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DRAFT PHASE I ENVIRONMENTAL SITE ASSESSMENT

**200-222 EAST 4TH AVENUE
SAN MATEO, CALIFORNIA**

Prepared for

Lane Partners

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ACRONYMS AND ABBREVIATIONS

APN	Assessor Parcel Number
AST	aboveground storage tanks
ASTM	ASTM International
BAAQMD	Bay Area Air Quality Management District
bgs	below ground surface
CA-92	California Route 92
CFR	Code of Federal Regulations
CRECs	controlled recognized environmental conditions
CSMHSA	County of San Mateo Health Service Agency
DOGGR	Division of Oil, Gas, and Geothermal Resources
DTSC	Department of Toxic Substances Control
DWR	Department of Water Resources
ECHO	Enforcement and Compliance History Online
EKI	Erler & Kalinowski, Inc.
EPA	United States Environmental Protection Agency
ERIS	Environmental Risk Information Services
ESA	Phase I Environmental Site Assessment
ESLs	Environmental Screening Levels
ESS	Environmental Support Services
ft ²	square feet
Geosyntec	Geosyntec Consultants, Inc.
GIS	geographic information system
HRECs	historical recognized environmental conditions
Lane	Lane Partners
mg/kg	milligrams per kilogram
msl	mean sea level
PCE	tetrachloroethene
RECs	recognized environmental conditions
RWQCB	Regional Water Quality Control Board
SWRCB	State Water Resources Control Board

the Site	200-222 East 4th Avenue, San Mateo, California
the Standard	ASTM E1527-13 Standard
TRPH	total recoverable petroleum hydrocarbons
US-101	United States Highway 101
User	Lane Partners
USGS	United States Geologic Survey
UST	underground storage tank
VOCs	volatile organic compounds

1. INTRODUCTION

Geosyntec Consultants, Inc. (Geosyntec) completed this Phase I Environmental Site Assessment (ESA) for the property located at 200-222 East 4th Avenue, San Mateo, California (the Site, **Figure 1**). This Phase I ESA was completed by Geosyntec for Lane Partners (hereafter referred to as “Lane” or “User”). It is our understanding that Lane is contemplating purchase of the Site.

This report documents the methods and findings of the Phase I ESA in general conformance with the scope and limitations of ASTM International’s (ASTM) Standard E1527-13 (the Standard) and the United States Environmental Protection Agency (EPA) Standards and Practices for All Appropriate Inquiries (40 Code of Federal Regulations [CFR] Part 312). The purpose of the Phase I ESA is to identify recognized environmental conditions (RECs), historical recognized environmental conditions (HRECs), and/or controlled recognized environmental conditions (CRECs) at the Site and potential impacts from nearby facilities. For the purpose of this report, and as defined by the Standard, a REC is “... *the presence or likely presence of any hazardous substance or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.*”

A HREC is “... *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 (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).*”

A CREC is 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 (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).*”

Specific conditions that were not considered to be within the scope of this work, as well as limitations and exceptions, are identified in Section 1.3 of this report.

1.1 Scope of Work

The scope of the Phase I ESA included:

- A review of the general Site setting and condition, including known information regarding the regional and local geologic and hydrologic conditions.
- A review of information provided by the User. Copies of documents provided to Geosyntec by the User are included in **Appendix A**.
- A review of regulatory agency records to obtain information regarding environmental investigations on or near the Site. The records review included retaining the services

of a commercial database firm (Environmental Risk Information Services [ERIS]) to provide a listing of publicly documented environmental records for the Site and at nearby properties within a 1-mile radius. A copy of this report is included as **Appendix B**.

- A review of available public agency records for information regarding environmental permits, violations, or incidents, and/or the status of enforcement actions. Agencies contacted included the following:
 - San Mateo County Environmental Health Department;
 - Department of Toxic Substances Control (DTSC) – Region 2;
 - San Mateo Fire Department – Fire Prevention;
 - Cal Fire – Office of the State Fire Marshall;
 - City of San Mateo Public Works Department;
 - City of San Mateo Building Department;
 - Bay Area Air Quality Management District (BAAQMD);
 - Regional Water Quality Control Board (RWQCB) – Bay Area Region;
 - EPA Enforcement and Compliance History Online (ECHO) database;
 - State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR) website;
 - State of California, DTSC, EnviroStor Database;
 - State of California, State Water Resources Control Board (SWRCB), GeoTracker Database; and
 - Copies of relevant documents obtained from agency files are included in **Appendix C**.
- A review of historical records for the Site and nearby facilities to assess potential for environmental impairment. Historical records reviewed included historical aerial photographs, historical topographic maps, historical Sanborn Fire Insurance maps (if available), and historical city directory files. Copies of these historical records are included in **Appendices D through G**.
- Performance of a Site reconnaissance to observe general conditions at the Site and adjacent properties as they relate to potential environmental impacts. The purpose of the reconnaissance was to identify, to the extent possible, current uses and improvements of the Site, past uses of the Site, current uses of adjacent properties, and evidence of existing and historical hazardous materials use, disposal, storage, and releases on the Site and/or adjacent properties. Photographs representative of Site conditions at the time of the reconnaissance are presented in **Appendix H** and the property assessment questionnaire completed by the property owner is included in **Appendix I**.

- Preparation of this Phase I ESA report, which documents the above activities, our findings and opinions as they pertain to the identification of RECs, and data gaps.

1.2 Significant Assumptions

While this report provides an overview of potential environmental conditions both past and present, this Phase I ESA is limited by the availability of information at the time of the assessment. The conclusions and recommendations regarding environmental conditions presented in this report are based on observed conditions during the time of the Site reconnaissance and on information gathered during interviews, review of agency records, and execution of the scope of work previously described.

1.3 Limitations and Exceptions

This Phase I ESA is intended to reduce, but not eliminate, uncertainty regarding the potential for RECs, HRECs, and CRECs to be present at the Site. Not every property warrants the same level of assessment. Consistent with good commercial or customary practice, the appropriate level of assessment was guided by the type of property subject to assessment and the information developed in the course of inquiry.

Additional services considered optional by the Standard, such as asbestos-containing building materials, biological agents, cultural and historic resources, ecological resources, endangered species, health and safety, industrial hygiene, lead-based paint, lead in drinking water, mold, radon, and wetlands were not included in the scope of work.

The findings and conclusions presented in this Phase I ESA are the result of professional interpretation of the information collected at the time of this study. This Phase I ESA was not an exhaustive search of all available records. Geosyntec cannot “certify” or guarantee that any property is free of environmental impairment; no warranties regarding the environmental quality of the property are expressed or implied. Specific limitations to our conclusions as a result of information gaps or incomplete information are documented in Section 8.5.

The findings of this report, to the best of our knowledge, are valid as of the date of this report. However, changes in the conditions of a property can occur with the passage of time, whether due to natural processes or the works of man on this or adjacent properties. In addition, changes in applicable or appropriate regulations and standards may occur, whether they result from legislation, from the broadening of knowledge, or from other reasons. Per the Standard, a Phase I ESA completed less than 180 days prior to the date of acquisition of the Site is presumed valid. A Phase I ESA for which the information was collected or updated within one year of the date of acquisition of the Site may be used, provided that the report is updated within 180 days of the date of purchase or intended transaction. Per the Standard, if a Phase I ESA or Phase I ESA Update is not completed within 12 months of the information collected, a new Phase I ESA is required.

Specified information contained in this report has been obtained from publicly available sources and other secondary sources of information. Although care has been taken in compiling this information, Geosyntec disclaims any and all liability for any errors, omissions, or inaccuracies of the third parties in such information and data.

The work was performed using the degree of care and skill ordinarily exercised under similar circumstances by environmental consultants practicing in this or similar localities at the time these services were provided. No other warranty or guarantee, expressed or implied, is made as to the findings, opinions, and conclusions included in this report.

1.4 Special Terms and Conditions

Except as noted in Geosyntec's scope of work included in the executed contract effective March 20, 2019, no special contractual terms and conditions were taken into account as part of this project or influenced the interpretations and conclusions presented herein.

1.5 User Reliance

This Phase I ESA report has been prepared solely for the benefit of Lane, the User. Geosyntec has issued the Phase I ESA report to this entity and grants the right to rely on the report contents.

No third party, other than the User and its creditor, financial or insurance underwriter, shall have the right to rely on Geosyntec opinions rendered in connection with the services without Geosyntec's written consent. Any reliance shall be conditioned on the third party's agreement to be bound to the conditions and limitations included within this Phase I report under Section 1.3. Geosyntec's consent to provide a right-to-rely on this Phase I ESA report is further subject to the User's approval.

2. PROPERTY DESCRIPTION

2.1 Location and Legal Description

The Site is located at 200-222 East 4th Avenue in San Mateo, California (**Figure 1**). Topographic map coverage of the Site and vicinity is provided by the United States Geologic Survey (USGS), 7.5-Minute, San Mateo Quadrangle (USGS, 2015). The Site consists of an approximately 65,608 square-foot multi-story building on 1.14 acres of land and is referenced in the San Mateo County Assessor's records as Assessor Parcel Numbers (APNs) 034-176-090, 034-176-080, 034-176-070, and 034-176-050.

2.2 Site and Vicinity General Characteristics

2.2.1 General Site Setting

According to the 2015 USGS topographic map (USGS, 2015), the Site has an elevation of approximately 33 feet above mean sea level (msl). The Site and surrounding areas are relatively flat, sloping to the north-northwest. The Site is bordered by South B Street to the west, East 4th Avenue to the north, South Ellsworth Avenue to the east, and East 5th Avenue to the south (**Figure 2**). The surrounding area consists of high-density residential buildings and commercial businesses. Historically the Site has contained residences, gasoline service stations, and a department store.

2.2.2 Regional Geology and Hydrogeology

The Site is located in the San Mateo Groundwater Subbasin (Department of Water Resources [DWR], 2004). The subbasin occupies a structural trough, sub-parallel to the northwest trending Coast Ranges, at the southwest end of San Francisco Bay. San Francisco Bay constitutes its eastern boundary. The Santa Cruz Mountains form the western margin of the basin. The Department of Water Resources Bulletin 118 (updated in 2004) indicates that the water-bearing formations of the subbasin are comprised of two groups: the Santa Clara Formation and the Quaternary age alluvial deposits (DWR, 2004). The Quaternary alluvium constitutes the most important water-bearing formation of this basin and larger yielding wells acquire their water from it. Groundwater flow in the area is generally toward San Francisco Bay.

2.2.3 Site Geology and Hydrogeology

The soil beneath the Site is classified as Quaternary alluvium and marine deposits (ERIS, 2018). The ERIS report indicated the soils below the Site as "Urban Land;" no other information was reported. According to files reviewed for the Site, depth to groundwater is approximately 30 feet below ground surface (bgs) with a flow direction to the northeast toward the San Francisco Bay (Erler & Kalinowski, Inc. [EKI], 1996). According to files reviewed for neighboring sites, depth to groundwater in the Site vicinity in 2017 was approximately 16 feet bgs with a groundwater flow direction to the east (Antea Group, 2018).

2.3 Current Use of the Site and Adjoining Parcels

The Site is located in the downtown area of San Mateo at the intersection of South B Street and East 4th Avenue. The multi-story building at the Site was constructed in 1996-1997 and includes

a basement and two floors above the ground level. The building is approximately 65,608 square feet (ft²) in total. Since 1997, the facility has operated as grocery retail store and a restaurant.

Figure 2 shows the layout of the Site at the time of Geosyntec's Site reconnaissance on April 8, 2019. The parcel maps from the City of San Mateo and San Mateo County Property Maps Portal are included in **Appendix C**.

The Site vicinity and adjoining properties have been developed with residential and commercial/industrial facilities since the late 1890s. Adjacent properties included:

- North – East 4th Avenue and commercial properties, including: restaurants, a beauty salon, a bakery, a parking garage, and a retail cell phone location.
- South – East 5th Avenue and a multi-story residential building.
- East – South Ellsworth Avenue and commercial properties, including: restaurants, a barber shop, a beauty salon, a bicycle shop, and a toy shop.
- West – South B Street and commercial properties, including: a beauty salon, a dry-cleaner store front (no cleaning is done at this property), and a restaurant.

The adjacent properties were observed from vantage points along the perimeter of the Site during the Site reconnaissance. The purpose of these observations was to attempt to identify sources of potential environmental impairment near the Site that could represent potential threats to the Site due to surface water runoff, groundwater transport, or other contaminant transport pathways. These observations are discussed in Section 6 of this report.

3. USER-PROVIDED INFORMATION

In accordance with the Standard, Geosyntec requested that the User of the Phase I ESA provide information that would assist in identifying the possibility of RECs in connection with the Site.

3.1 Title Records

The User provided Geosyntec with a copy of the title record dated February 14, 2019 from First American Title Insurance Company National Commercial Services. Review of the title record did not identify deed restrictions or land use covenants recorded for the Site.

