratory Register.
US MINES	Mines Master Index File. Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.
US MINES 2	Ferrous and Nonferrous Metal Mines Database Listing. This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.
US MINES 3	Active Mines & Mineral Plants Database Listing. Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.
UST MENDOCINO	A listing of underground storage tank locations in Mendocino County.
UXO	Unexploded Ordnance Sites. A listing of unexploded ordnance site locations
WASTEWATER PITS	Oil Wastewater Pits Listing. Water officials discovered that oil producers have been dumping chemical-laden wastewater into hundreds of unlined pits that are operating without proper permits. Inspections completed by the Central Valley Regional Water Quality Control Board revealed the existence of previously unidentified waste sites. The water boards review found that more than one-third of the region's active disposal pits are operating without permission.
WDR	Waste Discharge Requirements Listing. In general, the Waste Discharge Requirements (WDRs) Program (sometimes also referred to as the "Non Chapter 15 (Non 15) Program") regulates point discharges that are exempt pursuant to Subsection 20090 of Title 27 and not subject to the Federal Water Pollution Control Act. Exemptions from Title 27 may be granted for nine categories of discharges (e.g., sewage, wastewater, etc.) that meet, and continue to meet, the preconditions listed for each specific exemption. The scope of the WDRs Program also includes the discharge of wastes classified as inert, pursuant to section 20230 of Title 27.
WDS	Waste Discharge System. Sites which have been issued waste discharge requirements.
WELL STIM PROJ	Well Stimulation Project (GEOTRACKER). Includes areas of groundwater monitoring plans, a depiction of the monitoring network, and the facilities, boundaries, and subsurface characteristics of the oilfield and the features (oil and gas wells, produced water ponds, UIC wells, water supply wells, etc?) being monitored
WIP	Well Investigation Program Case List. Well Investigation Program case in the San Gabriel and San Fernando Valley area.
WMUDS/SWAT	Waste Management Unit Database System. WMUDS is used by the State Water Resources Control Board staff and the Regional Water Quality Control Boards for program tracking and inventory of waste management units. WMUDS is



composed of the following databases: Facility Information, Scheduled Inspections Information, Waste Management Unit Information, SWAT Program Information, SWAT Report Summary Information, SWAT Report Summary Data, Chapter 15 (formerly Subchapter 15) Information, Chapter 15 Monitoring Parameters, TPCA Program Information, RCRA Program Information, Closure Information, and Interested Parties Information.

EDR Exclusive Records

AOCONCERN

San Gabriel Valley Areas of Concern. San Gabriel Valley areas where VOC contamination is at or above the MCL as designated by region 9 EPA office.

BI SAN MATEO

Business Inventory. List includes Hazardous Materials Business Plan, hazardous waste generators, and underground storage tanks.

BWT VENTURA

Business Plan, Hazardous Waste Producers, and Operating Underground Tanks. The BWT list indicates by site address whether the Environmental Health Division has Business Plan (B), Waste Producer (W), and/or Underground Tank (T) information.

CS ALAMEDA

A listing of contaminated sites overseen by the Toxic Release Program (oil and groundwater contamination from chemical releases and spills) and the Leaking Underground Storage Tank Program (soil and ground water contamination from leaking petroleum USTs).

CS SACRAMENTO

Toxic Site Clean-Up List in Sacramento County. List of sites where unauthorized releases of potentially hazardous materials have occurred.

CT MANIFEST

Hazardous Waste Manifest Data for Connecticut. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

CUPA AMADOR

CUPA Facility Listing in Amador County.

CUPA BUTTE

CUPA Facility Listing in Butte County.

CUPA CALVERAS

CUPA Facility Listing in Calaveras County.

CUPA COLUSA

CUPA Facility Listing in Colusa County.

CUPA DEL NORTE

CUPA Facility Listing in Del Norte County

CUPA EL DORADO

CUPA Facility Listing in El Dorado County.

CUPA FRESNO

CUPA Facility Listing in Fresno County.

CUPA GLENN

CUPA Facility Listing in Glenn County.

CUPA HUMBOLDT

CUPA Facility Listing in Humboldt County.

CUPA IMPERIAL

CUPA Facility Listing in Imperial County.

CUPA INYO

CUPA Facility Listing in Inyo County.

CUPA KINGS

CUPA Facility Listing in Kings County.

CUPA LAKE

CUPA Facility Listing in Lake County.

CUPA LASSEN

CUPA Facility Listing in Lassen County.

CUPA NEVADA

CUPA Facility Listing in Nevada County.

CUPA MADERA

CUPA Facility Listing in Madera County.



List of EDR's Searched Databases Acronyms and Descriptions

CUPA MERCED	CUPA Facility Listing in Merced County.
CUPA MONO	CUPA Facility Listing in Mono County.
CUPA MONTEREY	CUPA Facility Listing in Monterey County.
CUPA PLUMAS	CUPA Facility Listing in Plumas County.
CUPA SAN BENITO	CUPA Facility Listing in San Benito County.
CUPA SAN LUIS OBISPO	CUPA Facility Listing in San Luis Obispo County.
CUPA SANTA BARBARA	CUPA Facility Listing in Santa Barbara County.
CUPA SANTA CLARA	CUPA Facility Listing in Santa Clara County.
CUPA SANTA CRUZ	CUPA Facility Listing in Santa Cruz County.
CUPA SHASTA	CUPA Facility Listing in Shasta County.
CUPA SONOMA	CUPA Facility Listing in Sonoma County.
CUPA STANISLAUS	CUPA Facility Listing in Stanislaus County.
CUPA TEHAMA	CUPA Facility Listing in Tehama County.
CUPA TRINITY	CUPA Facility Listing in Trinity County.
CUPA TULARE	CUPA Facility Listing in Tulare County.
CUPA TUOLUMNE	CUPA Facility Listing in Tuolumne County.
CUPA YUBA	CUPA Facility Listing in Yuba County.
EDR Hist Auto	EDR Exclusive Historical Auto Stations. EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns but may not show up in current government records searches.
EDR Hist Cleaner	EDR Exclusive Historical Cleaners. EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns but may not show up in current government records searches.
EDR MGP	EDR Proprietary Manufactured Gas Plants. The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas



plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Electric Power Transmission
Line Data

Source: PennWell Corporation This map includes information copyrighted by PennWell Corporation. This information is provided on a best effort basis and PennWell Corporation does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of PennWell. Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

HIST LUST SANTA CLARA

HIST LUST - Fuel Leak Site Activity Report for Santa Clara County. A listing of open and closed leaking underground storage tanks. This listing is no longer updated by the county. Leaking underground storage tanks are now handled by the Department of Environmental Health.

HMMD SAN DIEGO

Hazardous Materials Management Division Database for San Diego County. The database includes: HE58 - This report contains the business name, site address, business phone number, establishment 'H' permit number, type of permit, and the business status. HE17 - In addition to providing the same information provided in the HE58 listing, HE17 provides inspection dates, violations received by the establishment, hazardous waste generated, the quantity, method of storage, treatment/disposal of waste and the hauler, and information on underground storage tanks. Unauthorized Release List - Includes a summary of environmental contamination cases in San Diego County (underground tank cases, non-tank cases, groundwater contamination, and soil contamination are included.)

HMS LOS ANGELES

HMS: Street Number List. Industrial Waste and Underground Storage Tank Sites.

