



ALFA Environmental Assessment Services

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Phase I Environmental Site Assessment Report



1045 OAKDALE ROAD
MODESTO, CALIFORNIA 95355

Prepared For:

Shawn Garcia
3000 Atlantic Avenue
Long Beach CA 90807

June 26, 2019



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RE: Phase I Environmental Site Assessment
1045 Oakdale Rd.
Modesto CA 95355

ALFA Environmental Assessment Services is pleased to provide you with the attached Phase I Environmental Site Assessment for the above referenced subject site (hereafter referred to as the "Property"). The work performed for this project included: a professional site reconnaissance, interviews, and detailed research of: regulatory agency files; aerial photographs; historical maps; previous environmental assessment reports at nearby sites, and a review of the regulatory environmental database listings for the Property and surrounding area.

"I, Valentina Constantinescu, declare that, to the best of my professional knowledge and belief, I meet the definition of *Environmental Professional* as defined in 312.10 of {40CFR 312}", and "I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed All Appropriate Inquiries (AAI) in conformance with the standards and practices set forth in {40CFR Part 312}."

Sincerely,

ALFA Environmental Assessment Services

Valentina Constantinescu, B.Sc.

EPA-Compliant *Environmental Professional* {40CFR Part 312}

PROJECT SUMMARY

We have performed a Phase I Environmental Assessment in conformance with the scope and limitations of ASTM Practice E1527-21 of the Property located at 1045 Oakdale Rd. (APN 45222616), Modesto CA 95355. Any exceptions to, or deletions from, this practice are described in this report.

The goal of the processes established by the practice for conducting an environmental site assessment is to identify recognized environmental conditions (RECS). Recognized environmental conditions indicate the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release into structures on the Property or into the ground, ground water, or surface water of the Property. The term is not intended to include *de minimis* conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis* are not recognized environmental conditions.

The Property is located south of Oakdale Rd., north of *Sequoia-Kings Canyon Freeway* (180), and east of *Burlington Northern Santa Fe Railroad* within a residential and commercial area of Modesto, Modesto County, California.

The Property totals approximately 0.43 acres and is vacant land.

The Assessor Parcel Number (APN): 45222616 (Modesto County).

There was no evidence of improper storage, usage, or disposal of hazardous waste or other chemicals.

No indication of potentially hazardous material disposal with the solid waste was noted during ALFA reconnaissance. No stains or significant odors were noted. Nonhazardous waste at this site is not considered a significant concern to this investigation.

No on-site water wells or springs were observed during the Property reconnaissance.

No settling ponds, lagoons, surface impoundments, wetlands or natural catch basins were observed at the Property during this investigation.

No evidence of water supply, irrigation, oil, injection, or dry wells was observed on the Property.

No evidence of underground storage tanks (USTs) or aboveground storage tanks (ASTs) were observed on Property.

The subject Property was not identified in the regulatory database reports.

The adjacent properties were not identified in the regulatory database reports.

A large number of properties were identified within 1-mile radius in the regulatory database reports. The most significant nearby properties were identified in the following regulatory database reports:

- EDR Hist Auto
- EDR Hist Cleaner
- RCRA NonGen / NLR
- CERS HAZ WASTE, CUPA Listings, CERS
- CUPA Listings
- HIST UST
- CUPA Listings, WDS
- SWEEPS UST, CA FID UST
- HAZNET, HWP, CERS, HWTS
- SWEEPS UST, CA FID UST

An explanation of the acronyms is presented in “*The EDR Radius Map™ Report with GeoCheck®*” – see attachments

The most significant properties listed in the surroundings are:

7-Eleven Inc. #38937 - 990 ft WSW
704 N Blackstone Ave
Permitted Underground Storage Tank

Mga Liquor 3 - 1080 ft SSW
471 N Effie St
Permitted Underground Storage Tank

Jack's Gas - 1321 ft SW
1736 E Belmont Ave
Permitted Underground Storage Tank

Unocal #4319 - 1566 ft NNW
1150 Abby N
Leaking Underground Storage Tank (LUST) Cleanup Site
Status: Completed - Case Closed

Pennywise Self Service - 1750 ft SW
1536 Belmont Ave E
LUST Cleanup Site
Completed - Case Closed as of 3/18/1997

Pennywise - 2nd Case
1536 Belmont Ave E
LUST Cleanup Site
Completed - Case Closed as of 12/14/2001

Circle D Food & Liquor - 1936 ft NE
2520 E Olive Ave
Permitted Underground Storage Tank

Valley Market - 1942 ft NNE
2430 East Olive
LUST Cleanup Site
Status: Completed - Case Closed

Unocal Bulk Plant #221
101 Roosevelt N
LUST Cleanup Site
Status: Completed - Case Closed

The Subject Property history is based on historical review of aerial photographs, topographic maps, Sanborn Fire Insurance Maps, City Directory, Building, Planning, and Environmental Health Department records, Environmental Questionnaire, *Geotracker*, documents, and on the “*The EDR Radius Map™ Report with GeoCheck®*”.

According to the Sanborn Fire Insurance Maps (see attachments), in 1906, a stable and a water tank is depicted in the west portion of the subject property and the rest of the Property was vacant land. A structure labeled “Bake Ho & Owg” is depicted approximately 150 ft to the northwest, across the railroad. In general, dwellings and vacant land are depicted in the surrounding area.

In 1919, a stable is depicted at #2000 and dwellings and one vacant parcel are depicted on site between #2000 and #2070 (even numbers) E Harvey Ave. Dwellings depicted in the adjacent areas and some vacant land to the east. A structure located approximately 570 ft north-northwest east of the railroad is labeled “*Lumber Storage*”. A church “*Thomas Av. Mission Pentecostal*” was located approximately 270 ft to the southeast.