3.2 Environmental Liens or Activity and Use Limitations

The User did not indicate to Geosyntec if they were aware of any environmental liens or activity and use limitations associated with the Site as they are defined by the Standard.

3.3 Specialized Knowledge

The User did not indicate any specialized knowledge in relation to the Site or vicinity.

3.4 Commonly Known or Reasonably Ascertainable Information

The User did not indicate that they had any commonly known or reasonably ascertainable information regarding the Site.

3.5 Valuation Reduction for Environmental Issues

The User did not provide Site property value information.

3.6 Reason for Performing This Phase I ESA

The User indicated this Phase I ESA is being completed as part of their due diligence for a potential purchase of the property.

3.7 User Provided Documentation

The User provided a number of documents for the Site, including as-built drawings, the title report, and the ground lease for the Site building, a Phase I ESA prepared for the Site in 1998 (EKI, 1998), a Closure Report for excavation of petroleum-affected soils (EKI, 1996), and a case closure confirmation letter from the County of San Mateo (County of San Mateo Health Service Agency [CSMHSA], 1997). Copies of these documents are presented in **Appendix A**.

According to the previous 1998 Phase I ESA, the Site was occupied as early as 1888. Between 1888 and 1920, land use was residential. By 1929, Mohawk Oil gasoline service station was present on the north corner of the Site at East 4th Avenue and South B Street. By 1950, two auto repair/gasoline service stations were present, one in the north corner at East 4th Avenue and South B Street and one in the east corner at South B Street and East 5th Avenue. The Levy Brothers leased the Site in 1951, built a department store, and operated the business until 1985. By 1969, the service station in the east corner at South B Street and East 5th Avenue had been replaced by a parking lot. By 1985, the service station in the north corner at East 4th Avenue and South B Street had been replaced by a paved parking lot. The Levy Brothers department store

building was vacant from 1985 until at least 1988. The report indicated that no changes were apparent at the Site between 1985 and 1995 (EKI, 1998).

Underground storage tanks (USTs) associated with the former gasoline service station at the north corner of the Site (East 4th Avenue and South B Street) were removed in 1988 (EKI, 1998). Soil sampling conducted as part of the tank removals identified a low concentration of total recoverable petroleum hydrocarbons (TRPH) at 60 milligrams per kilogram (mg/kg) in the area of the excavation. Approximately 335 tons of soil associated with UST removal activities were excavated. In 1993, one hydraulic lift associated with the former gasoline service station at the east corner of the Site (East 5th Avenue and South B Street) was removed. TPH concentrations were detected in soil around the excavation and approximately 20 cubic yards were removed (EKI, 1998).

Sampling performed at the Site in 1994 by EKI identified petroleum hydrocarbon impacts in soil and groundwater, as well as a detection of lead in one groundwater sample. EKI performed a Phase II ESA in 1995. Results from sampling activities identified low concentrations of petroleum hydrocarbons in soil and water samples (EKI, 1998).

In 1996, the Levy Brothers Department Store was demolished and construction began on the Draeger's Market building. Construction activities included the excavation of soil for the subterranean parking structure, which included excavating the majority of the parcel. Petroleum hydrocarbon-impacted soils were encountered in the north corner of the Site (East 4th Avenue and South B Street) during excavation for the below-grade parking structure. The petroleum hydrocarbon-impacted soil was excavated and confirmation sampling did not identify the presence of petroleum hydrocarbons in soil that would warrant further investigative or remedial actions. In addition, no petroleum hydrocarbons or volatile organic compounds (VOCs) were identified in groundwater at the Site (EKI, 1998).

CSMHSA issued a closure letter in 1997 stating that the site investigation for the impacted surface soils from past operations at the Site is complete. Based on available information, including current land use, no further action related to the surface soils is required (CSMHSA, 1997).

4. RECORDS REVIEW

4.1 Standard Environmental Records Database Search

In accordance with the Standard, Geosyntec reviewed applicable and reasonably accessible federal, state, and local records as part of this Phase I ESA. The environmental records review was performed in the form of an environmental database search by ERIS, in an attempt to ascertain whether the Site or neighboring properties were suspected of having environmental conditions with the potential to impact (or that have impacted) the soil, soil gas, and/or groundwater at the Site. The database search includes regulatory agency lists of known or potential hazardous waste facilities, landfills, hazardous waste generators, and disposal facilities in addition to properties under investigation. The information provided in this report was obtained from publicly available sources. The locations of the properties listed in this report are plotted with a geographic information system (GIS) utilizing geocoding of property addresses. Specific records and search distances for these environmental databases were reported by ERIS to be consistent with the Standard and are discussed in the ERIS report (dated March 29, 2019); this report is presented as **Appendix B**.

4.2 Environmental Records Search Results

The complete list of properties that ERIS has identified is included in the report in **Appendix B**. A total of 234 facilities are listed in at least one of the databases searched. A summary of properties within 0.25 mile of the Site and located hydraulically upgradient or cross-gradient from the Site is provided below in **Table 1**.

The Site vicinity has been densely developed with residential and commercial/industrial facilities since the late 1890s and available regulatory databases reviewed to date indicate several releases of VOCs, petroleum hydrocarbons, metals, and other hazardous substances to soil and groundwater from nearby facilities. ERIS's search of available "reasonably ascertainable" government records found numerous listings, including the Site address, within the ASTM-specified search distances in the sub-sections that follow.

According to ERIS, the Site is listed in the following databases:

- California Environmental Reporting System Hazardous Waste Sites (CERS HAZ);
- San Mateo Certified Unified Program Agency (SANMATEO CUPA);
- Facility Registry Service/Facility Index (FINDS/FRS);
- Hazardous Waste Manifest Data (HAZNET);
- RCRA Non-Generators (RCRA NON GEN);
- Delisted County Records (DELISTED COUNTY); and
- Leaking Underground Fuel Tank Reports (LUST).

These listings are related to recordkeeping violations, the releases from the USTs historically present on the Site, and the excavation and offsite disposal of contaminated soils. A summary of ERIS findings for the Site is presented in **Table 1**.

Geosyntec's review of the ERIS information also identified five facilities within 0.25 mile of the Site with documented or potential releases of chemicals to soil and groundwater. These facilities are shown in **Figure 3** and include:

- Wardrobe Cleaners/Park's Wardrobe Cleaners, 333/335/344 E 4th Avenue, San Mateo, CA 94401: This facility is located approximately 200 feet to the northeast of the Site. Tetrachloroethene (PCE) was detected in groundwater downgradient of this facility at a fuel leak case lead which led to an investigation of dry-cleaning facilities nearby. Voluntary soil and groundwater sampling at the facility indicated detections of PCE and its breakdown products at concentrations above the RWQCB's 2019 Environmental Screening Levels (ESLs) (RWQCB, 2019). CSMHSA requested a work plan to evaluate the VOC concentrations in groundwater, soil, and soil vapor be submitted in early 2019. On March 29, 2019, CSS Environmental Services issued a work plan to collect and analyze soil vapor and groundwater samples at Wardrobe Cleaners. This facility is located downgradient to the Site with respect to groundwater flow direction; however, there is a potential that vapors from the VOCs associated with this facility may migrate and potentially pose a vapor encroachment condition at the Site. Based on the open status of the facility and distance from the Site, there is potential for this listing to have impacted the subsurface at the Site; therefore, this facility is considered a REC for the Site.
- Blue Ribbon Cleaners, 37 East 3rd Avenue and 22 2nd Avenue, San Mateo, CA 94401: This facility is located approximately 1,000 feet to southwest of the Site. This facility is listed in the ERIS report under the DRYCLEANERS database, but no additional information is provided. Based on the lack of documented spills and distance from the Site, this facility has low potential to have impacted the subsurface at the Site and is not considered a REC.
- A-1 Cleaners/New A-1 Cleaners/A 1 Cleaners, 17 East 4th Avenue, San Mateo, CA 94401: This facility is located approximately 965 feet to the southwest of the Site. Investigation of a nearby gasoline release (402 South Delaware Street) indicates the source of the PCE and breakdown products discovered in soil and groundwater samples may have originated at this facility, located hydraulically-upgradient from the gasoline release case location. Several utilities nearby could act as a preferential pathway for contaminant migration. Historical review indicates that dry-cleaning operations using PCE were conducted at this facility from approximately 1987 to 2008. These findings suggest that this facility represents a potential source for PCE contamination in the neighborhood. CSMHSA requested voluntary soil and groundwater sampling in the vicinity of the facility to determine if the facility released PCE to soil and groundwater. It does not appear the facility has prepared a work plan to conduct soil and groundwater sampling since no other information is available on GeoTracker as of the date of preparation of this Phase I ESA. Based on the lack of information regarding contamination in the subsurface at this property and

the location hydraulically upgradient of the Site, this facility may impact the subsurface at the Site and is considered a REC for the Site.

- R NU IT Cleaners, 200 East 2nd Avenue: This facility is located approximately 710 feet to the northwest of the Site. According to EnviroStor, this is an actively operating dry-cleaning facility in business since 1985. The business currently operates under the name of Y.S. One-Hour Martinizing. The cleanup status is listed as “Refer: Other Agency as of 7/29/1994.” No other information is available on EnviroStor. Based on the cross-gradient location of this facility with the respect to the groundwater flow direction, this facility is not considered a REC for the Site.
- Sunrise Cleaners, 233 Baldwin Avenue, San Mateo, CA 94401: This facility is located approximately 1,600 feet to the northwest of the Site. Dry-cleaning operations at this facility began in the late 1960s and PCE was reportedly used as part of daily operations. No major violations or reports of releases or spills have been reported for this facility. The cleanup status is listed as “Refer: Other Agency as of 7/29/1994.” According to GeoTracker this facility is currently being remediated. Based on the cross-gradient location of this facility with the respect to the groundwater flow direction, this facility is not considered a REC for the Site.

5. ADDITIONAL ENVIRONMENTAL RECORD SOURCES

Local and state agencies were also contacted by Environmental Support Services (ESS) for available current or previous documentation of hazardous materials use, storage, and/or unauthorized releases that may have impacted the Site. Section 1.1 of this Phase I ESA detailed the additional environmental record sources searched. The requested information and subsequent information received from the agencies is summarized below and provided in **Appendix C**.

5.1 County of San Mateo County Health Services Agency

ESS requested records concerning the utilization, manufacture, storage and/or discharge of hazardous materials/waste, and any information concerning previous or ongoing Site investigations or remediation pertaining to hazardous materials or waste from the CSMHSA on April 1, 2019. ESS received a response on April 12, 2019 from CSMHSA indicating that the department did have records for the Site.

The findings of the records reviewed for the two gas stations formerly located on the Site are consistent with information presented in EKI's Phase I Preliminary ESA Update Report dated December 1998 (Section 3.7). Hazardous Materials Business Plan and Hazardous Waste Small Quantity Generator violations reviewed for the Site are associated with documentation and recordkeeping activities. These violations are not associated with releases or potential releases of hazardous materials to the Site soil or groundwater.

5.2 Department of Toxic Substances Control – Region 2

According to ESS, previous contacts with the DTSC have disclosed that this office only collects and stores information (such as treatment, storage and disposal of hazardous waste) concerning sites which have existing businesses, industries, etc. present. On April 1, 2019, ESS requested files/information concerning the Site. On April 2, 2019, Ms. Reina Lopez of the DTSC informed ESS no records were found for the Site.

5.3 San Mateo Fire Department – Fire Prevention

ESS requested file information from the Public Records Section of the San Mateo Fire Department – Fire Prevention on April 1, 2019. On April 8, 2019 ESS was informed by Ms. Patrice Olds of the City of San Mateo Fire Department – Fire Prevention that this department did not have records for the Site; she indicated that the lead agency for sites in San Mateo would be the CSMHSA.

5.4 Cal Fire – Office of the State Fire Marshall

On April 1, 2019, ESS requested that the Public Records Section with Cal Fire check their records concerning the storage of hazardous materials/waste, pipelines, and USTs with regards to the Site. On April 10, 2019, Ms. Anne Henigan of Cal Fire indicated her department did have records for the Site.

Records reviewed included a cleanup report for a diesel spill in the gutter at 222 East 4th Avenue on June 15, 2017. The diesel in the gutter was contained using an absorption pad. The absorption pad containing the spilled diesel was removed from the gutter and properly disposed.

5.5 City of San Mateo Public Works Department

On April 1, 2019, ESS requested the City of San Mateo's Public Works Department check their records for information relating to industrial waste discharge permits or violations for the Site. On April 2, 2019, Mr. Chris Ortega of that department indicated that his department did have records for the Site.

Records reviewed included a Waste Discharge Permit for 222 East 4th Avenue issued on January 1, 2016 for the 5,000 gallon grease interceptor discharge. The Public Works Department indicated no illicit discharges were found in the past 10 years for the Site.