IND_SITE ORANGE

List of Industrial Site Cleanups: Petroleum and non-petroleum spills.

LF LOS ANGELES

List of Solid Waste Facilities. Solid Waste Facilities in Los Angeles County.

LF LOS ANGELES CITY

City of Los Angeles Landfills. Landfills owned and maintained by the City of Los Angeles.

LF SAN DIEGO

Solid Waste Facilities. San Diego County Solid Waste Facilities.
tank sites located in Napa county.

LF VENTURA

Inventory of Illegal Abandoned and Inactive Sites. Ventura County Inventory of Closed, Illegal Abandoned, and Inactive Sites.



LUST ORANGE	List of Underground Storage Tank Cleanups. Orange County Underground Storage Tank Cleanups (LUST).
LUST RIVERSIDE	Listing of Underground Tank Cleanup Sites. Riverside County Underground Storage Tank Cleanup Sites (LUST).
LUST SAN FRANCISCO	Local Oversight Facilities. A listing of leaking underground storage tank sites located in San Francisco county.
LUST SAN MATEO	Fuel Leak List. A listing of leaking underground storage tank sites located in San Mateo county.
LUST SANTA CLARA	LOP Listing. A listing of leaking underground storage tanks located in Santa Clara county.
LUST SOLANO	Leaking Underground Storage Tanks. A listing of leaking underground storage tank sites located in Solano county.
LUST SONOMA	Leaking Underground Storage Tank Sites. A listing of leaking underground storage tank sites located in Sonoma county.
LUST VENTURA	Listing of Underground Tank Cleanup Sites. Ventura County Underground Storage Tank Cleanup Sites (LUST).
MED WASTE VENTURA	Medical Waste Program List. To protect public health and safety and the environment from potential exposure to disease causing agents, the Environmental Health Division Medical Waste Program regulates the generation, handling, storage, treatment and disposal of medical waste throughout the County.
ML SACRAMENTO	Master Hazardous Materials Facility List for Sacramento County. Any business that has hazardous materials on site - hazardous material storage sites, underground storage tanks, waste generators.
MS PLACER	Master List of Facilities. List includes aboveground tanks, underground tanks and cleanup sites.
NJ MANIFEST	Hazardous waste manifest information for New Jersey.
NY MANIFEST	Hazardous waste manifest information for New York.
Oil/Gas Pipelines	Source: PennWell Corporation Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by PennWell Corporation. This information is provided on a best effort basis and PennWell Corporation does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of PennWell.
PA MANIFEST	Hazardous waste manifest information for Pennsylvania.
PERMITS SAN BERNARDINO	Hazardous Material Permits for San Bernardino County. This listing includes underground storage tanks, medical waste handlers/generators, hazardous materials handlers, hazardous waste generators, and waste oil generators/handlers.
RGA LF	Recovered Government Archive Solid Waste Facilities List. The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current



	government lists. Compiled from Records formerly available from the Department of Resources Recycling and Recovery in California.
RGALUST	Recovered Government Archive Leaking Underground Storage Tank. The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the State Water Resources Control Board in California.
RI MANIFEST	Hazardous waste manifest information for Rhode Island.
SANDIEGOLOP	Local Oversight Program Listing. A listing of all LOP release sites that are or were under the County of San Diego's jurisdiction. Included are closed or transferred cases, open cases, and cases that did not have a case type indicated. The cases without a case type are mostly complaints; however, some of them could be LOP cases.
SANDIEGO.SAM	Environmental Case Listing. The listing contains all underground tank release cases and projects pertaining to properties contaminated with hazardous substances that are actively under review by the Site Assessment and Mitigation Program.
SANJOSEHAZMAT	Hazardous Material Facilities in San Jose County. Hazardous material facilities, including underground storage tank sites.
SL CONTRACOSTA	List includes sites from the underground tank, hazardous waste generator and business plan/2185 programs in Contra Costa County.
SITELITLOSANGELES	Site Mitigation List. Industrial sites that have had some sort of spill or complaint.
USTALAMEDA	Underground storage tank sites located in Alameda county.
USTKERN	Underground Storage Tank Sites & Tank Listing in Kern County Sites and Tanks Listing.
USTORANGE	List of Underground Storage Tank Facilities. Orange County Underground Storage Tank Facilities (UST).
USTELSEGUNDO	City of El Segundo Underground Storage Tank. Underground storage tank sites located in El Segundo city.
USTLONGBEACH	City of Long Beach Underground Storage Tank. Underground storage tank sites located in the city of Long Beach.
USTMARIN	Underground Storage Tank Sites. Currently permitted USTs in Marin County.
USTNAPA	Closed and Operating Underground Storage Tank Sites. Underground storage tank sites located in Napa county.
USTRIVERSIDE	Underground Storage Tank List. Underground storage tank sites located in Riverside county.
USTSANFRANCISCO	Underground Storage Tank Information. Underground storage tank sites located in San Francisco county.
USTSANJOAQUIN	San Joaquin Co. UST. A listing of underground storage tank locations in San Joaquin county.
USTSOLANO	Underground Storage Tanks. Underground storage tank sites located in Solano county.



List of EDR's Searched Databases Acronyms and Descriptions

UST SUTTER	Underground Storage Tanks. Underground storage tank sites located in Sutter county.
UST TORRANCE	City of Torrance Underground Storage Tank. Underground storage tank sites located in the city of Torrance.
UST VENTURA	Underground Tank Closed Sites List. Ventura County Operating Underground Storage Tank Sites (UST)/Underground Tank Closed Sites List.
UST YOLO	Underground Storage Tank Comprehensive Facility Report. Underground storage tank sites located in Yolo county.
WI MANIFEST	Hazardous waste manifest information for Wisconsin.



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1 INTRODUCTION

This report presents the results of a Phase I Environmental Site Assessment (Phase I ESA) performed by AEW Engineering, Inc. (AEW) at a site located at 180 Jones Street (San Francisco Office of the Assessor Block# 0343 Lot 014), San Francisco, California 94102 (the Target Site) for 180 Jones Associates, L.P. (the Client). The approximate location of the Target Site is shown in Figure 1.

1.1 PURPOSE AND DETAILED SCOPE OF SERVICES

The purpose of this Phase I ESA is to identify potential environmental issues at and adjacent to the Target Site. The scope of this assessment included a review of regulatory and government agency files and databases, available aerial photos, Sanborn Fire Insurance maps, historical topographic maps, title information, field reconnaissance, and a personnel interview. The Phase I ESA was conducted in accordance with the following technical guidance:

- *American Society for Testing and Materials (ASTM) Standard Practice E1527-13 for Environmental Site Assessments: Phase I Environmental Site Assessment Process (ASTM E1527-13).*

This Phase I ESA was conducted for the Target Site and up to approximately 1-mile radius around the Target Site. Properties identified in databases and files within the radius as recommended in the ASTM Standard Practice E1527-13 were evaluated as they relate to the potential environmental impact to subsurface environments at and adjacent to the Target Site. A list of documents that were reviewed for this Phase I ESA is included in Section 12 of this report. These methodologies are described as representing good commercial and customary practice for conducting a Phase I ESA of a property for the purpose of identifying recognized environmental conditions.