In 1921 and 1923, houses are depicted on subject Property area and in the immediate surroundings. A church is depicted at the adjacent site to the south-southeast, another church is depicted far to the east-northeast, and five non-residential structures are depicted far to the north, east and west of the railroad.

On the 1946, 1947, 1955, 1965, and 1974 topographic maps are depicted only the adjacent and nearby churches; another church and “*Washington School*” are depicted far to the west. In 1965, “*Webster School*” is depicted far to the east-northeast.

In 1950, a storage structure is depicted at #2012 and dwellings and some auto garages between #2014 and #2070 E Harvey Rd. A structure located approximately 235 ft to the north is labeled “*North Side Lumber Co.*” at #2000 and #2010 Lewis Ave.

In 1970, there are no significant changes at subject Property. The off-site area to the southeast, the former church area is now vacant. An auto repair shop is depicted approximately 285 ft to the northwest at #826 N Diana St. More dwellings depicted east of N Clark St. No other significant changes in the immediate surrounding areas.

On the 1981 topographic map, the subject Property area and adjacent areas to the east-northeast and west-southwest are depicted as vacant land (along future freeway), the adjacent church to the southeast no longer exists, and no structures are depicted on this topographic map.

Only roads are depicted on the 2012, 2015, and 2018 topographic maps.

There are no businesses significant to this Phase I ESA listed on site.

The following businesses are listed or depicted in adjacent/nearby areas:

“Bake Ho & Owg” (1906), “*Lumber Storage*”(1919), Drake L 0 - 636 ft S – hand laundry (1937), “*North Side Lumber Co.*” at #2000 and #2010 Lewis Ave. (1950), Lewis Automotive Ser (1958-1975), International Torque, Industrial Repair Su, Extreme Industrial C, 7-Eleven, MGA Liquor 3, Jack's Gas, Unocal, Pennywise Self Service, Circle D Food & Liquor, Valley Market, Unocal Bulk Plant.

The most significant businesses for this Phase I ESA listed in the *City Directory*:

- *Rear Lewis Automotive Service Repairs* at #1924 E Lewis Ave. (1958-1975)
- *BK Sales Warehouse* at #2007 E Lewis Ave. (1965)
- *J.D. Classiccs* (1999, 2002), *Elite Spot Shop* (auto appraisal and body repair)(1990), *Murrays Auto Body* - auto body repair (1980), and *North Side Lumber Co.* (1942-1965) at #2010 E Lewis Ave.
- *Berg Trucking Co.* (1958) at #1832 E Harvey Ave.

VAPOR ENCROACHMENT SCREENING

The Vapor Encroachment Screening (VES) Standard (ASTM E2600-10) may include a two-tiered screening process. Initially, the Tier 1 VES focuses on known or suspected contaminated properties located within the area of concern (AOC). The VES process does not evaluate the potential for vapor intrusion (VI) of subsurface vapors. Evaluation of VI conditions requires field sampling, and is not included in ASTM E1527-21.

Solvents, gasoline, and other volatile compounds are routinely used at auto repair shops, gas stations and at manufacturing companies. A thorough review of the subject Property and nearby environmental cases (all *Closed Cases*), including site history, geological, hydrogeological, and contaminant extent review, indicated contamination at the nearby fuel stations, auto repair shops, and/or other listed sites is confined to these sites.

Operations at the adjacent properties do not present a vapor encroachment condition to the subject Property. Based on the findings, vapor migration from adjacent properties is not expected to represent a significant environmental concern at this time. Copies of significant figures and documents regarding the nearby listed sites are attached.

Findings and Opinions

The goal of the processes established by the practice for conducting an environmental site assessment is to identify:

Recognized environmental condition (REC) refers to the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: due to release to the environment; under conditions indicative of a release to the environment; or under conditions that pose a material threat of a future release to the environment.

The term is not intended to include *de minimis* conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis* are not

recognized environmental conditions. Conditions that present a REC are those involving hazardous substances/petroleum products that we cannot rule out a release to the subsurface without analytical data, for example: USTs, dry cleaners, industrial/manufacturing, solvent usage, septic system on an industrial property, etc.

Historically, subject Property area has been undeveloped/vacant land.

According to the Sanborn Fire Insurance Maps (see attachments), in 1906, a stable and a water tank is depicted in the west portion of the subject property and the rest of the Property was vacant land.

Since the early 1920's houses are depicted on subject Property area. In 1950, a storage structure is depicted at #2012 and dwellings and some auto garages between #2014 and #2070 E Harvey Rd. In the 1970's, there are no significant changes at subject Property. Since the early 1980's the subject Property area and adjacent areas to the east-northeast and west-southwest are depicted as vacant land (along future freeway)

There are no businesses significant to this Phase I ESA listed on site.

ALFA did not identify any recognized environmental conditions for the subject Property during the course of this assessment.

Historical Recognized Environmental Condition (HREC) refers to a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls.

ALFA did not identify any historical recognized environmental conditions for the subject Property during the course of this assessment.

Controlled recognized environmental conditions (CREC) refers to a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.

ALFA did not identify any controlled recognized environmental conditions for the subject Property during the course of this assessment.

OPINIONS AND RECOMMENDATIONS

This assessment has revealed no evidence of Recognized Environmental Conditions (RECS), Controlled RECs (CREC), and Historical RECs (HREC) associated with the subject Property.

An **environmental issue** is defined as an environmental concern which does not qualify as a REC, but which may warrant further discussion. Operations at the adjacent properties do not present a vapor encroachment condition to the subject Property. Vapor migration is not expected to represent an environmental concern at this time.

No further investigation of the subject Property is recommended at this time.