5.6 City of San Mateo Building Department

On April 1, 2019, ESS requested the City of San Mateo Building Department search for building permits and certificates of occupancy for the Site. On April 5, 2019, the City of San Mateo's Building Department provided documents for the Site. Those records encompassed building permits and inspection records as well as building project information sheets and correspondences that discussed various construction projects that occurred onsite, including new building construction, interior improvements, cooling tower installation, roof improvements, sign and banner installations, demolition of existing site improvements/building, shoring and grading, temporary power pole installation, building foundation, superstructure construction, fire sprinkler system installation, fire alarm system installation, electrical/mechanical/plumbing improvements, and tenant improvements.

5.7 Bay Area Air Quality Management District

ESS requested files from the BAAQMD on April 1, 2019 concerning active, inactive, and old files concerning the Site. Ms. Michelle Reed of the Public Records department indicated on April 2, 2019 that her department had no records for the Site.

5.8 Regional Water Quality Control Board, Bay Area Region

ESS requested files regarding the Site on April 1, 2019 with the RWQCB. Ms. Melinda Wong of the RWQCB indicated on April 2, 2019 that her department had records for the Site and that all available records should be in the State of California, SWRCB GeoTracker database.

5.9 United States Environmental Protection Agency Enforcement and Compliance History Online Database

Geosyntec visited the EPA ECHO database on April 16, 2019 to review records related to compliance, releases, and other information for facilities handling hazardous materials. The Site was listed as Draeger's at 200 East 4th Avenue, San Mateo, CA 94401 with Facility Registry Service ID 110065610191. No enforcement and compliance records were listed for the Site.

5.10 State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources Website

Geosyntec visited the State of California DOGGR website (<https://maps.conservation.ca.gov/doggr/wellfinder/#close>) on April 15, 2019 to obtain

information about past or present oil, gas, or geothermal wells in the vicinity of the Site. No wells were identified within 0.25 miles of the Site.

5.11 State of California, DTSC, EnviroStor Database

Geosyntec reviewed the State of California, DTSC EnviroStor database for additional information regarding the Site and adjacent properties. The Site was not identified in the database. Records were found for facilities in the vicinity of Site as described in Section 4.2 and in **Table 1**. Copies of these records are included in **Appendix C**.

5.12 State of California, State Water Resources Control Board, GeoTracker Database

Geosyntec reviewed the State of California, SWRCB GeoTracker database for additional information regarding the Site and adjacent properties. The Site was identified in the database as case number T0608178405. The cleanup status is listed as “Completed – Case Closed as of 3/12/1997.” Details for this case are included in the files reviewed in Section 5.1. Records were also found for properties in the vicinity of Site. Many of these properties were also identified in the ERIS report and are summarized in **Table 1** and described in Section 4.2. Below are the records for facilities in the vicinity of the Site not identified in the ERIS report that are located hydraulically upgradient or cross-gradient from the Site. Copies of these records are included in **Appendix C**.

- Rivendell III, LTD, 980 Claremont Street (T0608100612): This facility, located approximately 2,190 feet east of the Site, lists a release of gasoline to groundwater reported in October 1989. The facility is listed as COMPLETED - CASE CLOSED AS OF 3/16/2001. No other information is available.
- Nedwick & Son, 1028 South Claremont Street (T0608100886): This facility, located approximately 2,540 feet southeast of the Site, lists a release of gasoline to groundwater reported in September 1995. CSMHSA issued a closure letter and summary on February 16, 2007 confirming completion of site investigation and corrective action for the USTs former located at the facility. Two 500-gallon USTs were removed in 1995. According to the information provided, the water quality objectives of the San Francisco Bay RWQCB were satisfied but an unknown quantity of residual impacted soil and/or groundwater remain in the subsurface. CSMHSA must be notified should excavation or development of the property be proposed that may encounter impacted soil and/or groundwater. The facility is listed as COMPLETED - CASE CLOSED AS OF 2/16/2007.
- Central Park South Apartments, 31 9th Avenue (T10000011175): This facility, located approximately 1,600 feet south of the Site, lists a release of heating oil to soil reported in October 2017 during removal of a 500-gallon heating oil tank. Approximately 96 cubic yards of soil was excavated beneath the UST in October 2017. Petroleum concentrations in confirmation soil samples were non-detect for all constituents. CSMHSA issued a letter dated March 30, 2018 confirming the completion of a site investigation and corrective action for the USTs formerly located

at the facility. The facility is listed as COMPLETED - CASE CLOSED AS OF 3/30/2018.

- The Towers, 20 West 3rd Avenue (T0608101119): This facility, located approximately 1,400 feet west-southwest of the Site, lists a release of diesel and has a status of COMPLETED - CASE CLOSED AS OF 9/2/1999. No other information is available.
- Private Residence in Hillsborough (T0608100986): This facility, located approximately 2,460 feet west of the Site, lists a release of gasoline to soil reported in March 1998. The facility is listed as COMPLETED - CASE CLOSED AS OF 12/19/2001. No other information is available.
- Shell, 94 South El Camino Real (T0608100493): This facility, located approximately 1,770 feet west of the Site, lists a release of gasoline to groundwater reported in March 1987. The Cleanup Action Report lists free product removal from August 11, 1995 to January 17, 1996 and the facility is listed as COMPLETED - CASE CLOSED AS OF 10/30/2001. No other information is available.
- Peninsula Regent, 1 Baldwin Avenue (T0608100390): This facility, located approximately 1,750 feet west-northwest of the Site, lists a release of gasoline to water reported in February 1987. In a report dated February 10, 1987, Harding Lawson Associates states that a petroleum odor was detected from excavation activities associated with building construction in January 1987. A gasoline service station previously operated at the property and it is believed that USTs were removed when the station ceased operations. Soil samples collected from the excavations detected concentrations of TPH as gasoline and groundwater samples detected concentrations of benzene and xylenes. CSMHSA issued a closure letter dated March 23, 2000 confirming the completion of site investigation and corrective action for the USTs formerly located at the facility. The closure summary indicates approximately 2,000 cubic yards of soil were removed from the facility in January 1987. No other details of cleanup activities are included. The facility is listed as COMPLETED - CASE CLOSED AS OF 3/23/2000.

Based on the case closure status of these facilities, these facilities are not considered RECs for the Site.

5.13 Historical Documentation Review

5.13.1 Historical Aerial Photograph Review

As part of this Phase I ESA, an aerial photograph review was conducted to help evaluate past uses of the Site, as well as adjoining properties. The ERIS Aerial Photographs provided Geosyntec with aerial photographs dated 1930, 1941, 1946, 1956, 1960, 1968, 1974, 1982, 1987, 1993, 2005, 2009, 2010, 2012, 2014, and 2016. A copy of the aerial photographs package obtained from ERIS is included as **Appendix D** to this report. The following sections describe conditions at the Site and surrounding areas over time based on aerial photograph interpretations and observations.

5.13.1.1 Site

From 1930, the Site appeared to be used for commercial and/or residential purposes. Several buildings and trees can be observed at the Site, including the gas station in the north corner at East 4th Avenue and South B Street.

By 1956, one large building and two gas stations are observed on the Site, one in the north corner and the second one in the south corner at East 5th Avenue and South B Street. By 1968, both gas stations appear to have been replaced with parking lots. The Site appears unchanged through 1993.

By 2005, the Site appears to have one large building occupying the majority of the Site. The building is assumed to be the current building at the Site. The Site appears to be relatively unchanged between 2005 and 2016, representing the current Site conditions at the time of the Site reconnaissance.

5.13.1.2 Surrounding Areas

From 1930, the surrounding area appeared to be commercial and residential with developed roads. The area southwest of the Site appears vegetated with grass and trees. A park appears to be located southwest of the Site. A creek appears to the north of the Site. A rail line is observed to run from northwest to southeast adjacent to the Site.

By 1941, the area south of the Site appears further developed with residential housing. The area north of the Site appears unchanged. The surrounding area in the 1947 aerial imagery appears unchanged.

By 1956, the surrounding area appears fully developed. The road and highway network are observed to be further developed. The neighboring parcel located directly northeast to the Site appears developed with additional structures, appearing to be used for commercial purposes. The 1960 aerial imagery is of poor quality and the surrounding area appears unchanged.

By 1968 and 1974, the area surrounding the Site appears to be developed with multi-story buildings for commercial and residential use. The appearance of these buildings can be observed in the surrounding area west of the Site.

From 1974 to 2016, the surrounding area appears mainly unchanged. Various surrounding buildings appear to have changed or undergone construction. No new buildings or significant changes to the surrounding area were observed from 1974 to 2016.

5.13.2 Historical Topographic Map Review

A historical topographic map review was conducted to evaluate past uses of the Site, as well as adjoining properties. The ERIS Historical Topographic Map Report provided Geosyntec with topographic maps (and target quadrangle) dated 1896, 1899, 1915, 1939, 1947, 1949, 1956, 1968, 1973, 1980, 1993, 1997, and 2015. A copy of the topographic map package is included as **Appendix E** to this report. The following sections describe conditions at the Site and surrounding areas over time based on topographic map interpretations and observations.

5.13.2.1 Site

From 1896 to 1915, the Site was depicted as developed land, with a few structures within the Site. During this period, the Site appears to remain unchanged.

The 1939, 1947, 1949, 1956, 1968, 1973, 1980, 1993, 1997, and 2015 topographic maps do not appear to contain building detail within the Site area. Since the topographic maps do not contain details on the Site, the conditions of the Site cannot be observed and concluded.

5.13.2.2 Surrounding Areas

In 1896, the area surrounding the Site appeared to be slightly developed with a basic local road network and small residential/commercial structures in the vicinity, primarily centered adjacent to the regional rail line. The rail line runs northwest to southeast adjacent to the Site. The City of Burlingame is depicted approximately 1.5 miles to the northwest of the Site and marshland approximately 0.75 mile to the northeast from the Site, which is within the City of San Mateo. A creek is observed approximately 1.5 miles to the southwest of the Site.

By 1939, United States Highway 101 (US-101) appears within 0.5 mile of the Site, to the northeast, running northwest to southeast. To the north, the marshland adjacent to the San Francisco Bay shoreline appears to have been filled in and developed, with roads extending throughout. Several schools and churches appear developed to the northwest of the Site. The rail line appears to be located to the east of the Site. The area approximately 1 mile southwest of the Site appears further developed with residential housing and a local road network.

By 1947, a station appears to the northeast of the Site. A hospital is located northwest of the Site. The local gridded road network within the city of San Mateo has been developed further along the San Francisco Bay. Approximately 1.5 miles northeast of the Site, the area around Coyote Point has been developed further with buildings, a yacht harbor, and a municipal golf course. A toll road has been constructed to connect to the US-101. Approximately 1.25 miles from the Site, the Bay Meadows Airport and Bay Meadows Race Track is identified. The 1949 topographic map remains relatively unchanged.

By 1956, the exit to the City of San Mateo from US-101 has been upgraded to a clover-leaf structure, with more development shown along the expanded highway. The local road network has expanded further east and south of the Site. The College of San Mateo Campus has been further developed with additional buildings. A substation appears to the south of Cayote Point Yacht Harbor. The Bay Meadows Airport appears to have been developed into the County Fairgrounds.

By 1968, the California Route 92 (CA-92) has been expanded to the south of the Site. More development appears to have occurred along CA-92. The 1973 topographic map remains relatively unchanged.

By 1980, further development is shown along CA-92 and to the north of the Site, within 1.75 miles.

By 1993, the station to the east of the Site no longer appears on the topographic map. The vicinity remains relatively unchanged through 2015. No new buildings or significant changes to

the surrounding area were observed from 1993 to 2015; however, those topographic maps exclude building details.

5.13.3 Sanborn Fire Insurance Map Review

A review of Sanborn® fire insurance maps was conducted to evaluate past uses of the Site and the adjacent area. The ERIS Fire Insurance Map Research Results provided Geosyntec with maps dated 1888, 1891, 1897, 1901, 1908, 1920, 1950, 1953, 1956, 1961, and 1969. A copy of the insurance map package is included in **Appendix F** to this report. The following sections describe conditions at the Site and the surrounding areas over time based on fire insurance map interpretations and observations.

5.13.3.1 Site

In 1888 and 1891, there appears to be several structures within the Site including five residential dwellings and four sheds.

In 1897, only one shed remains on the Site and it appears there is an outhouse. By 1901, there is one additional residential dwelling and additional structures on the Site. In 1908, the Site appears relatively unchanged. In 1920, one residential unit is no longer present on the Site.

In 1950, one residential unit is left at the Site and two gasoline service stations appear, one in the north corner at East 4th Avenue and South B Street and one in the south corner at East 5th Avenue and South B Street. In 1953, a parking lot and reinforced concrete steel yard appear to the west of the two gasoline service stations. In 1956, there are no residential units left at the Site. In 1969, the gasoline service station in the south corner at East 5th Avenue and South B Street has been replaced by a parking lot.