1.2 SIGNIFICANT ASSUMPTIONS

This Phase I ESA provides an overview of potential environmental concerns and impacts to subsurface environments that may have resulted from past or present site conditions. However, this Phase I ESA is limited by the availability of information at the time of the assessment. It is possible that unreported disposal of waste or illegal activities impairing the environmental status of the property may have occurred which could not be identified. The conclusions and recommendations regarding environmental conditions that are presented in this report are based on a scope of work authorized by the Client and information that was available at the time of this report preparation for the Phase I ESA.

If future information related to this Target Site indicates that other contaminants or environmental conditions in subsurface environments at and adjacent to the Target Site are significantly different from the information presented in this Phase I ESA Report, additional environmental and geologic investigation may be required and warranted to evaluate potential environmental impact at and around the Target Site from these additional contaminants or environmental conditions.

1.3 LIMITATIONS AND EXCEPTIONS

This Phase I ESA has been prepared in accordance with the practices and procedures currently accepted in the environmental consulting field and referred to in the ASTM 1527-13. The professional judgment in assessing the potential for environmental impairment is based on limited data; therefore, no warranty or guarantee is given or implied in this report.



1.4 SPECIAL TERMS AND CONDITIONS

At the time of this report preparation, no special terms and conditions were identified for this Phase I ESA.

1.5 USER RELIANCE

This report may be distributed and relied upon by 180 Jones Associates, L.P., its successors and assigns. Reliance on the information and conclusions in this report by any other person or entity is not authorized without the written consent of AEW Engineering, Inc.

1.6 REPORT ORGANIZATION

The remainder of this document is organized as follows:

- Section 2 – Site Description;
- Section 3 – User Provided Information;
- Section 4 – Historic Target Site Conditions;
- Section 5 – Regulatory Agency Database Search and File Review;
- Section 6 – Site Reconnaissance and Interview;
- Section 7 – Findings, Conclusions, and Recommendations;
- Section 8 – Deviations and Additional Services;
- Section 9 – Environmental Professional Statement;
- Section 10 - Qualification(s) of Environmental Professional;
- Section 11 – Report Limitations; and
- Section 12 – References.



2 SITE DESCRIPTION

2.1 LOCATION AND LEGAL DESCRIPTION

The Target Site is located at 180 Jones Street, San Francisco CA, on the southeast corner of Turk Street and Jones Street. The Target Site comprises an asphalt-paved parking lot that is bordered by Turk Street to the north, a multi-story parking garage to the east, a multi-story hotel to the south, and Jones Street to the west. The approximate coordinates of the Target Site are:

Latitude (North):	37° 46' 58.17"
Longitude (West):	122° 24' 43.75"
Elevation:	Approximately 49 feet above sea level

According to the Office of the Assessor Recorder in the City and County of San Francisco, the Target Site is located on the following parcel in the County and City of San Francisco (A copy of the parcel map is included in Appendix A):

- San Francisco Assessor Office's Block 0343 Lot 014 listed in the San Francisco Assessor's Office online parcel information database.

2.2 SITE AND VICINITY GENERAL CHARACTERISTICS

The Target Site is a rectangular asphalt-paved lot approximately 4,743 square feet large and is bounded by Turk Street to the north, a multi-story parking garage with a basement to east, the Lyric Hotel to the south, and Jones Street to the west, with public sidewalk access on all street sides (Figure 1). The lot slopes north toward Turk Street. The general areas around the Target Site are occupied by residential/commercial buildings. The Target Site is located in the Tenderloin Neighborhood of San Francisco.

2.3 SITE GEOLOGY AND HYDROGEOLOGY

In 2020, Rockridge Geotechnical advanced two Cone Penetration Tests (CPTs) and two hand-auger borings to investigate subsurface conditions. The CPTs were advanced to depths of 50 ft and 34 ft below ground surface (bgs), respectively, while the hand-auger borings were advanced to 1.5ft and 3.5 ft bgs, respectively.

According to mapping by Graymer, et al. (2006) and a previous geotechnical investigation conducted in 2005 by Earth Mechanics Consulting Engineers (EMCE), Rockridge Geotechnical concluded that the Target Site is underlain with Quaternary-aged beach and Dune Sand (Qs) deposits, underlain by 12 to 15 feet of fill, consisting of loose to medium dense sand with variable amounts of silt, clay, gravel, and debris. The fill is underlain by interbedded layers of medium dense to dense sand with variable amounts of silt and clay and stiff sandy clay and silty clay down to 28 to 32 feet bgs. The Colma formation was encountered from 28 to 32 bgs to the maximum explored depth of 50 bgs, consisting of very stiff to hard clay with variable sand content and dense to very dense sand with variable clay content.

Middle Earth Geo Testing was unable to obtain groundwater readings from pore pressure dissipation tests from the two CPTs. Historic groundwater data indicate historic high groundwater underneath the site to be about 20 to 25 feet bgs. A soil boring drilled by Rockridge Geotechnical in 2017 in the general



vicinity at 145 Leavenworth Street (approximately 600 ft west of the Target Site) and 361 Turk Street (approximately 750 ft west of the Target Site) indicates groundwater to be about 23 ft to 27 feet bgs. Depth to groundwater is expected to vary several feet annually, depending on rainfall. Based on available groundwater information, Rockridge Geotechnical concluded a design groundwater depth of 20 feet bgs should be used for this project

A review of the following historical data indicated no evidence of elevated radon gas concentrations at the Target Site or at nearby sites:

- Environmental databases;
- Building permits;
- A 2019 Phase I ESA of the Target Site conducted by Innovative & Creative Environmental Solutions (ICES); and
- A 2005 Geotechnical Investigation of the Target Site conducted by Earth Mechanics Consulting Engineers.
- A 2020 Geotechnical Investigation of the Target Site conducted by Rockridge Geotechnical.

2.4 CURRENT USE OF THE PROPERTY

The Target Site has no built structures and currently serves as a public parking lot, operated by California Parking Company.

2.5 DESCRIPTIONS OF STRUCTURES, ROADS, OTHER IMPROVEMENTS ON THE TARGET SITE

The Target Site consists of an asphalt-paved lot with no built structures or basements.

2.6 PAST USES AND CURRENT USES OF THE ADJOINING PROPERTIES

Past and current uses of adjoining properties include residential housing, commercial store fronts, theaters, and parking garages. The parking garage bordering the Target Site to the east currently contains 2 to 3 levels of basement. See Section 4.1 for a chronology neighborhood development.

2.7 PLANNED FUTURE USE OF THE PROPERTY

Planned developments of the Target Site include the construction of a new 9-story affordable housing facility. The building will have a lobby, common areas, management offices, and utility rooms on the ground floor.



3 USER PROVIDED INFORMATION

3.1 TITLE RECORDS

According to the EDR Environmental Lien and AUL Search report (see Appendix B), current title of the Target Site was owned by the City and County of San Francisco.

3.2 SPECIALIZED KNOWLEDGE

No specialized knowledge was identified for the Target Site at the time of this report preparation. One environmental and two geotechnical investigations have been performed in the area surrounding the Target Site. A summary of these investigations is presented in Section 4.2.

3.3 COMMONLY KNOWN OR REASONABLE ASCERTAINABLE INFORMATION

Key information related to the past and current site uses of the Target Site and the adjoining site are presented in Sections 2, 4, and 5 of this Phase I ESA report.

3.4 VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES

No financial valuation of the Target Site due to environmental issues was deemed necessary by the Client.

3.5 OWNER, PROPERTY MANAGER AND OCCUPANT INFORMATION

Site information obtained from the owner, site manager, and occupant are presented in Section 6.2.1 of this Phase I ESA report.

3.6 REASON FOR PERFORMING PHASE I ESA

The Phase I ESA was completed by AEW under the request and authorization from the Client at the Target Site due to requirements from the Client's Lender and the site's future development. This Phase I ESA is required to determine if additional environmental assessment or remediation activities may be required. The Target Site is in a designated Article 22A area (Maher Zone) and planned construction involves disturbance of at least 50 cubic yards of soil; therefore, this Phase I ESA will serve as a site history report for compliance with the requirements of the Maher program.



4 HISTORIC TARGET SITE CONDITIONS

4.1 PARCEL DEVELOPMENT CHRONOLOGY

An evaluation of chronological development was conducted on the Target Site based on a review of historical aerial photographs (from years 1931, 1938, 1946, 1953, 1956, 1963, 1968, 1974, 1982, 1993, 1998, 2005, 2009, 2012, 2016), historical topographic maps (from years 1895, 1899, 1915, 1947, 1948, 1950, 1956, 1968, 1973, 1995, 1996, 2012), and Sanborn Fire Insurance Maps (from years 1886, 1887, 1899, 1913, 1948, 1950, 1974, 1986, 1988, 1990, 1999). The historical maps and photographs were reviewed for indications of past usage which may have resulted in the potential presence of contamination at the Target Site and immediately surrounding properties. These maps and aerial photographs are included as Appendix A. A summary of the major developments at the Target Site is included below:

- According to aerial photographs from 1931 to 2016, no buildings were observed to exist on the Target Site. Its surrounding areas were shown as developed residential/commercial properties;
- According to Sanborn Fire Insurance Maps from 1887 to 1899, the Target Site was used as a coal yard that included a shed and other structures (possibly dwellings). The surrounding area is composed of mostly residential buildings, with a few commercial storefronts, churches, and theaters. In 1899 horse stables were located near the NE corner of Golden Gate Avenue and Jones Street, on the same block as the Target Site;
- According to Sanborn Fire Insurance Maps from 1913 to 1990 the Target Site has no built structures and is shown as vacant;
- According to Sanborn Fire Insurance Maps from 1913, a sheet metal workshop was located south of the Target Site on the same block;
- According to Sanborn Fire Insurance Maps from 1948 to 1999, a gas station and parking garage is shown bordering the Target Site to the east. The Hotel Lyric is shown bordering the Target Site to the south. The surrounding area is interspersed with more parking garages among the residential/commercial buildings, hotels, and theaters;
- According to Sanborn Fire Insurance Maps from 1999 the Target Site had no built structures but was used for parking; and
- According to topographic maps from 1895 to 2012, the Target site and neighboring areas were shown as commercial and residential properties.

4.2 PREVIOUS ENVIRONMENTAL INVESTIGATIONS AT AND ADJACENT TO TARGET SITE

One Phase I Environmental Site Assessment and two Geotechnical Investigations were conducted prior to the preparation of this report. Major findings of these investigations are outlined below.

4.2.1 2019 Phase 1 ESA

In January 2019 Innovative and Creative Environmental Solutions (ICES) prepared a report titled, “Phase 1 Environmental Site Assessment.” The report was prepared for 950 Property LLC to evaluate the



environmental conditions of the Site and surrounding areas. The report outlined the following conclusions and recommendations:

- **Site Description.** The Site is located on the southeast corner of Jones Street and Turk Street, in the City and County of San Francisco. The San Francisco County Assessor's Office lists the Site as Block 0343 Lot 014. The Site is used as a parking lot and consists of one rectangular parcel approximately 4,743 square feet, paved with asphalt. A chain link fence runs along the northern and western perimeters;
- **Site History.** The Site was occupied by a coal yard, a shed, a store, and a residential structure prior to 1913. By 1913, the coal yard and structures were removed from the Site. A parking lot has occupied the entire Site since 1931;
- **Regulatory Databases and Review.** A review of regulatory records indicated there were no violations at the Site. No environmental lines or "activity or use limitations" were found for the Site;
- **Recognized Environmental Conditions (RECs).** ICES did not identify any on-site RECs;
- **Controlled Recognized Environmental Conditions (CRECs).** ICES did not identify any on-site CRECs;
- **Historical Recognized Environmental Conditions (HREC).** ICES did not identify any on-site HRECs;
- **Environmental Issues and Future Development.** There are a significant number of regulated facilities within the neighboring area of the Site which identify various land uses including but not limited to: automotive repair, refueling, dry cleaning, and other regulated operations under RCRA. Databases have indicated that there have been documented releases from neighboring facilities. Significant receptors such as water wells, streams, and wetlands have not been identified in the neighboring area. Due to the proximity and topographic upgradient location of the offsite regulated dry cleaning facilities, and the potential concern for vapor intrusion, a vapor intrusion condition (VIC) may exist at the Site from off-site operations. Vapor sampling and testing are the only definitive means of verifying a VIC.

In the event soil is disturbed or generated during the construction activities at the Site, the soil should be characterized in accordance to the amended Maher Ordinance (SF Health Code Article 22A) which requires sampling activities to address the potential presence of hazardous materials within the surficial soil underlying the Site prior to redevelopment activities; and

- **General Conclusions.** No evidence of adverse environmental conditions associated with the site. ICES recommends no further investigations for the Site at this time.

4.2.2 2005 Geotechnical Investigation

In January 2005, Earth Mechanics Consulting Engineers (EMCE) prepared a report titled, "Geotechnical Investigation." The report was prepared for Eddy Tsang, for a planned development at 181-189 Turk Street (now listed as 180 Jones Street). In a letter to Mr. Tsang in November 2007, EMCE listed several revisions to the 2005 report mostly regarding geotechnical specifications. In addition to the basic site



history and description outlined in the previous environmental investigation, the report outlined the following:

- **Scope of Work.** Geological reconnaissance of the site including sampling and logging of one boring advanced to a maximum depth of 12 feet. Proposed developments on site include an 8-story concrete building with a basement;
- **Subsurface Conditions.** The one boring penetrated fill consisting primarily of loose to medium dense, dune sand with concrete debris to the maximum depth explored of 12 ft. According to maps from Schlocker, et. al. (1958), the area of the site is underlain by Quaternary-age dune sand, consisting of clean, well-sorted, fine to medium grained sand. Mapping by DeLisle (1993) indicates bedrock in the vicinity of the site is about 40 feet bgs;
- **Groundwater.** Free groundwater was not encountered in the one boring advanced to a maximum depth of 12 ft. Mapping by DeLisle (1993) indicates groundwater in the vicinity of the site is about 10 ft bgs. Another boring drilled by EMCE not associated with this project encountered water at 30 ft bgs, near the southeast corner of Turk and Hyde Streets. Depth to the free water table will vary with time and that zones of seepage may be encountered near the ground surface following rain or irrigation near the site; and
- **Conclusions.** Based on site reconnaissance and data review, the site is suitable for the support of the proposed improvements.