5.13.3.2 Surrounding Areas

In 1888, the area surrounding the Site appeared to be slightly developed with commercial and residential properties. The 1888 fire insurance map appears partially incomplete for the area south of 5th Avenue. Directly northwest of the Site is a church and a school. A railroad station/tracks are located directly northeast of the Site. In the general vicinity of the Site are saloons, restaurants, hotels, a library, a plumbing business, lumber yards, wood and coal yard, and a grocery store. The general vicinity remains unchanged through 1891.

The 1901 fire insurance map appears partially incomplete for the area south of 5th Avenue. In 1901, the general vicinity appears consistent with 1888 and 1891, with the exception of a light and power company located northeast to the Site and a drug store to the northwest.

The 1908 fire insurance map provides imagery for the area south of 5th Avenue; in the vicinity are residential units, private grounds, a skating rink, and a planing mill. The 1920 fire insurance map is poor quality and therefore inconclusive.

In 1950, the general vicinity appears to have been built up further with various residential (apartment buildings) and commercial properties. The neighboring building on the southeastern corner of South B Street and 4th Avenue is an auto service shop. The general vicinity includes a theatre, bowling alley, auto parking, auto sales and service shop, the Pacific Greyhound Stage Depot, a bank, post office, paint shop, and police station.

In 1953, the property adjacent to the Site on the east is occupied by a paint, glass, and wallpaper company. To the north of the Site, auto parking is located along 4th Avenue. The general vicinity otherwise appears unchanged.

In 1956, the area directly west of the Site along San Mateo Drive is further developed with commercial properties, inclusive of a parking lot. The general vicinity otherwise appears unchanged. No additional developments or significant changes to the surrounding area were observed from 1956 to 1969; however, some of the building details are obscured from view during those years.

5.13.4 City Directory Review

Historical City Directory listings were obtained from ERIS for the Site and adjoining properties. Directories were available and reviewed for the years 1936 through 2018, non-inclusive. Directories were available for the target street East 4th Avenue and East 5th Avenue as described below. A copy of ERIS's City Directory Report is included as **Appendix G** to this report.

5.13.4.1 Site

Geosyntec reviewed the City Directory listings for the Site:

- 1936: Davis Glen; and McNamara Bessie.
- 1939: Eldredge C A; and Bauer Lester.
- 1942: Eldredge.
- 1949-77: No listings.
- 1982: Henn Ralph W.
- 1987-96: No listings.
- 2001-12: Draeger's Supermarket; and Viognier Restaurant.
- 2018: Draeger's Supermarket; USA Doors Gates Services; and Viognier Restaurant.

It appears the ERIS City Directory listings do not include all historical listings and addresses for the Site. According to the Closure Report for Draeger's (EKI, 1996), the Site land use history detailed in the City Directory includes:

400 South B Street (northeast corner)

- CalPet Services Station (1927).
- Andy's Service Station (1932, 1941).
- Pattison and Sollers Service Station (1947).
- Ray's Texaco Service (1956, 1961, 1966).
- Mattner Gulf Service (1971).
- Beneficial Finance Co. (1977).

446 South B Street (southeast corner)

- Anderson's Shell Service (1956, 1961, 1966).

200 East 4th Avenue

- Levy Brothers Department Store (1956, 1961, 1966, 1971, 1977).

204 East 4th Avenue

- Residence (1932, 1941).

5.13.4.2 Surrounding Areas

Several nearby addresses were identified in the City Directory from approximately 1936 through 2018, non-inclusive.

Listings indicated surrounding areas are occupied for residential and commercial use. Listings included the following businesses: schools, realty, banks, offices, tailors, salons, barbers, clothing stores, grocers, and general markets; fast food, cafes, and restaurants; carpet store, vacuum cleaner store, laundry, and shoe store/repair; and employment agencies, city agencies, contractors, travel agencies, and telecommunications. Only addresses with businesses that have operated for an extended period and may have handled hazardous materials products were noted below:

137 East 4th Avenue

- 2012-2018: Instyle Salon (salon).

165 East 4th Avenue

- 1996-2006: CA Beauty Center (beauty school).

211 East 4th Avenue

- 1949-1950: Casey Auto Repair.

213 East 4th Avenue

- 1949-1950: Bayer Auto Electric.

215 East 4th Avenue

- 1991: Cleaner Mark DC (cleaners).
- 1942: SM Motor Sales.

153 East 5th Avenue

- 1970: Robert and Suzanne Hairstyles (hair salon).
- 1977-1991: Hair Design Perry (hair salon).

- 1953-2006: 5th Avenue Hair Design (hair salon).
- 2012-2018: Renew Salon (salon).

155 East 5th Avenue

- 2006-2012: Face and Body Studio (spa).
- 2018: Le Juin Day Spa and Clinic (spa).

300 East 5th Avenue

- 2012: AAA Vacuum and Sewing (appliance service and repair).

308 East 5th Avenue

- 1961: Gold Star Laundry (laundry).

In general, review of the historical city directories for nearby properties confirmed the findings of the environmental records review and historical documentation review. The information provided in the City Directory report did not reveal additional information pertaining to potential environmental conditions at the Site.

6. SITE RECONNAISSANCE

Ms. Danielle Kerper of Geosyntec performed a reconnaissance of the Site on April 8, 2019 to assess the environmental conditions on and around the Site. The property owner, Mr. Richard Draeger, provided access and accompanied Ms. Kerper during the Site reconnaissance.

As part of the Site reconnaissance, Geosyntec looked for evidence of the presence of hazardous substances used, stored, or discarded at and near the Site. Moreover, Geosyntec surveyed the Site for areas of disturbed or discolored soil, suspect equipment that may contain hazardous substances, areas of distressed vegetation, wastewater discharge areas, storage tanks/septic systems, waste management/disposal areas, lagoons, pits, sumps, surface water management areas, stained surfaces, etc.

A summary of the Site reconnaissance is provided in **Table 2** below, and locations of pertinent findings are depicted in **Figure 2**. Photographs of pertinent findings and Site features observed during the reconnaissance are provided in **Appendix H**.

Table 2: Summary of Site Reconnaissance

Feature or Condition	Description
General Site Setting	
Current and Former Property Usage	200-222 East 4 th Avenue is currently zoned for commercial use. The current Site building was constructed in 1996-1997 and is used as a grocery retail store and restaurant. The Site was previously occupied by two gasoline stations and a department store as described in Section 3.7.
Onsite Structures	The Site building occupies the majority of the Site with a paved parking area located on the western portion of the Site. The building consists of two stories with a mezzanine and subterranean parking garage. The building is approximately 65,608 ft ² . The subterranean parking garage is approximately 47,365 ft ² , the ground floor is approximately 35,400 ft ² , the mezzanine is approximately 860 ft ² , and the second floor is approximately 29,348 ft ² . As built-drawings provided by Lane are included in Appendix A .
Roads and Parking Areas	200-222 East 4 th Avenue is accessed via on-street parking along East 4 th Avenue, South B Street, and East 5 th Avenue. The western portion of the Site includes designated paved parking spaces, as well as parking along South Ellsworth Avenue. Parking is also provided in the subterranean parking garage of the building. The building is surrounded by various hardscape including brick and concrete. There are vegetated spaces and trees located along all sides of the building.
Potable Water Supply	Potable water is supplied to the Site by the California Water Service, the local water provider for San Mateo.
Sewage Disposal or Septic Systems	Sewage disposal is to the City of San Mateo sanitary sewer at the Site.
Interior and Exterior Observations	
Underground Storage Tanks	No USTs were observed to be present at the Site.
Aboveground Storage Tanks (ASTs)	No ASTs were observed to be present at the Site. However, the backup generator contains a diesel tank within the generator. No staining was observed around the backup generator.

Feature or Condition	Description
Odors	No odors were detected at the Site.
Hazardous Substances or Petroleum Products	<p>Various small quantities of chemicals were observed in the subterranean parking garage, on the ground floor in the food preparation areas, in the loading dock area, and on the second floor. Chemicals were stored in open shelving units and cabinets. No staining was observed on the floor around the shelving units. Observed chemicals included janitorial supplies consisting of thinners (Klean Strip®, Sunny Side®, JASCO®), sealants (Flex Seal®, Henry Roof Leak Patch®, Through the Roof®), oils (WD-40®), wood finishes/stains (Min-Wax Pre-Strain®, Dura Seal Polyurethane®, Tung Oil Finish®, Bruce Wood Cleaner®, Arbor Coat®), lubricants (Tri-Low Lubricant®), cleaners (Bravo Heavy Duty Low Odor Stripper®, Ultra High Speed Floor Finish®, Liquid Silver Pre-Soak®, Wrights Copper Cream®, Plain Mean Cleaner®, Sani-Blue®, Stero Clor®, Wiz®, Sani-Clean 2®, Magic Rinse SC®, Aqua Clear®, Neutral Floor Cleaner®, Goo Gone®) soaps, detergents, and paints.</p> <p>Boxes of refrigerant (National Refrigerant 507®) were observed next to the refrigeration system on the second floor. Tanks observed in the system contain reserve refrigerant for times of high demand.</p> <p>A back up emergency generator is present in the southwestern corner of the subterranean parking garage. The generator contains an aboveground diesel fuel tank used to power the generator. Universal waste (batteries and light bulbs) and hazardous waste are stored in designated areas in the loading dock near the compactors. A below-grade grease interceptor is located in the southeastern corner of the loading dock. Mr. Draeger indicated the grease interceptor collects grease from the kitchens located in the grocery store and restaurant and that it is pumped out monthly (Photographs 3, 4, 12, and 13, Appendix A).</p>
Drums and Containers (>5 gallons)	There were no drums and containers greater than 5 gallons in volume observed at the Site.
Unidentified Substances/Containers	There were no unidentified substances or containers observed during the Site walk.
Transformers	A public utility-owned transformer is located on the western side of the building next to the ramp down to the parking garage. No labels regarding PCB content or staining at the base of the transformer was observed (Photograph 8, Appendix A).
Pools of Liquids	No pools of liquid were observed at the Site.
Pits, Ponds, or Lagoons (onsite and adjoining)	Stormwater from the loading dock area and parking garage ramp drain to a below-grade sand/oil separator and sump pump in the parking garage. The sand/oil separator is used to filter stormwater prior to discharge to the storm drain system. According to the as-built drawings, the sump pump lifts the water to a storm drain at the ground floor.
Stained Soil or Pavement	Stained concrete was observed in multiple locations of the subterranean parking garage. The majority of the stains in the parking garage appear to be from oil drips from parked cars. White crust and staining on the walls of the basement appear to be associated with moisture. One stain on the ground in the parking garage appeared to be from releases during fire sprinkler system testing. (Photographs 15 and 16, Appendix A).
Stressed Vegetation	No stressed vegetation was observed at the Site.
Solid Waste	Solid waste is stored in the loading dock.

Feature or Condition	Description
Wastewater or Storm Water Discharge	<p>There were many floor drains observed throughout the building, including all food preparation areas, the restrooms, and the loading dock. According to Mr. Draeger, all floor drains discharge to the municipal sewer. The grease interceptor is also connected to the municipal sewer.</p> <p>The trench drains outside of both loading dock doors and at the base of the ramp to the subterranean parking garage direct stormwater to a below-grade sand/oil separator and sump pump in the parking garage. The sand/oil separator is used to filter stormwater prior to discharge to the storm drain system. According to Mr. Draeger, the sand/oil separator has not been pumped out. According to the as-built drawings, the sump pump lifts the water to a storm drain at the ground floor (Photographs 5, 9, 10, and 11, Appendix A).</p> <p>Additionally, the parking area on the western portion of the Site is graded to drain stormwater into three storm drains, which reportedly direct stormwater to the municipal stormwater collection system. There are also municipal storm drains along East 5th Avenue and South B Street (Photograph 7, Appendix A).</p>
Wells	No wells were observed at the Site.

7. INTERVIEWS

7.1 Interview with Owner

Mr. Richard Draeger, the property owner for 200-222 East 4th Avenue, completed a Phase 1 Site Assessment Questionnaire for the property (**Appendix I**). In the Questionnaire, Mr. Draeger indicated that there are household cleaners on the sales floor, but no other industrial areas or hazardous materials and hazardous waste storage areas. Mr. Draeger indicated there is a grease interceptor that is pumped out monthly, an emergency generator powered by diesel, and floor drains in the food preparation areas. Mr. Draeger indicated that Recology provides solid waste and recycling pickup, including cardboard, paper, and aluminum. Mr. Draeger indicated that Phase I and Phase II ESAs were previously performed for the Site.

During the in-person interview, Mr. Draeger also described the presence of a sump pump in the subterranean parking garage for pumping stormwater to the storm drain system.

7.2 Interview with Occupant

Mr. Richard Draeger is the property owner and owns the grocery store on the Site.

7.3 Interview with Local Government Officials

Based on the information obtained via online regulatory databases, including GeoTracker and EnviroStor, interviews with local government officials were not deemed necessary, and therefore, none were conducted.

7.4 Interview with Others

No other individuals were interviewed as part of this effort.