4.2.3 2020 Geotechnical Investigation

In March 2020, Rockridge Geotechnical prepared a report titled, “Geotechnical Investigation Report Proposed Affordable Housing Building 180 Jones Street San Francisco, California.” The report was prepared for Tenderloin Neighborhood Development Corporation for a planned affordable housing development at 180 Jones Street. In addition to the basic history and description outlined in the previous geotechnical investigation, the report outlined the following:

- **Scope of Work.** Reviewing existing subsurface data of the Target Site, advancing two cone penetration tests (CPTs), two hand-auger borings, performing a geophysical survey, performing laboratory testing on soil samples, performing engineering analyses;
- **Subsurface Conditions.** The two CPT borings penetrated to maximum depths of 50 ft bgs and 34 ft bgs, respectively. The two hand-auger borings penetrated to maximum depths of 1.5 ft bgs and 3.5 ft bgs, respectively. Based off these tests and existing data, the Target Site is underlain by 12 to 15 feet of fill, consisting of loose to medium dense sand with variable amounts of silt, clay, gravel, and debris (brick and concrete rubble). The fill is underlain by interbedded layers of medium dense to dense sand with variable amounts of silt and clay and stiff sandy clay and silty clay to depths of 28 to 32 ft bgs. Below depths of 28 to 32 feet bgs, the Colma formation extends to the maximum explored depth of 50 ft bgs. Where explored, the Colma formation consists of very stiff to hard clay with variable sand content and dense to very dense sand with variable clay content;
- **Groundwater.** Middle Earth Geo Testing was unable to obtain groundwater readings from pore pressure dissipation tests from the two CPTs. Historic groundwater data indicate historic high groundwater underneath the site to be about 20 to 25 feet bgs. A soil boring drilled by Rockridge Geotechnical in 2017 in the general vicinity at 145



Leavenworth Street (approximately 600 ft west of the Target Site) and 361 Turk Street (approximately 750 ft west of the Target Site) indicates groundwater to be about 23 ft to 27 feet bgs. Depth to groundwater is expected to vary several feet annually, depending on rainfall. Based on available groundwater information, Rockridge Geotechnical concluded that a design groundwater depth of 20 feet bgs should be used for this project; and

- **Recommendations.** From a geotechnical standpoint, the site can be developed as planned provided the recommendations presented in the report are incorporated into the project plans and specifications are implemented during construction.

4.3 ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS

According to the 2020 EDR Environmental Lien Report, no environmental liens or activity and use limitations were found for the Target Site. A copy of the EDR Environmental Lien Report is included as Appendix B.



5 REGULATORY AGENCY DATABASE SEARCH AND FILE REVIEW

5.1 STANDARD ENVIRONMENTAL RECORD SOURCES – EDR DATABASE SEARCH

A search of all relevant regulatory databases including Federal, State and local records was conducted by EDR in March 2020 for the Target Site in accordance with the search requirements as described in the Standard Practice E1527-13 and United States Environmental Protection Agency's Standards and Practices for All Appropriate Inquiries as stated in the 40 Code of Federal Regulations Part 312.

Results of the database search, including site names, addresses, and maps showing identified locations within the search area are presented in the EDR report (EDR 2020) as included in Appendix C of this report. Many sites identified are listed in multiple databases. The results of the database review on identified facilities located at similar or higher elevation and within the search radius of 0.5 miles for each database from the boundary of the Target Site are described below².

5.1.1 Target Site

According to the 2020 EDR report, the Target Site was not listed in any of the databases searched by EDR.

5.1.2 Neighboring Sites

5.1.2.1 Standard Environmental Records

The EDR database search identified 30 environmental databases with listings of neighboring sites within the search radius of up to approximately 1-mile radius around the Target Site. Review of the 2020 EDR Report only included the following databases with neighboring sites listings that may have potential environmental impacts to the subsurface environments of the Target Sites including:

- **SEMS-ARCHIVE.** A review of the database indicated that one site was within a 0.5-mile radius and at higher elevation to the Target Site. This site is the Phillip Burton Federal Building and U.S. Courthouse located approximately 0.319 miles from the Target Site at 450 Golden Gate Avenue. Further review indicated that this site is not on the National Priorities List (NPL) or other relevant environmental databases and is listed in the SEMS-ARCHIVE database as an “archive” site. Therefore this site is unlikely to pose adverse environmental impacts to the Target Site;
- **ENVIROSTOR.** The 2020 EDR Report listed two sites within 0.5 miles and at higher elevation to the Target Site:

2. Sites with lower elevation from the Target Site are generally considered as not posing significant adverse environmental concern because groundwater flow gradients are generally from higher elevation to lower elevation and chemicals in groundwater generally migrate in the direction of the flow gradients to adjacent sites. Neighboring sites located over 0.5 miles are generally not expected to pose significant adverse impact to the subsurface environment of the Target Site.



- **1169 Market St.** SFDPH has deemed this site as “No Further Action” status. Therefore, this site is not anticipated to pose significant adverse environmental impacts to the Target Site;
- **127 Ellis Street.** This site is located approximately 0.258 miles from the Target Site and is listed as “Active” status in the ENVIROSTOR database. Based on the proximity of the site to the Target Site and its Active status, this site warranted further review and is discussed in Section 5.4.
- **LUST.** The 2020 EDR Report identified 208 sites within a 0.5-mile radius and at higher elevation to the Target Site. Of these sites, all but four were listed as “No Further Action” or “Case Closed” status:
 - **1000 Sutter Street.** This site is located approximately 0.458 miles from the Target Site and is listed as “Open – Assessment & Interim Remedial Action” in the LUST database as of 11/27/2019. Based on the proximity of the site to the Target Site and its Open status, this site warranted further review and is discussed in Section 5.4;
 - **1390 Market Street.** This site is located approximately 0.469 miles from the Target and is listed as “Not reported” status. Four other sites were listed at the same address in the EDR database. Because all four sites are listed as “Case Closed” status, this site is not anticipated to pose adverse environmental impacts to the Target Site;
 - **101 Polk Street.** This site is located approximately 0.481 miles from the Target Site and is listed as “Open—Eligible for Closure” status as of 6/21/2019. According to documents found on Geotracker, a release of petroleum hydrocarbons occurred during the removal of an underground storage tank on 9/14/14. Upon further investigation, the LTCP Checklist as of 6/27/2019 states:
 - The groundwater contaminant plume that exceeds water quality objectives is stable or decreasing in areal extent;
 - The site is considered low-threat for the vapor-intrusion-to-air pathway; and
 - The site is considered low-threat for direct contact and outdoor air exposure.Therefore, this site is not anticipated to pose adverse environmental impacts to the Target Site; and
 - **150 Turk Street.** This site is located 0.031 miles from the Target Site and is listed as “Open—Site Assessment” status as of 08/11/2016. Although the site is at lower elevation to the Target Site, its proximity warrants further review and is discussed in Section 5.4
- **VCP.** The 2020 EDR Report identified two sites within a 0.5-mile radius and at higher elevation to the Target Site:



- **1169 Market Street.** SFDPH has deemed this site as “No Further Action” status. Therefore, this site is not anticipated to pose significant adverse environmental impacts to the Target Site;
- **127 Ellis Street.** This site is located approximately 0.258 miles from the Target Site and is listed as “Volunteer Cleanup” status in the VCP database. Based on the proximity of the site to the Target Site, this site warranted further review and is discussed in Section 5.4
- **CA Cortese.** The 2020 EDR Report identified two sites within a 0.5-mile radius and at higher elevation to the Target Site:
 - **1000 Sutter Street.** This site is located approximately 0.458 miles from the Target Site and is listed as “Open – Assessment & Interim Remedial Action” as of 11/27/2019. Based on the proximity of the site to the Target Site and the open status, this site warranted further review and is discussed in Section 5.4
 - 101 Polk Street.** This site is located approximately 0.481 miles from the Target Site and is listed as “Open—Eligible for Closure” status as of 6/21/2019. As discussed above, this site is not anticipated to pose adverse environmental impacts to the Target Site.
 - **150 Turk Street.** This site is located 0.031 miles from the Target Site and is listed as “Open—Site Assessment” status as of 08/11/2016. Although the site is at lower elevation to the Target Site, its proximity warrants further review and is discussed in Section 5.4.

5.1.2.2 Additional Environmental Records

The EDR search identified the following databases with neighboring sites listing that may have potential environmental impacts to subsurface environments of the Target Sites include:

- **HIST-CORTESE.** The 2020 EDR Report identified 82 sites within a 0.5-mile radius and at higher elevation to the Target Site. A review of the listed sites indicated that 16 sites were not listed with “Case Closed” status:
 - **150 Golden Gate Ave.** This site is located approximately 0.065 miles from the Target Site. This site was not found in any other searched databases. Due to the absence of the site from other databases and the historical nature of the database, which has not been updated since 2001, this site is not considered likely to pose adverse environmental impacts to the subsurface environment at the Target Site;
 - **608 O’Farrell Street.** This site is located approximately 0.235 miles from the Target Site. This site was not found in any other searched databases. Due to the absence of the site from other databases and the historical nature of the database, which has not been updated since 2001, this site is not considered likely to pose adverse environmental impacts to the subsurface environment at the Target Site;



- **1169 Market Street.** SFDPH has deemed this site as “No Further Action” status. Therefore, this site is not anticipated to pose significant adverse environmental impacts to the Target Site;
- **Mason St and O’Farrell Street.** This site is located approximately 0.261 miles from the Target Site. This site was not found in any other searched databases. Due to the absence of the site from other databases and the historical nature of the database, which has not been updated since 2001, this site is not considered likely to pose adverse environmental impacts to the subsurface environment at the Target Site;
- **500 16 Ellis Street.** This site is located approximately 0.262 miles from the Target Site. This site was not found in any other searched databases. Due to the absence of the site from other databases and the historical nature of the database, which has not been updated since 2001, this site is not considered likely to pose adverse environmental impacts to the subsurface environment at the Target Site;
- **750 O’Farrell Street.** This site is located approximately 0.321 miles from the Target Site. This site was not found in any other searched databases. Due to the absence of the site from other databases and the historical nature of the database, which has not been updated since 2001, this site is not considered likely to pose adverse environmental impacts to the subsurface environment at the Target Site;
- **891 Post Street.** This site is located approximately 0.363 miles from the Target Site. This site was not found in any other searched databases. Due to the absence of the site from other databases and the historical nature of the database, which has not been updated since 2001, this site is not considered likely to pose adverse environmental impacts to the subsurface environment at the Target Site;
- **123 O’Farrell Street.** This site is located approximately 0.381 miles from the Target Site. This site was not found in any other searched databases. Due to the absence of the site from other databases and the historical nature of the database, which has not been updated since 2001, this site is not considered likely to pose adverse environmental impacts to the subsurface environment at the Target Site;
- **490 Post Street.** This site is located approximately 0.390 miles from the Target Site and was listed as “Active” status in the SWEEPS UST on 09-30-1992. This site was only found in the SWEEPS UST and HIST CORTESE databases, both of which have been not been updated since 2001. Due to the historical nature of these databases and the absence of the site from other databases, this site is not considered likely to pose adverse environmental impacts to the subsurface environment at the Target Site;
- **1045 Post Street.** This site is located approximately 0.451 miles from the Target Site. This site was not found in any other searched databases. Due to the absence of the site from other databases and the historical nature of the



database, which has not been updated since 2001, this site is not considered likely to pose adverse environmental impacts to the subsurface environment at the Target Site;

- **490 Van Ness Ave.** This site is located approximately 0.458 miles from the Target Site. This site was not found in any other searched databases. Due to the absence of the site from other databases and the historical nature of the database, which has not been updated since 2001, this site is not considered likely to pose adverse environmental impacts to the subsurface environment at the Target Site;
- **1067 Post Street.** This site is located approximately 0.466 miles from the Target Site and was listed as “Active” status in the SWEEPS UST on 09-30-1992. This site was only found in the SWEEPS UST and HIST CORTESE databases, both of which have been not been updated since 2001. Due to the historical nature of these databases and the absence of the site from other databases, this site is not considered likely to pose adverse environmental impacts to the subsurface environment at the Target Site;
- **460 Van Ness Ave.** This site is located approximately 0.470 miles from the Target Site. This site was not found in any other searched databases. Due to the absence of the site from other databases and the historical nature of the database, which has not been updated since 2001, this site is not considered likely to pose adverse environmental impacts to the subsurface environment at the Target Site;
- **793 Van Ness Ave.** This site is located approximately 0.479 miles from the Target Site. This site was not found in any other searched databases. Due to the absence of the site from other databases and the historical nature of the database, which has not been updated since 2001, this site is not considered likely to pose adverse environmental impacts to the subsurface environment at the Target Site;
- **1070 Post Street.** This site is located approximately 0.479 miles from the Target Site. This site was not found in any other searched databases. Due to the absence of the site from other databases and the historical nature of the database, which has not been updated since 2001, this site is not considered likely to pose adverse environmental impacts to the subsurface environment at the Target Site;
- **300 Van Ness Ave.** This site is located approximately 0.498 miles from the Target Site. This site was not found in any other searched databases. Due to the absence of the site from other databases and the historical nature of the database, which has not been updated since 2001, this site is not considered likely to pose adverse environmental impacts to the subsurface environment at the Target Site;

5.2 RWQCB’S GEOTRACKER DATABASE

In March 2020, a database search of the RWQCB’s online Geotracker database was conducted by AEW to identify sites located at higher elevation and within 0.5-mile radius of the Target Site that may have an



environmental impact on the Target Site. All but two sites were listed as either “Case Closed” or “No Further Action” status:

- **1000 Sutter Street.** This site is located approximately 0.458 miles from the Target Site and is listed as “Open – Assessment & Interim Remedial Action” as of 11/27/2019. Based on the proximity of the site to the Target Site and the open status, this site warranted further review and is discussed in Section 5.4.
- **101 Polk Street.** This site is located approximately 0.48 miles from the Target Site and is listed as “Open—Eligible for Closure” status as of 6/21/2019. As discussed above, this site is not anticipated to pose adverse environmental impacts to the Target Site.
- **150 Turk Street.** This site is located 0.031 miles from the Target Site and is listed as “Open—Site Assessment” status as of 08/11/2016. Although the site is at lower elevation to the Target Site, its proximity warrants further review and is discussed in Section 5.4.