8. SUMMARY OF FINDINGS

We have performed a Phase I ESA in conformance with the scope and limitations of the Standard of the Site located at 200-222 East 4th Avenue in San Mateo, California. Any exceptions to, or deletions from, this practice are described in Section 8.5, Data Gaps, of this report.

8.1 Recognized Environmental Conditions

The findings revealed no evidence of RECs in connection with the Site, with the exception of the following:

- Potential Groundwater Impacts from Offsite Sources:** A search by ERIS of environmental facilities within the recommended ASTM search radius of the Site resulted in the identification of offsite facilities that either have operations that use chlorinated solvents or have open remediation cases for chlorinated solvents (primarily PCE and its breakdown products) in the vicinity of the Site. This facility includes New A-1 Cleaners at 17 East 4th Avenue. This facility is located approximately 965 feet to the southwest of the Site. Review of documents indicates that dry-cleaning operations using PCE were conducted at this facility from approximately 1987 to 2008 and that PCE was detected in soil and groundwater during an investigation conducted near this facility. These findings suggest that this facility represents a potential source for PCE contamination in the neighborhood. CSMHSA requested voluntary soil and groundwater sampling in the vicinity of the facility to determine if the facility released PCE to soil and groundwater. It does not appear the facility has prepared a work plan to conduct soil and groundwater sampling since no other information is available on GeoTracker as of the date of preparation of this Phase I ESA. Based on the lack of information regarding contamination in the subsurface at this property and the location hydraulically upgradient of the Site, the facility may impact the subsurface at the Site and is considered a REC for the Site.
- Vapor Encroachment Conditions at the Site:** Based on review of files for Wardrobe Cleaners/Park's Wardrobe Cleaners at 333/335/344 East 4th Avenue, located approximately 200 feet to the northeast of the Site, soil and groundwater sampling at the facility identified detections of PCE and its breakdown products at concentrations above the ESLs. CSMHSA requested a work plan to evaluate the VOC concentrations in groundwater, soil, and soil vapor. On March 29, 2019, CSS Environmental Services issued a work plan to collect and analyze soil vapor and groundwater samples at Wardrobe Cleaners. This facility is located downgradient to the Site with respect to groundwater flow direction; however, there is a potential that vapors from the VOCs associated with this facility may migrate and potentially pose a vapor encroachment condition at the Site. Based on the open status of the facility and distance from the Site, there is potential for the releases from this facility to have impacted the subsurface at the Site; therefore, this facility is considered a REC for the Site.

8.2 Historical Recognized Environmental Conditions

The findings revealed no evidence of HRECs in connection with the property, with the exception of the following:

- Soil Impacts from Past Operations:** USTs and hydraulic lifts associated with two former gasoline service stations at the Site were removed in the last 1980s and 1990s. Petroleum hydrocarbon impacted soil was encountered and removed during excavation for the below-grade parking structure for the current building in 1996. Confirmation sampling indicated that no petroleum hydrocarbons were identified in soil and no petroleum hydrocarbons or VOCs were identified in groundwater following excavation of affected soils. A closure letter issued by the SMCEHS indicates that the Site investigation for impacted soils from past operations at the Site is complete and that no further investigation and/or remediation based on the results of the excavation activities and confirmation sampling. Based on available information and current land use, SMCEHS concluded that no further action related to soils is required. Based on the information reviewed regarding the past operations at the Site, Geosyntec considers these past operations an HREC.

8.3 Controlled Recognized Environmental Conditions

This assessment did not identify any CRECs in connection with the Site.

8.4 De Minimis Conditions

Based on current and historical activities at the Site and in the vicinity of the Site, *de minimis* conditions were identified. *De minimis* conditions are environmental conditions which 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 the appropriate governmental agencies. Conditions determined to be *de minimis* are not RECs. *De minimis* conditions identified to date in relation to the Site are described below:

- Multiple locations were observed with surficial oil staining on the concrete in the subterranean parking garage of the building. It appears this staining originates from parked cars. Therefore this represents a *de minimis* condition for the Site.

8.5 Data Gaps

In accordance with the Standard, this section documents data gaps in the information obtained and reviewed as part of this Phase I ESA and discusses the associated significance. A data gap is defined in the Standard as being “... a lack of or inability to obtain information required by this practice despite good faith efforts by the environmental professional to gather such information.” No data gaps have been identified.

8.6 Exceptions and Deviations

In performance of this Phase I ESA, Geosyntec has not identified potential exceptions or deviations from the Standard of practice except where noted.

8.7 Signature by Environmental Professionals

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.

I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the Site. I have developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Signed by: Kimberly Brandt, P.G., C.Hg.

Senior Geologist

8.8 Qualifications

This Phase I Environmental Site Assessment was performed by Ms. Danielle Kerper, P.G. and Ms. Kimberly Brandt, P.G., C.Hg. Ms. Brandt is an Environmental Professional as defined by the Standard.

9. NON-SCOPE CONSIDERATIONS

In accordance with Geosyntec's scope of work for this project, "non-scope considerations," as defined in the Standard were not evaluated. These are environmental issues including asbestos-containing building materials, biological agents, cultural and historic resources, ecological resources, endangered species, health and safety, industrial hygiene, lead-based paint, lead in drinking water, mold, radon, regulatory compliance, and wetlands that are beyond the scope of a traditional Phase I ESA.

10. REFERENCES

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- California Regional Water Quality Control Board GeoTracker Database. Website: <http://GeoTracker.swrcb.ca.gov/map/>.
- County of San Mateo Health Service Agency Environmental Health Services Division (CSMHSA). 1997. Case Closure of Non-LUFT/Surface Soils Site Located at 200 E. 4th Street, San Mateo, California. 12 March.
- Department of Water Resources (DWR). 2004. California's Groundwater Bulletin 118 – Santa Clara Valley Groundwater Basin, San Mateo Subbasin. 27 February.
- Environmental Risk Information Services (ERIS). 2018. Database Report, 200-222 East 4th Avenue, San Mateo, California. Order No. 20190327219.
- ERIS. 2019a. Database Report – 200-222 East 4th Avenue, San Mateo, California; Order Number 20190327219. 29 March.
- ERIS. 2019b. Physical Setting Report – 200-222 East 4th Avenue, San Mateo, California; Order Number 20190327219. 27 March.
- ERIS. 2019c. Historical Aerial Report – 200-222 East 4th Avenue, San Mateo, California; Order Number 20190327219. 29 March.
- ERIS. 2019d. Topographic Map Research Results – 200-222 East 4th Avenue, San Mateo, California; Order Number 20190327219. 27 March.
- ERIS. 2019e. Fire Insurance Map Research Results – 200-222 East 4th Avenue, San Mateo, California; Order Number 20190327219. 27 March.
- ERIS. 2019f. Historical Directory Report – 200-222 East 4th Avenue, San Mateo, California; Order Number 20190327219. 1 April.
- Erler & Kalinowski, Inc. (EKI). 1996. Closure Report for Property Located at 200 East Fourth Avenue in San Mateo, California (EKI940067.02). 27 June.
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- United States Geological Society (USGS). 2015. Quadrangle: San Mateo, California.

TABLES

Table 1: Summary of Properties within 0.25 Mile of the Site (Upgradient or Cross-Gradient)

Site Name and Address	ERIS Map ID/ Page No.	Distance and Direction	Databases	Summary
<p>Draeger's Market (Site) Draeger's Supermarkets, Inc. AFC Sushi @ Draegers 222 East 4th Avenue, San Mateo, CA 94401</p>	<p>1/102-109 2/110-112</p>	<p>--</p>	<p>CERS HAZ SANMATEO CUPA FINDS/FRS HAZNET RCRA NON GEN DELISTED COUNTY LUST</p>	<p>Numerous violations from the County of San Mateo Health Services Agency (CSMHSA) for documentation and labeling requirements.</p> <p>As of December 2018, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID CAL000383296).</p> <p>The Site is listed in the HAZNET database under Generator EPA ID CAC001108152 for producing 2.0045 tons of polychlorinated biphenyls and material containing PCBs in 1996. The source of the PCBs is likely the hydraulic lift associated with former operations at the Site. No other information is available.</p> <p>Two gasoline service stations operated at the Site, one as early as 1929 at the north corner (East 4th Avenue and South B Street) and one at the east corner (South B Street and East 5th Avenue) by 1950. The Levi Brothers leased the Site in 1951, built a department store, and operated the business until 1985. By 1969, the service station in the east corner at South B Street and East 5th Avenue had been replaced by a parking lot. By 1985, the service station in the north corner at East 4th Avenue and South B Street had been replaced by a paved parking lot. USTs associated with the former gasoline service station at the north corner of the Site (East 4th Avenue and South B Street) were removed in 1988. Soil sampling indicated a low concentration of TRPH at 60 mg/kg in the area of the excavation. Approximately 335 tons of soil associated with UST removal activities was excavated. In 1993, one hydraulic lift associated with the former gasoline service station at the east corner of the Site (East 5th Avenue and South B Street) was removed. TPH concentrations were detected in soil around the excavation and approximately 20 cubic yards were removed. Sampling performed at the Site in 1994 indicated petroleum hydrocarbon impacts in soil and groundwater, as well as a detection of lead in one groundwater sample. EKI performed a Phase II ESA in 1995. Results from sampling activities indicated low concentrations of unidentified petroleum hydrocarbons in soil and water samples.</p>

Table 1: Summary of Properties within 0.25 Mile of the Site (Upgradient or Cross-Gradient)

Site Name and Address	ERIS Map ID/ Page No.	Distance and Direction	Databases	Summary
Draeger's Market (Site) Draeger's Supermarkets, Inc. AFC Sushi @ Draegers 222 East 4th Avenue, San Mateo, CA 94401	1/102-109 2/110-112	--	CERS HAZ SANMATEO CUPA FINDS/FRS HAZNET RCRA NON GEN DELISTED COUNTY LUST	<p>In 1996, the Levy Brothers Department Store was demolished, and construction began on the Draeger's Market building. Soil impacted by petroleum hydrocarbons were encountered in the north corner of the Site (East 4th Avenue and South B Street) during excavation for the below-grade parking structure. Impacted soil was excavated and confirmation sampling did not identify the presence of petroleum hydrocarbons that would warrant further investigative or remedial action. In addition, no petroleum hydrocarbons or volatile organic compounds were identified in groundwater at the Site.</p> <p>CSMHSA issued a closure letter in 1997 stating that the site investigation for the impacted surface soils from past operations at the site is complete. Based on available information, including current land use, no further action related to the surface soils is required.</p> <p>Based on the information reviewed regarding the past operations at the Site, the impacts from past operations are considered an HREC.</p>
1X B Street Partnership 400 South B Street, San Mateo, CA 94063	3/112-113	14.19ft North	HIST MANIFEST HAZNET	No violations or indications of historical spills. Based on this information, the property is not considered a REC.
Talbots Cyclery of San Mateo Inc dba Talbot's Cyclery 415 South B Street, San Mateo, CA 94401	4/114	30.73ft NNE	FINDS/FRS RCRA NON GEN	As of December 2018, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID CAL000422172). Based on this information, the property is not considered a REC.
Beiser Survivor Trust dated Feb 17, 2010, Bruce Beiser, Trustee 401 South B Street, San Mateo, CA 94401	5/115	31.66ft North	HAZNET	No violations or indications of historical spills. Based on this information, the property is not considered a REC.
Talbots 445 South B Street, San Mateo, CA 94401	6/116	32.27ft NE	HAZNET	No violations or indications of historical spills. Based on this information, the property is not considered a REC.
Lorenzo Frescat 225 E 4 th Avenue, San Mateo, CA 94401	7/118	53.44ft NNW	HAZNET	No violations or indications of historical spills. Based on this information, the property is not considered a REC.
Mark J Cleaner DC 215 E 4 th Avenue, San Mateo, CA 94401	9/121	55.30ft WNW	HAZNET HIST MANIFEST	No violations or indications of historical spills. Based on this information, the property is not considered a REC.

Table 1: Summary of Properties within 0.25 Mile of the Site (Upgradient or Cross-Gradient)

Site Name and Address	ERIS Map ID/ Page No.	Distance and Direction	Databases	Summary
Wheel Works #122149 Wheel Works #8216 Howard Tire 521 South B Street, San Mateo, CA 94401	10/122-128	116.27ft ESE	CERS HAZ SANMATEO LOP RCRA NON GEN	<p>Numerous violations issued from CSMHSA are included in the ERIS report, but none related to spilled material.</p> <p>A leaking UST is noted with case type indicated as soil only. The status is listed as Case Closed and no other information is available.</p> <p>As of December 2018, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID CAL000365225).</p> <p>Based on listed contamination only in soil and closure status, this property has low potential to have impacted the subsurface at the Site and is not considered a REC.</p>

Table 1: Summary of Properties within 0.25 Mile of the Site (Upgradient or Cross-Gradient)

Site Name and Address	ERIS Map ID/ Page No.	Distance and Direction	Databases	Summary
Wardrobe Cleaners Park's Wardrobe Cleaners 344 4 th Avenue, San Mateo, CA 94401 333 E 4 th Avenue, San Mateo, CA 94401 335 E 4 th Ave, San Mateo, CA 94401 333 and 335 East 4th Avenue	11/129 12/130 14/131-137 21/148	121.09ft NNE 130.39ft NNE 219.16ft NNE 296.34ft NNE	ENVIROSTOR EMISSIONS DRYCLEANERS FED DRYCLEANERS RCRA NON GEN CLEANUP SITES	<p>Dry cleaning operations at this property (Envirostor ID 41720094) began in 1995. The facility currently located at 335 E. 4th Avenue, but was located at 333 E 4th Avenue sometime prior to 1995. Dry cleaning operations included daily PCE use according to a DTSC facility screening form dated 15 September 2003. No major violations or reports of releases or spills have been reported for this facility. According to a memo dated 15 April 2005, the facility owner indicated that dry cleaning operations occurred offsite and that no hazardous substances were stored or generated onsite. DTSC issued a No Action Determination in April 2005 on the basis that the likelihood of release at this property based on past uses is minimal. However, the GeoTracker listing (ID T10000009149) indicates that PCE detected in groundwater downgradient of this facility at a fuel leak case led to an investigation of dry cleaning facilities. According to the Regulatory Activities section, CSMHSA requested a work plan to assess soil and groundwater to determine if solvent releases at the cleaners was responsible for the solvents in the groundwater of the surrounding neighborhood. According to a letter dated 14 July 2016 by CSS Environmental Services, Inc., the results of voluntary soil and groundwater sampling at the property indicated a mix of VOCs at the property, including PCE and PCE breakdown products at very low concentrations. A signed Remedial Action Agreement dated 11 October 2018 states that a discharge of PCE appears to have occurred at the property. A letter dated 4 February 2019 from CSMHSA requests a workplan to evaluate the VOC concentrations in groundwater, soil, and soil vapor to be submitted. The property is listed as OPEN - SITE ASSESSMENT AS OF 10/4/2018.</p> <p>As of December 2018, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID CAL000292758).</p> <p>This facility is located cross-gradient to the Site with respect to groundwater flow direction; however, the facility may potentially pose a vapor intrusion risk to the Site. Based on the open status of the facility and distance from the Site, there is potential for this listing to have impacted the subsurface at the Site, therefore, this facility is considered a REC for the Site.</p>
Taqueria Los Primos 376 Ellsworth, San Mateo, CA 94401	13/131	137.86ft West	SANMATEO CUPA	No violations or indications of historical spills. Based on this information, the property is not considered a REC.
Pizza My Heart San Mateo 140 4 th Ave, San Mateo, CA 94401	15/138 18/142	235.46ft WSW 268.26ft WSW	SANMATEO CUPA CERS HAZ	Numerous violations issued from CSMHSA, but none related to spilled material. Based on this information, the property is not considered a REC.

Table 1: Summary of Properties within 0.25 Mile of the Site (Upgradient or Cross-Gradient)

Site Name and Address	ERIS Map ID/ Page No.	Distance and Direction	Databases	Summary
Gramercy on the Park Condos 555 Laurel Avenue, San Mateo, CA 94401	16/139	259.22ft South	EMISSIONS	No violations or indications of historical spills. Based on this information, the property is not considered a REC.
Union Pacific Property 5 th Avenue and S. Railroad Avenue San Mateo, CA 94401	17/141	263.56ft ENE	CLEANUP SITES	<p>This facility (GeoTracker ID T10000009003) is currently used as a storage yard for lumber and construction debris. A Phase I and Limited Phase II Environmental Assessment Report dated 17 July 1997 by Subsurface Consultants, Inc. states that due to historical facility use at the property and the presence of an adjacent electrical substation since the 1950s, soil and groundwater sampling was conducted in June 1997. Sampling results from the upper two feet of soil at the property indicate relatively low concentrations of petroleum hydrocarbons. Groundwater was not found to be impacted. The status of the property is listed as INFORMATIONAL ITEM AS OF 7/25/1997</p> <p>Based on minimal extent of petroleum hydrocarbon impacts to the soil only, there is low potential for this property to have impacted the subsurface at the Site and is not considered a REC.</p>
Public Chargers 311 S Ellsworth Avenue, San Mateo, CA 94401	19/147	278.12ft WNW	ALT FUELS	No violations or indications of historical spills. Based on this information, the property is not considered a REC.
Howard Tire 521 B, San Mateo, CA 94402	20/147	294.61ft ESE	LUST	<p>Howard Tire (T0608100272): The potential media of concern listed for this facility is soil. Listed as COMPLETED - CASE CLOSED AS OF 4/20/1990. No other information available on GeoTracker.</p> <p>Based on listed contamination only in soil and closure status, there is low potential for this property to have impacted the subsurface at the Site and is not considered a REC.</p>
PG&E: Beresford Substation South Claremont Street, Southeast of East 5 th Avenue, San Mateo, CA 94401	22/149	305.76ft ENE	CERS HAZ	<p>In 2017 a release of PCB-oil occurred. PG&E excavated the PCB-oil impacted soil and on 18 September 2017, a soil confirmation sample was from the excavation. The PCB concentration in the soil sample was 18.6 parts per million (ppm). CSMHSA reviewed the data from PG&E cleanup.</p> <p>Based on the confirmation sample results, there is a low potential for this property to have impacted the subsurface at the Site and is not considered a REC.</p>
Gyu Kaku 329 Ellsworth, San Mateo, CA 94402	23/153	305.79ft WNW	SANMATEO CUPA	No violations or indications of historical spills. Based on this information, the property is not considered a REC.

Table 1: Summary of Properties within 0.25 Mile of the Site (Upgradient or Cross-Gradient)

Site Name and Address	ERIS Map ID/ Page No.	Distance and Direction	Databases	Summary
Downtown Central Parking Garage 315 Ellsworth, San Mateo, CA 94403	24/153	348.66ft WNW	SANMATEO CUPA	No violations or indications of historical spills. Based on this information, the property is not considered a REC.
San Mateo Artistic Iron Works 317 6 th Avenue, San Mateo, CA 94401	25/154-157	392.87ft ESE	CERS HAZ SANMATEO CUPA	Numerous violations issued from CSMHSA, but none related to spilled material. Based on this information, the property is not considered a REC.
European Car Care 316 6 th Ave, San Mateo, CA 94401	26/158-163	407.35ft ESE	CERS HAZ SANMATEO CUPA RCRA NON GEN	Numerous violations issued from CSMHSA, but none related to spilled material. As of December 2018, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID CAL000354407). Based on this information, the property is not considered a REC.
Kelly Moore Paint Co Good Year Tire Store, Former Kelly Moore Paint Co, Inc. 616 South B Street, San Mateo, CA 94401	27/164-168 40/188	409.51ft SE 540.9ft SE	CERS HAZ DELISTED COUNTY RCRA NON GEN LUST	<p>This facility (GeoTracker ID T0608166129) lists a release of Stoddard solvent/mineral spirits/distillates to soil. Excavation began in 1992. The facility is listed as COMPLETED - CASE CLOSED AS OF 6/24/1998. No other information is available.</p> <p>There are numerous violations listed from CSMHSA for documentation requirements.</p> <p>As of December 2018, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID CAL000333634).</p> <p>Based on the closure status there is low potential for this property to have impacted the subsurface at the Site and is not considered a REC.</p>
Aaron Brother #221 Aaron Brothers #0221 180 3 rd Avenue, San Mateo, CA 94401	29/170	421.20ft WNW	SANMATEO CUPA RCRA NON GEN	As of December 2018, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID CAL000407516). Based on this information, the property is not considered a REC.
Walgreens #3296 Walgreens 3296 191 E 3 rd Ave, San Mateo, CA 94401	30/171-176	430.61ft WNW	CERS HAZ SANMATEO CUPA RCRA CESQG	As of December 2018, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID CAL000324266). Based on this information, the property is not considered a REC.
Ritz Camera 150 3 rd , San Mateo, CA 94402	33/182	466.75ft WNW	SANMATEO CUPA	No violations or indications of historical spills. Based on this information, the property is not considered a REC.
Ken Griffin Auto 612 Railroad, San Mateo, CA 94402	35/185	470.24ft ESE	SANMATEO CUPA	No violations or indications of historical spills. Based on this information, the property is not considered a REC.

Table 1: Summary of Properties within 0.25 Mile of the Site (Upgradient or Cross-Gradient)

Site Name and Address	ERIS Map ID/ Page No.	Distance and Direction	Databases	Summary
The Stratford 601 Laurel Ave, San Mateo, CA 94401	37/186	491.26ft SSE	SANMATEO CUPA RCRA NON GEN	As of December 2018, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID CAL000413475). Based on this information, the property is not considered a REC.
Pacific Performance 608 Railroad, San Mateo, CA 94401	38/187	496.06ft ESE	SANMATEO CUPA	No violations or indications of historical spills. Based on this information, the property is not considered a REC.
Stallings Painting 628 Railroad, San Mateo, CA 94402	39/187	508.63ft ESE	SANMATEO CUPA	No violations or indications of historical spills. Based on this information, the property is not considered a REC.
Lazertouch Inc 44 E Fourth Ave, San Mateo, CA 94401	47/200	629.40ft WSW	RCRA SQG	As of December 2018, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID CAD983672270). Based on this information, the property is not considered a REC.
Rubio's Restaurants Inc. Store 265 38 E 4 th Ave, San Mateo, CA 94401	50/204	648.36ft WSE	DELISTED HAZ	No violations or indications of historical spills. Based on this information, the property is not considered a REC.
Deiters German Car Repair Inc 309 7 th , San Mateo, CA 94401	52/205	655.02ft ESE	SANMATEO CUPA	No violations or indications of historical spills. Based on this information, the property is not considered a REC.
Peninsula Automotive Clinic Bacey Automotive 317 7 th , San Mateo, CA 94401	53/205-206	657.01ft ESE	SANMATEO CUPA RCRA NON GEN	As of December 2018, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID CAL000371515). Based on this information, the property is not considered a REC.
Palm Avenue Motors Auto Repair Bch Automotive Doctor Wrench Palm Ave Motors Auto Repair 308 7 th Ave, San Mateo, CA 94401	54/207-208	666.40ft SE	SANMATEO CUPA RCRA NON GEN	As of December 2018, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID CAL000239830). Based on this information, the property is not considered a REC.
Callendar Associates 311 7 th , San Mateo, CA 94401	55/209	668.09ft ESE	SANMATEO CUPA	No violations or indications of historical spills. Based on this information, the property is not considered a REC.
Haag N Haag Kaffeehaus 92 3 rd , San Mateo, CA 94401	60/215	697.64ft West	SANMATEO CUPA	No violations or indications of historical spills. Based on this information, the property is not considered a REC.

Table 1: Summary of Properties within 0.25 Mile of the Site (Upgradient or Cross-Gradient)

Site Name and Address	ERIS Map ID/ Page No.	Distance and Direction	Databases	Summary
Lesley Towers LLC Park Towers 700 Laurel, San Mateo, CA 94401	63/217	731.63ft SSE	SANMATEO CUPA	No violations or indications of historical spills. Based on this information, the property is not considered a REC.
Grape & Grain 227 San Mateo, San Mateo, CA 94401	64/217	731.91ft WNW	SANMATEO CUPA	No violations or indications of historical spills. Based on this information, the property is not considered a REC.
007 Motorsport 704 Railroad, San Mateo, CA 94401	66/218	765.01ft ESE	SANMATEO CUPA	No violations or indications of historical spills. Based on this information, the property is not considered a REC.
Autotech Motor Service 601 S Claremont, San Mateo, CA 94402	72/227	776.56ft East	RCRA NON GEN	As of December 2018, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID CAL000045411). Based on this information, the property is not considered a REC.
Mbz Solutions 615 Claremont, San Mateo, CA 94402	79/232	806.92ft East	SANMATEO CUPA	No violations or indications of historical spills. Based on this information, the property is not considered a REC.
Autotronics New Look Auto Body C3 Car Fix New Look Auto Body & Paint 609 S Claremont St, San Mateo, CA 94402	80/233-239	809.49ft East	SANMATEO CUPA EMISSIONS RCRA SQG	As of December 2018, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID CAD982336786). Based on this information, the property is not considered a REC.
Tong Lee Auto Service 708 Railroad, San Mateo, CA 94402	82/244	814.13ft SE	SANMATEO CUPA	No violations or indications of historical spills. Based on this information, the property is not considered a REC.
Chong Qing Ren Jia Pierre's Express Chang Chinese 211 San Mateo, San Mateo, CA 94401	83/244-245	814.47ft WNW	SANMATEO CUPA	No violations or indications of historical spills. Based on this information, the property is not considered a REC.
Auto Tech Motor Services 601 Claremont, San Mateo, CA 94402	86/246	826.30ft East	SANMATEO CUPA	No violations or indications of historical spills. Based on this information, the property is not considered a REC.
Rubio's Restaurant Inc. Store 265 38 4 th , San Mateo, CA 94401	89/247	835.72ft SW	SANMATEO CUPA	No violations or indications of historical spills. Based on this information, the property is not considered a REC.