5.3 DTSC’S ENVIROSTOR DATABASE

In March 2020 an additional database search of the DTSC’s online EnviroStor database was conducted to identify sites within a 1 mile radius of the Target Site that may have environmental impacts on the Target Site. Of the sites listed, 2 were found to be within 0.5 miles and at higher elevation:

- **127 Ellis Street.** The site status is listed as “Active” in DTSC’s online database as of 5/6/2019 under the “Voluntary Cleanup” designation. Based on the proximity of the site to the Target Site and its status, this site warranted further review and is discussed in Section 5.4.
- **1169 Market Street.** SFDPH has deemed this site as “No Further Action” status. Therefore, this site is not anticipated to pose significant adverse environmental impacts to the Target Site;

5.4 ADDITIONAL ENVIRONMENTAL RECORD SOURCES – FILE REVIEW

Based on the results of the regulatory agency database review, the following sites were identified requiring further file review:

- **127 Ellis Street.** The site is located approximately 0.258 miles from the Target Site and is currently occupied by the Hotel Abri. The site is currently listed with a status of Active as of 5/6/2019. A Phase II Environmental Site Assessment was conducted by EBI Consulting in April 2019 to evaluate the subsurface impacts from nearby historical dry cleaning operations. Soil vapor samples and soil borings were collected in early 2019. Tetrachloroethene (PCE), a solvent used in dry cleaning operations, was detected in soil, sub-slab soil vapor, soil vapor, and indoor air samples exceeding corresponding Regional Water Quality Control Board commercial Environmental Screening Levels (ESLs). In the summer/fall of 2019, Geosyntec Consultants investigated the lateral and vertical extent of VOCs and examined the feasibility of Soil Vapor Extraction (SVE) for VOC removal. PCE concentrations at 26 of 29 locations exceed the RWQCB ESL for PCE leaching to groundwater. PCE was detected in groundwater at concentrations above the California MCL and ESL for groundwater vapor intrusion human health cancer risk level for commercial/industrial receptors in all three groundwater wells. Cis-1,2-DCE was also



detected in groundwater above the California MCL in one of the wells. In December 2019, the site entered a Voluntary Cleanup agreement under oversight of the Department of Toxic Substances Control (DTSC) due to potential contamination of chlorinated solvents, primarily perchloroethylene (PCE). Due to impacts of PCE to groundwater, the site's "Active" status, and the proximity of the site to the Target Site, this site represents a Potential Recognized Environmental Condition (PREC);

- **1000 Sutter Street.** The site is located approximately 0.458 miles from the Target Site and is currently occupied by the Granada Hotel. According to files obtained from the Geotracker database, the site status is listed as "Open—Site Assessment & Interim Remedial Action" as of 11/27/2019. Documents reveal an unauthorized release of petroleum hydrocarbons in September 2019 during the in-place abandonment of an underground storage tank located 10-15 feet bgs under the property sidewalk. The fuel oil tank is approximately 1500 gallons and was installed in 1908. On 11/6/2019, SFDPH directed the property owner of 1000 Sutter Street (1000 Sutter, LLC) to develop a work plan assessing the vertical/lateral impacts to groundwater and soil. The Preliminary Site Investigation Work Plan was submitted by Wheeler Group Environmental LLC on 12/5/2019 and was approved by SFDPH on 12/17/2019. The plan mentions field work should begin by around February 2020. Due to the site's "Open" status and the proximity of the site to the Target Site, this site represents a Potential Recognized Environmental Condition (PREC); and
- **150 Turk Street.** According to files obtained from the Geotracker database, the status is "Open-Site Assessment" as of 8/11/16. Letters from SFDPH indicate an underground storage tank was removed from the site on 5/31/16 and a release of petroleum hydrocarbons occurred. A notice of responsibility was issued on 8/11/16, and a subsequent letter from SFDPH on 9/7/18 indicated that additional soil and groundwater assessment were necessary to determine the vertical and lateral impact to soil and groundwater at the site. No further documentation was available for this site. Due to the site's status as "Open-Site Assessment" and the proximity of the site to the Target Site, this site represents a Potential Recognized Environmental Condition (PREC).



6 SITE RECONNAISSANCE AND INTERVIEW

6.1 SITE RECONNAISSANCE

On March 6, 2020, a site reconnaissance was conducted by AEW to visually evaluate the surface conditions of the Target Site and neighboring properties. Details of the site reconnaissance are described below.

6.1.1 Target Site

The Target Site is located on the southeast corner of Turk Street and Jones Street in the Tenderloin Neighborhood of San Francisco. It currently serves as an asphalt-paved parking lot operated by California Parking Company, consisting of no built structures. The lot slopes slightly northward toward Turk Street with temporary chain-linked fencing on Turk Street and Jones Street sides separating the lot from sidewalks. The western and southern perimeters of the Target Site are bordered by multi-story buildings. During site reconnaissance approximately 15 cars were observed to be parked on site.

Selected pictures of the Target Site taken during site reconnaissance are included in Appendix D. Since the site does not have any built structures, radon gas entry from subsurface environments to indoor air is not considered to be an environmental concern at the Target Site.

Minor staining and surficial cracking of asphalt were observed, but no evidence of contamination were detected. Based on the observations of the site reconnaissance on March 6, 2020, no recognized significant environmental conditions were identified at the Target Site.

6.1.2 Neighboring Properties

During the site reconnaissance, the surface conditions of the neighboring properties were observed. Bordering properties include a multi-story parking garage to the east, and a multi-story hotel to the south. Buildings in the area are primarily residential and commercial. No visual signs of soil discoloring or surface contamination were observed at the neighboring properties.

Based on the observations on the site reconnaissance in March 2020, no significant recognized environmental condition was identified at neighboring sites which could significantly impact soil or groundwater beneath the Target Site.

6.2 INTERVIEW

6.2.1 Interview with Owner and Site Manager

In March 2020, an interview questionnaire was completed by Mr. Jackson Rabinowitsh, Project Manager at Tenderloin Neighborhood Development Corporation. A copy of the questionnaire is included in Appendix E. The completed questionnaire indicates the following:

- The Target Site is currently owned by the City and County of San Francisco;
- Tenderloin Neighborhood Development Corporation (TNDC) has an agreement with the City and County of San Francisco (Owner) to enter into a ground lease;



- The Target Site is currently a paved parking lot operated by California Parking Company; and
- There is no knowledge of the current existence of environmental violations with respect to the Target Site or adjoining properties.

Based on the questionnaire completed by a representative of the Client for the Target Site, no additional adverse environmental conditions were identified.

6.2.2 Interviews with Local Government Officials

The Target Site is not listed in any of the databases searched in the 2020 EDR Report that would suggest potential chemical spills or leaks have occurred at the Target Site, therefore, no interviews with local government officials are recommended for this Target Site. However, due to the location of the Target Site, this site is subject to compliance with the San Francisco Department of Public Health's (SFPDH's) Article 22A Ordinance (Maher Ordinance). The Client plans to work with SFPDH for compliance with the Article 22A Ordinance in the future.



7 FINDINGS AND CONCLUSIONS

This Phase I Environmental Site Assessment (Phase I ESA) performed by AEW Engineering, Inc. (AEW) at a site located at 180 Jones Street (San Francisco Office of the Assessor Block #0343 Lot 014), San Francisco, California 94102 (the Target Site) for 180 Jones Associates, L.P. The Phase I ESA was conducted in conformance with the scope and limitations of ASTM Practice E 1527-13, and was performed to identify the potential presence of contamination due to current or historical land use at the Target Site that could have an adverse environmental impact to the site.

7.1 FINDINGS

Based on the information obtained during the preparation of this Phase I ESA, AEW has developed the following findings and conclusions:

- The Target Site is located at 180 Jones Street, San Francisco, California 94102. The Target Site encompasses a 4,743 square foot parcel at the SE corner of the intersection of Turk Street and Jones Street. The Target Site is bounded by Turk Street to the north, a multi-story parking garage to the east, a multi-story hotel to the south, and Jones Street to the west. The approximate coordinates of the Target Site are:
 - Latitude (North): 37° 46' 58.17"
 - Longitude (West): 122° 24' 43.75"
 - Elevation: Approximately 49 feet above sea level
- According to the office of the Assessor Recorder in the City and County of San Francisco, the Target Site is located on the following parcel in the County and City of San Francisco:
 - San Francisco Assessor's Office Block# 0343 Lot 014 listed in the San Francisco Assessor's Office-line parcel information database.
- The Target Site is currently owned by the City and County of San Francisco;
- Planned development at the Target Site includes a nine-story affordable housing facility;
- Past uses of the Target Site include a coal yard with built structures. Since 1913, the Target Site has remained vacant;
- The Target Site is currently an asphalt-paved parking lot operated by California Parking Company;
- Due to the absence of building structures on the Target Site, hazardous building materials are not considered to be a concern at the Target Site and therefore a Hazmat Survey for Building Materials is not necessary;
- Due to the absence of building structures on the Target Site, radon gas in indoor air is not considered to be a likely concern at the Target Site at this time;
- Review of the Sanborn Fire Insurance Maps (from), historical topographic maps (from), and aerial photographs (from) that were provided by EDR indicated the following chronological development at and within the vicinity of the Target Site:



- According to aerial photographs from 1931 to 2016, no buildings were observed to exist on the Target Site. Surrounding areas were shown as developed residential/commercial properties;
 - According to Sanborn Fire Insurance Maps from 1887 to 1899, the Target Site was used as a coal yard that included a shed and other structures (possibly dwellings). The surrounding area is composed of mostly residential buildings, with a few commercial storefronts, churches, and theaters. In 1899 horse stables were located near the NE corner of Golden Gate Avenue and Jones Street, on the same block as the Target Site;
 - According to Sanborn Fire Insurance Maps from 1913 to 1990 the Target Site has no built structures and is shown as vacant;
 - According to Sanborn Fire Insurance Maps from 1948 to 1999, a gas station and parking garage is shown bordering the Target Site to the east. The Hotel Lyric is shown bordering the Target Site to the south. The surrounding area is interspersed with more parking garages among the residential/commercial buildings, hotels, and theaters;
 - According to Sanborn Fire Insurance Maps from 1999 the Target Site had no built structures but was used for parking; and
 - According to topographic maps from 1895 to 2012, the Target site and neighboring areas were shown as commercial and residential properties.
- Based on the questionnaire completed by a representative of the Client for the Target Site, no additional adverse environmental conditions were identified;

Based on the information obtained during this Phase I ESA, the following environmental conditions were identified:

- **Potential Recognized Environmental Conditions (PRECs):** The Potential RECs identified for this Target Site are as follows:
 - **127 Ellis Street.** PCE concentrations exceeding MCL and ESLs were found in soil and groundwater in November 2019, most likely from historic dry cleaning operations. The property owners have entered into a voluntary cleanup agreement with the Department of Toxic Substances Control (DTSC) and the site is currently listed with an “Active” status;
 - **1000 Sutter Street.** A release of petroleum hydrocarbons was discovered during the in-place abandonment of an underground storage tank located in September 2019. A workplan to delineate vertical/horizontal impacts to soil and groundwater has been approved by SFDPH. The site is currently listed with a status of “Open—Site Assessment & Interim Remedial Action”; and
 - **150 Turk Street.** A release of petroleum hydrocarbons was discovered during a tank removal on 5/31/2016. The site is listed as “Open—Site Assessment” on the Geotracker database, pending additional delineation of soil and groundwater impacts;



- **Potential Controlled Recognized Environmental Conditions (CRECs):** The Potential CRECs identified for this Target Site are as follows:
 - Soils at the site encountered with chemicals exceeding the ESLs or other regulatory criteria may be either excavated during future site development, or remain under paved areas with a cap that will act as a physical barrier to minimize chemical exposure to humans after construction, per compliance with the SFDPH's Article 22A Ordinance.
- **Historical Recognized Environmental Conditions (HRECs):** The CRECs described above are also considered as the HRECs for this Target Site. No other additional HRECs were identified.

7.2 CONCLUSIONS AND RECOMMENDATIONS

AEW has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527 for the Target Site. This assessment has revealed no evidence of recognized environmental conditions in connection with the Target Site with the exception of potential RECs, CRECs, and HRECs identified in Section 7.1.

With the possible implementation of the following to address the potential RECs, CRECs, and HRECs described above, no other significant current environmental issues for soil and groundwater underneath the site due to past and current operations at the Target Site were identified at the time of this Phase I ESA:

- A Phase II Environmental Site Assessment is recommended based on the following rationale:
 - Due to petroleum hydrocarbon (TPH) and volatile organic compound (VOC) impacts to groundwater and soil upgradient to the Target Site which have not been fully delineated, it is recommended that grab-groundwater and shallow soil samples be collected at the Target Site to (1) determine if there are potential impacts to groundwater quality at the Target Site and (2) establish baseline TPHs and VOCs concentrations in groundwater and soil at the Target Site; and
 - Due to potential soil disturbance during construction requiring compliance with the requirements of the SFDPH Article 22A ordinance.



8 DEVIATIONS AND ADDITIONAL SERVICES

This Phase I ESA was performed in accordance with the ASTM Standard 1527-13 and no deviations or additional services were performed for this Phase I ESA.



9 ENVIRONMENTAL PROFESSIONAL STATEMENT

This Phase I Environmental Site Assessment for 180 Jones Street, San Francisco, California San Francisco Office of Assessor Block # 0343 Lot 014) was prepared by a qualified environmental professional and meets the requirements of the Appropriate Inquiries standard.

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in §312.10 of 40 CFR §312. I have the specific qualifications based on education, training, and experience to assess the Target Site of the nature, history, and setting of the subject Target Site. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Prepared By:

Date:



March 26, 2020

Kenneth Leung, Ph.D., P.E.
Principal
AEW Engineering, Inc.



10 QUALIFICATION(S) OF ENVIRONMENTAL PROFESSIONAL

Kenneth Leung's resume is included in Appendix F of this Phase I ESA report.



11 REPORT LIMITATIONS

The results of the Phase I ESA are based upon conditions present at the time of the site visits and documents and information provided by outside sources, upon which AEW has relied. A change in any of these conditions may alter the findings, observations and report contents presented herein by AEW. A site walkthrough, by nature, is limited in its ability to fully assess potential environmental liabilities or concerns associated with a property or operation. Further investigation would be required to identify the presence or absence of potential environmental liabilities, but are beyond detection by performance of the scope of this Phase I ESA. Laws and regulations, if referenced in this report, are provided for information purposes only and should not be construed as legal opinion or recommendation.

This Phase I ESA was prepared solely for use by the Client, and AEW does not authorize or foresee the use of this report by any other party except with the express written consent of AEW and the Client. The use of this Phase I ESA by any other party shall be at such party's sole risk and expense and without warranty or covenant, expressed or implied, by AEW or the Client. AEW disclaims any and all responsibility and representations relating to such use.



12 REFERENCES

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FIGURES





AEW Engineering, Inc.
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Site Location Map
180 Jones Street
San Francisco, California

Figure
1