Table 1: Summary of Properties within 0.25 Mile of the Site (Upgradient or Cross-Gradient)

Site Name and Address	ERIS Map ID/ Page No.	Distance and Direction	Databases	Summary
Eurasian Auto Repair As Auto Service Commercial Property 635 S Claremont St, San Mateo, CA 94402	91/249 95/263-264	854.06ft East 880.98ft East	RCRA NON GEN SANMATEO CUPA	As of December 2018, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID CAL000334760). Based on this information, the property is not considered a REC.
Precision Auto Care 639 S Claremont St, San Mateo, CA 94402	94/262	871.37ft East	RCRA NON GEN	As of December 2018, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID CAL000379201). Based on this information, the property is not considered a REC.
Sibbys Cupcakery 716 Railroad, San Mateo, CA 94401	96/264	897.08ft ESE	SANMATEO CUPA	No violations or indications of historical spills. Based on this information, the property is not considered a REC.
Draper University 44 E 3 rd Ave, San Mateo, CA 94401	97/264	897.24ft WSW	EMISSIONS	No violations or indications of historical spills. Based on this information, the property is not considered a REC.
Izmirian Roofing & Sheet Metal 207 S Claremont, San Mateo, CA 94401	99/287	915.24ft North	SANMATEO CUPA SANMATEO LOP	No violations or indications of historical spills. Based on this information, the property is not considered a REC.
Eurocraft Auto Body LLC Eurocraft Autobody Hansons Technology 649 S Claremont St, San Mateo, CA 94402	102/288- 293 105/305	922.22ft East 934.31ft East	EMISSIONS RCRA NON GEN SANMATEO CUPA	As of December 2018, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID CAL000271737). Based on this information, the property is not considered a REC.

Table 1: Summary of Properties within 0.25 Mile of the Site (Upgradient or Cross-Gradient)

Site Name and Address	ERIS Map ID/ Page No.	Distance and Direction	Databases	Summary
Retail Buildings 33-43 East 3 rd Ave, San Mateo, CA 94401	103/294 112/312	924.41ft WSW 965.20ft WSW	CLEANUP SITES DELISTED COUNTY	<p>This facility (GeoTracker ID SL0608122639) lists a release of PCE to soil reported in December 2005. The Environmental Case Closure Summary Report by RRM dated 11 May 2006 stated that two dry cleaners operated at the location from approximately 1954 to 1991. Soil samples collected from borings in December 1995 contained detectable concentrations of PCE ranging from 0.0015 to 0.018 mg/kg. Acetone was also found in the soil samples. Groundwater samples collected from borings installed in January 2006 contained detectable concentrations of PCE, TCE, and cis-1,2-DCE at maximum concentrations of 7.1, 25, and 76 µg/L, respectively. RRM concluded that the primary sources of PCE, TCE, cis-1,2-DCE, and acetone were the former dry cleaning operations. Operations ceased in 1991 and all dry cleaning equipment has been removed from the facility. Analytical data for soil and groundwater samples collected from the facility indicate that the spill volume and spill duration was relatively small and groundwater flow rates are relatively low. The low concentrations of PCE indicate that significant degradation of PCE has already occurred. CSMHSA issued a closure letter and summary on 18 May 2007 confirming completion of facility investigation and remedial action activities for the release of PCE at the facility and indicated that the water quality objectives of the SFBRWQCB have been satisfied but an unknown quantity of residual VOC-impacted soil and/or groundwater remain in the subsurface. The County must be notified should excavation or development of the property be proposed that may encounter impacted soil and/or groundwater. The facility is listed as COMPLETED - CASE CLOSED AS OF 5/18/2007.</p> <p>Based on the closure status, this property has low potential to have impacted the subsurface at the Site and is not considered a REC.</p>
C3 Auto Inc Be-2 Auto Service Inc Prestige Autoworks 315 8 th Ave, San Mateo, CA 94401	106/306-307	937.03ft SE	SANMATEO CUPA RCRA NON GEN	As of December 2018, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID CAL000408591). Based on this information, the property is not considered a REC.
A Auto Service Aps Enterprises, Inc A's Auto 635-639 S Claremont St, San Mateo, CA 94402	107/308	940.66ft East	SANMATEO CUPA CLEANUP SITES	<p>A's Auto facility is listed in GeoTracker (ID T10000008978) with a release of waste oil to groundwater and soil in June 1997. According to the following facility history: Waste oil UST was closed in place in December 1988 and soil samples were not collected. In 1997, soil and groundwater samples were collected onsite. UST removed July 1997 and impacted soil removed to approximately 8 ft below ground surface. Facility listed as INFORMATIONAL ITEM AS OF 6/1/2016.</p> <p>Based on removal of impacted soil, the distance and cross gradient (with respect to groundwater flow) direction from Site, this property has low potential to have impacted the subsurface at the Site and is not considered a REC.</p>

Table 1: Summary of Properties within 0.25 Mile of the Site (Upgradient or Cross-Gradient)

Site Name and Address	ERIS Map ID/ Page No.	Distance and Direction	Databases	Summary
Blue Ribbon Cleaners 37 East Third Ave, San Mateo, CA 94401 22 2 nd Ave, San Mateo, CA 94401	110/310 166/481-487	943.08ft WSW 1184.25ft West	DRYCLEANERS RCRA SQG SANMATEO CUPA DRYCLEANERS EMISSIONS FED DRYCLEANERS RCRA SQG	As of December 2018, there are no Compliance Monitoring and Enforcement (violation) records associated with these facilities (EPA IDs CAD981621493 and CA0000381822). Based on the lack of documented spills and distance from the Site, this property has low potential to have impacted the subsurface at the Site and is not considered a REC.
Peninsula Pump & Equipment Inc Hansons Mercedes Technology Hawkins Co The Hawkins Co Peninsula Pump & Equipment 713 Claremont, San Mateo, CA 94402	111/311-312 134/391-397	948.91ft East 1034.01ft East	SANMATEO CUPA EMISSIONS RCRA NON GEN	As of December 2018, there are no Compliance Monitoring and Enforcement (violation) records associated with these facilities (EPA IDs CAL000395643 and CAL000362872). Based on this information, the property is not considered a REC.
A-1 Cleaners New A-1 Cleaners A 1 Cleaners 17 East 4 th Ave, San Mateo, CA 94401	114/329 115/330-340	966.41ft WSW 966.91ft WSW	CLEANUP SITES DRYCLEANERS EMISSIONS FED DRYCLEANERS RCRA NON GEN RCRA SQG	ERIS report notes that the facility is under investigation. A letter dated 26 July 2016 from CSMHSA on GeoTracker (ID T10000009380) states that investigation of a nearby gasoline release (402 South Delaware Street) has sufficient information to indicate the source of PCE and breakdown products discovered in soil and groundwater samples may have originated at this facility, located upgradient from the gasoline release case location. Two additional dry cleaners located downgradient of this facility have concentrations of PCE and breakdown products detected in groundwater. Several utilities nearby could act as a preferential pathway for contaminant migration. Historical review indicates that dry cleaning operations using PCE were conducted at this facility from approximately 1987 to 2008. These findings suggest that this facility represents a potential source for PCE contamination in the neighborhood. CSMHSA requested voluntary soil and groundwater sampling in the vicinity of the facility to determine if the facility released PCE to soil and groundwater. It does not appear the facility has prepared a work plan to conduct soil and groundwater sampling since no other information is available. As of December 2018, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID CAL000229704). Based on the lack of information regarding contamination in the subsurface at this property and the location hydraulically-upgradient of the Site, the property may impact the subsurface at the Site and is considered a REC.

Table 1: Summary of Properties within 0.25 Mile of the Site (Upgradient or Cross-Gradient)

Site Name and Address	ERIS Map ID/ Page No.	Distance and Direction	Databases	Summary
126-2 nd Avenue LLC 126 2 nd Ave, San Mateo, CA 94401	117/342	975.79ft West	RCRA NON GEN	As of December 2018, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID CAC002973741). Based on this information, the property is not considered a REC.
Carl's Dry Cleaners Twinkle Cleaners Carl's Cleaners Carl's Cleaner Carl's Fine Dry Cleaning Twinkle Cleaner 801 South B St, San Mateo, CA 94401	118/343-352 121/362	975.94ft SE 988.54ft SE	DELISTED COUNTY DRYCLEANERS EMISSIONS FED DRYCLEANERS RCRANON GEN RCRA SQG CLEANUP SITES	<p>As of December 2018, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID CAL000342697).</p> <p>This dry cleaning facility (GeoTracker ID T1000011323) lists a release of PCE to groundwater discovered in March 2007. A Phase I Environmental Site Assessment by John Carver Consulting dated 27 May 2014 states that since original construction in the late 1940s, the two story building at the facility has been a restaurant, office, and dry cleaning business. Two soil samples collected below the slab of the building in 2002 resulted in non-detect concentrations for VOCs. Groundwater samples collected approximately 100 feet east of the property in 2007 detected PCE at a maximum concentration of 500 µg/L. In an email dated 21 February 2018, CSMHSA determines that the soil sample collection and analysis from 2002 did not evaluate all pathways where PCE can be released to the environment and the groundwater samples collected in 2007 were from borings rather than monitoring wells. The facility's consultant submitted a rebuttal in March 2018 and the County responded via a letter the same month indicating that the facility will need to undergo remedial action. An email correspondence dated 18 April 2018 from CSMHSA indicates the case is being transferred to DTSC for corrective action oversight. The facility is listed as OPEN - SITE ASSESSMENT AS OF 2/20/2018.</p> <p>This facility is located cross gradient with respect to groundwater flow direction and unlikely to impact the Site. Therefore, this facility is not considered a REC for the Site.</p>
Alfredos Auto Repair Shop B 2 Autobody Repair B-2 Auto Body The Garage Alfredo Auto Repair 316 8 th Ave, San Mateo, CA 94401	119/354-360 138/402	978.54ft ESE 1054.44ft ESE	SANMATEO CUPA EMISSIONS SANMATEO LOP RCRA NON GEN LUST	<p>The Garage (T0608100540): This facility lists a release of gasoline to groundwater reported in March 1992. The facility is listed as COMPLETED - CASE CLOSED AS OF 6/2/1998. No other information is available.</p> <p>As of December 2018, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID CAL000388448).</p> <p>Based on closure status and distance to the Site, this property has low potential to have impacted the subsurface at the Site and is not considered a REC.</p>

Table 1: Summary of Properties within 0.25 Mile of the Site (Upgradient or Cross-Gradient)

Site Name and Address	ERIS Map ID/ Page No.	Distance and Direction	Databases	Summary
Atlas Electric Co Inc Atlas Electric Co. Inc. 811 So "B Street Ninth Ave, San Mateo, CA 94401	123/364 145/426	998.24ft SE 1087.11ft SE	HHSS HIST TANK	No violations or indications of historical spills. Based on this information, the property is not considered a REC.
Hillsdale Transmission San Mateo Transmission #022814 San Mateo Transmission Ctr 707 Claremont, San Mateo, CA 94402	124/364- 365 127/371	999.98ft East 1011.32ft East	SANMATEO CUPA RCRA NON GEN	As of December 2018, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID CAL000284136). Based on this information, the property is not considered a REC.
Aragon Veterinary Clinic 819 S B St, San Mateo, CA 94401	129/373	1016.08ft SE	RCRA NON GEN	As of December 2018, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID CAL000257829). Based on this information, the property is not considered a REC.
Spectrum Photo 18 3 rd , San Mateo, CA 94401	141/411	1063.42ft WSW	SANMATEO CUPA	No violations or indications of historical spills. Based on this information, the property is not considered a REC.
Worldpac 9738 San Mateo 733 Claremont, San Mateo, CA 94402	142/412	1070.75ft East	SANMATEO CUPA	No violations or indications of historical spills. Based on this information, the property is not considered a REC.
Vitalant Ca Peninsula 48 2 nd , San Mateo, CA 94401	144/425	1077.99ft West	SANMATEO CUPA	No violations or indications of historical spills. Based on this information, the property is not considered a REC.

Table 1: Summary of Properties within 0.25 Mile of the Site (Upgradient or Cross-Gradient)

Site Name and Address	ERIS Map ID/ Page No.	Distance and Direction	Databases	Summary
Chevron 9-0312 2 East 3 rd Ave, San Mateo, CA 94401	147/428	1092.97ft WSW	LUST	<p>This facility (GeoTracker ID T0608100123) lists a release of gasoline to groundwater reported in May 1984 (most likely this should be May 1986). A leak was detected in the 10,000-gallon gasoline UST in May 1986. Hydrocarbons were detected in soil samples collected in April 1988 in the vicinity of the USTs. Benzene was detected in groundwater samples during the same sampling event. The groundwater plume was further delineated in November 1988 and free product was observed. A soil vapor extraction (SVE) system was installed and operated between April 1992 and May 1993. Free product was periodically hand-bailed between 1990 and 1997 for a total removal of 33 pounds. The former Chevron service station was demolished in 1996, when four fuel USTs (three 10,000-gallon gasoline and one 10,000-gallon diesel), one waste oil UST (1,000-gallon capacity), and two hoists were removed. Approximately 700 cubic yards of soil was excavated, according to the Cambria Corrective Action Plan dated 11 January 2000. Cambria concluded that the hydrocarbon-affected soil in the vadose zone has been adequately assessed, is limited in extent, and does not exceed 100 mg/kg TPH. Cambria proposed to monitor the dissolved-phase hydrocarbon concentrations at the facility for three years. On 13 August 2004, Cambria requested case closure on behalf of ChevronTexaco based on conditions meeting the SFBRWQCB definition of a low-risk fuel facility. The groundwater monitoring wells onsite were destroyed in December 2004 and January 2005. CSMHSA issued a closure letter summary dated 24 January 2005 confirming completion of facility investigation and corrective action for the USTs formerly located at this facility. The summary indicates that contaminated soil and groundwater remain in the subsurface at the facility and the County must be notified if development which may impact soil or groundwater occurs in the future. The facility is listed as COMPLETED - CASE CLOSED AS OF 1/24/2005.</p> <p>Based on the closure status, localized petroleum hydrocarbon impacts, and distance to the Site, this property has low potential to have impacted the subsurface at the Site and is not considered a REC.</p>

Table 1: Summary of Properties within 0.25 Mile of the Site (Upgradient or Cross-Gradient)

Site Name and Address	ERIS Map ID/ Page No.	Distance and Direction	Databases	Summary
A & A Beacon El Camino & Third Corporation John Lang's 3 rd Ave Service A & A Beacon Former A and A Beacon Station 221 S El Camino Real, San Mateo, CA 94401	155/448-457 170/513-514	1149.74ft WSW 1215.98ft WSW	DEED LUST EMISSIONS HHSS HIST TANK SANMATEO LOP RCRA SQG	<p>This facility (GeoTracker ID T0608100514) lists a release of gasoline to groundwater reported in October 1992. According to the facility history, the facility was a gasoline service station from 1920 until 1992. In October 1992 three gasoline USTs (5,000, 7,500, and 10,000 gallons) and one 275 gallon waste oil UST were removed. The tanks were found to have leaked and approximately impacted soil and groundwater beneath the facility. An SVE system operated between June 1995 and December 1996 and a hydrogen peroxide solution was injected into the subsurface to oxidize the fuel. A dual phase extraction (DPE) system was installed in 2003 and soil vapor and groundwater were extracted from November 2003 until February 2004. CSMHSA issued a case closure letter dated 4 February 2015 confirming the completion of a facility investigation and corrective action for the USTs formerly located at the facility. Although facility closure was granted, a small amount of petroleum hydrocarbon-affected soil and groundwater may exist near the former USTs. Most of the lead-affected soil was discovered at the facility which was excavated and removed from the facility. A UST was discovered at the facility in June 2016 during grading activities. The UST was removed, and chemically impacted soil was excavated. The facility is listed as COMPLETED - CASE CLOSED AS OF 2/4/2015.</p> <p>As of December 2018, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID CAR000183079).</p> <p>Based on cleanup efforts related to petroleum hydrocarbon impacts, localized impacts of lead in soil, and the case closure status, this property has low potential to have impacted the subsurface at the Site and is not considered a REC.</p>
Curusis Investments Ltd Westlake Realty Group 520 El Camino Real, San Mateo, CA 94402	158/468-469	1159.59ft SW	SANMATEO CUPA RCRA NON GEN	As of December 2018, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID CAC002978292). Based on this information, the property is not considered a REC.
Romel 400 Secr, LLC Glenborough Realty Trust Inc Glenborough 400 Ecr Llc Café 400 Glenborough Realty Trust 400 S El Camino Real, San Mateo, CA 94402	159/470-473	1165.62ft SW	SANMATEO CUPA EMISSIONS	No violations or indications of historical spills. Based on this information, the property is not considered a REC.

Table 1: Summary of Properties within 0.25 Mile of the Site (Upgradient or Cross-Gradient)

Site Name and Address	ERIS Map ID/ Page No.	Distance and Direction	Databases	Summary
All Car Auto Painting & Body Repair 817 S Claremont St, San Mateo, CA 94402	161/477	1176.73ft ESE	RCRA NON GEN	As of December 2018, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID CAL000407364). Based on this information, the property is not considered a REC.
Randy Pagan 706 S Delaware, San Mateo, CA 94402	162/478	1176.96ft East	RCRA NON GEN	As of December 2018, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID CAC002978953). Based on this information, the property is not considered a REC.
El Camino & 3 rd Corp UST Site 221 El Camino Real, San Mateo, CA 94402	164/480	1180.09ft WSW	SANMATEO CUPA	No violations or indications of historical spills. Based on this information, the property is not considered a REC.
Westlake DMD, LLC 520 S El Camino Real, Suite 700, San Mateo, CA 94401	165/480	1182.10ft SW	RCRA NON GEN	As of December 2018, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID CAC002975959). Based on this information, the property is not considered a REC.
Residence 219 9 th , San Mateo, CA 94402	171/515	1218.41ft SE	SANMATEO CUPA	No violations or indications of historical spills. Based on this information, the property is not considered a REC.
Mitchell Bros 311 9th, San Mateo, CA 94401	174/525	1229.96ft SE	SANMATEO CUPA	No violations or indications of historical spills. Based on this information, the property is not considered a REC.
All Car Auto Painting & Body Repair (San Mateo) 817 Claremont, San Mateo, CA 94402	175/526	1230.74ft ESE	SANMATEO CUPA	No violations or indications of historical spills. Based on this information, the property is not considered a REC.
Big E Automotive 310 9 th Ave, San Mateo, CA 94401	182/538-539	1254.28ft SE	SANMATEO CUPA RCRA NON GEN	As of December 2018, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID CAL000218767). Based on this information, the property is not considered a REC.
San Mateo Tire and Brake 829 S Claremont St, San Mateo, CA 94402	183/540	1255.14ft ESE	RCRA NON GEN	As of December 2018, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID CAL000257039). Based on this information, the property is not considered a REC.

Table 1: Summary of Properties within 0.25 Mile of the Site (Upgradient or Cross-Gradient)

Site Name and Address	ERIS Map ID/ Page No.	Distance and Direction	Databases	Summary
<p>Mobil 10-FTX/BP #11197 Unocal 76 Atlantic Richfield Company C/O Stantec Atlantic Richfield Company C/O Mobil Service Station Mobil 10-FTXBP #11197 Tosco Northwest Co No 11197 230 S El Camino Real, San Mateo, CA 94401</p>	<p>188/568 191/568 194/581- 584</p>	<p>1282.58ft WSW 1297.29ft WSW 1310.12ft WSW</p>	<p>UST DELISTED HAZ EMISSIONS HHSS HIST TANK SANMATEO LOP RCRA SQG</p>	<p>This facility (GeoTracker ID T0608100338) lists a release of gasoline to groundwater reported in December 1989. Since 1989, multiple phases of investigation and remediation have been conducted at the facility. Affected soil was excavated and a DPE system operated from 2009 to 2013. To assess potential soil vapor risks, soil vapor sampling was conducted. Based on the results of the investigations and remedial activities conducted at the facility, CSMHSA issued a case closure memorandum dated 31 October 2018 stating that the facility satisfies the closure criteria stipulated in the SWRCB's Low-Threat Petroleum Closure Policy. CSMHSA issued a letter dated 7 February 2019 stating that staff are recommending case closure for the petroleum release at the facility. The facility is listed as OPEN- ELIGIBLE FOR CLOSURE AS OF 8/30/2018.</p> <p>As of December 2018, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID CA0001037803).</p> <p>Based on the recommendation of case closure, localized petroleum hydrocarbon impacts, and distance from the Site, this property has a low potential to have impacted the subsurface at the Site and is not considered a REC.</p>

FIGURES



Legend

Site Location



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community

Site Location Map

200 East 4th Avenue,
San Mateo, California

Geosyntec
consultants

Figure

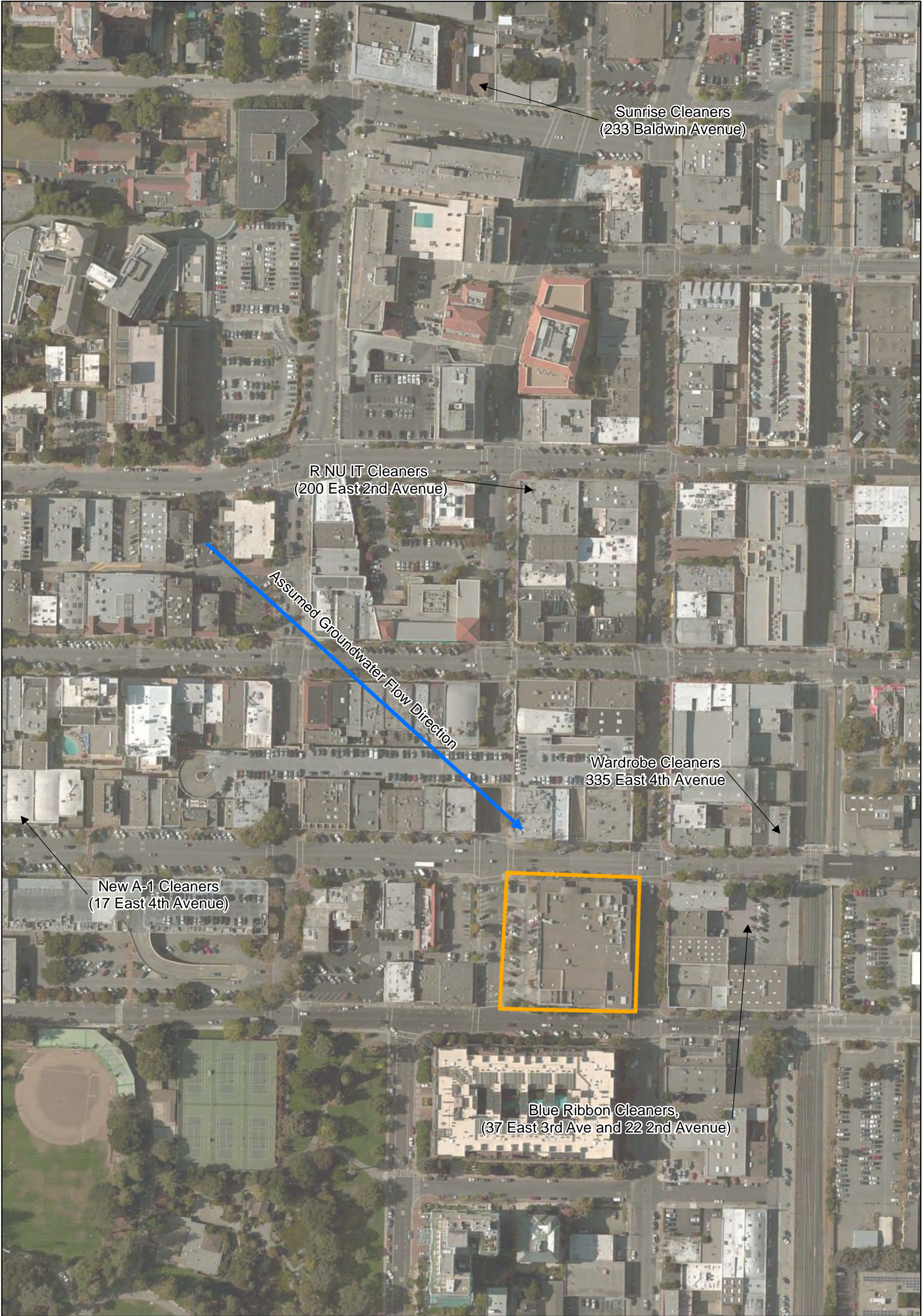
1



WR2671-01

April 2019



Legend <div><div><div><div><div></div><div>Storm Drain</div></div><div><div></div><div>Trench Drain</div></div><div><div></div><div>Grease Interceptor (Parking Garage)</div></div><div><div></div><div>Loading Dock</div></div></div><div><div><div><div></div><div>Recycling, Hazardous Waste, and Solid Waste Storage</div></div><div><div></div><div>Sand/Oil Interceptor and Sump Pump (Parking Garage)</div></div><div><div></div><div>Approximate Site Boundary</div></div></div><div><div></div><div></div></div></div></div></div>		Site Layout Map 200 East 4th Avenue, San Mateo, California	
		Figure	
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		2	



Legend  Approximate Site Boundary	Facilities with Documented or Potential Releases of Chemicals to Soil and Groundwater within 0.25 Miles 200 East 4th Avenue, San Mateo, California	
		Figure 3
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