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Environmental Site Assessment Report

Old Lafayette Library
952 Moraga Road
Lafayette, California

RGA Project Number: COLA32314

March 18, 2013

Prepared for:

City of Lafayette
Engineering Services Division
3675 Mt. Diablo Blvd. #210
Lafayette, California 94549

Prepared by:

RGA Environmental Inc.
1466 66th Street
Emeryville, CA 94608

Report prepared by:  Cabe Silverhame
REA #03113, CAC #92-0449, PG #6201

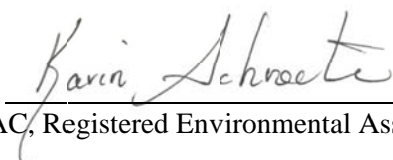
Report reviewed by:  Karin Schroeter
M.S., CAC, Registered Environmental Assessor, CHMM

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1. INTRODUCTION

1.1. EXECUTIVE SUMMARY OF FINDINGS

RGA Environmental, Inc. (RGA) has performed a Phase I Environmental Site Assessment (ESA), in general accordance with the scope and limitations of American Society of Testing and Materials (ASTM) Standard E 1527-05, of the Old Lafayette Library parcel addressed as 952 Moraga Road, Lafayette, California (the Site). This assessment was completed in March 2013, and is based on interviews with knowledgeable persons, review of historical documentation, regulatory agency research and physical inspection of the subject property.

The subject parcel encompasses approximately 0.61 acres, and is currently improved with a vacated, single story concrete masonry unit building constructed on a concrete slab at grade, parking areas and landscaping. The HVAC system for the structure consists of roof-mounted natural-gas/electric package units, with conditioned air delivered to the interior spaces with plenum ducts and fans. There is no infrastructure or other equipment on the premises that incorporates hazardous substance storage tanks, such as elevators, emergency electrical generators or sewage treatment facilities. No electrical service transformers were observed on-site.

Historic aerial photography indicates that the subject parcel was undeveloped pasture land on a portion of school district property in 1939. In the 1946 view, a small building is visible at the west side of the parcel, identified as an 1,800-book library by other sources. The structure is also visible on the 1958 aerial, but was apparently demolished to construct the present library building in 1961. No changes in the configuration of the site structure, parking lots and landscaping are evident in the 1968 through 2005 aerials. The surrounding area was mostly agricultural in 1939, with a narrow strip of residential and small commercial development to the north along Highway 24, the original buildings of the Lafayette Elementary School 500 feet to the south, and open pastures or orchard tracts to the west, east and south of the school campus. Area land use was similar in 1946, but by 1958, suburban infill increased, including commercial buildings along the west side of Moraga Road, an expansion of the elementary school campus to the south and east, and single family residences and small businesses to the north, along Moraga Boulevard. This pattern of development has continued to the present.

Visual inspection of the site did not reveal the presence of stressed vegetation, unusual or noxious odors, liquid or hazardous materials spills, underground storage tanks, or groundwater monitoring wells. At the time of the survey, there were no known pending environmental regulatory actions concerning the subject property. No evidence of improper storage, use or disposal of any paints, cleaners or chemicals was observed during the assessment. One partially-full gallon container of plastic fire-resistant coating and two boxes of fax machine toner cartridges were observed during the Site reconnaissance. No evidence of spills or leakage was observed in the storage area.

Of the environmental databases that were searched, none of the listed hazardous release sites appear to have the potential to adversely affect the soil or groundwater at the subject property, and none represent *recognized environmental conditions* for the property as defined in the ASTM E-1527 Standard for Environmental Site Assessments.

The adjacent properties include a medical office building and single-family residences to the north, the campus of the Lafayette Elementary School to the east and south and a church, day care center and offices to the west, across Moraga Road. RGA did not physically survey each of the adjacent properties, however a limited visual inspection conducted from the exterior property boundaries did not reveal the presence of above ground storage tanks containing hazardous materials, drums containing unknown quantities or types of hazardous or solid wastes, material spills, chemicals or other raw materials spills, pits or sumps; stressed vegetation, unusual or noxious odors, disposal wells, or dry wells.

RGA has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-05 of 952 Moraga Road, Lafayette, California (the Site). Any exception to, or deletions from, this Practice are described in Section 8 of this report. This assessment has revealed no evidence of *recognized environmental conditions* in connection with the property.

This summary should not be used alone. The report must be read in its entirety.

1.2. PURPOSE AND ASSUMPTIONS

This Phase I ESA is intended to serve as an appropriate, commercially prudent, and reasonable inquiry regarding the potential for *recognized environmental conditions (REC)* in connection with the Site. This report will permit the Client to satisfy one of the requirements to qualify for one of the landowner liability protections (LLPs) as defined under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) at Title 42 of the United States Code (U.S.C.) §9601(35)(B) and in accordance with 40 CFR Part 312, Standards and Practices for All Appropriate Inquiries; Final Rule (AAI Rule). As defined in the ASTM Practice E 1527-05, a *recognized environmental condition* means the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, ground water, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include ‘de minimis’ conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be ‘de minimis’ are not recognized environmental conditions.

The conclusions presented in this report are professional opinions based on the data described herein. They are intended only for the subject property, and apply only to conditions existing at the time of our study. This report does not provide the level of detail necessary to be utilized for structural demolition or remodeling, or soil and ground water remediation. Changes in applicable standards can occur as the result of legislation or broadening knowledge that may invalidate, wholly or in part, the findings of this report. This report may contain records or database information misidentified by federal, state, or local agencies.

1.3. USER RELIANCE

This Phase I ESA report has been prepared for the exclusive use of the Client, the *City of Lafayette* and its assigns, in accordance with the standards of the environmental consulting industry at the time the services were performed. This work has been performed for the sole purpose of assisting in the evaluation of environmental conditions associated with the Site. This Phase I ESA report is governed by the specific scope of work authorized by the Client, and is not intended to be relied upon by any other party. The findings presented herein are based upon observations of Site conditions as of the date the assessment was performed and a review of reasonably ascertainable standard records sources. The findings and conclusions presented herein should not be assumed to apply to conditions or operating practices on this property occurring subsequent to RGA’s actual on-site investigation.

1.4. INVOLVED PARTIES

Cabe Silverhame¹ performed the site investigation and research and prepared the report. Karin Schroeter² reviewed the report.

1.5. SCOPE OF WORK

To satisfy the requirements of the standards presented in ASTM Practice E1527-05, RGA performed the following tasks as part of this Phase I ESA.

Records Review – Obtain and review records that identify potential recognized environmental conditions or historical recognized environmental conditions in connection with the Site. The minimum search distances (msd) conform to ASTM recommendations for standard and additional environmental record sources.

Site Reconnaissance – Conduct a Site reconnaissance to determine whether recognized environmental conditions are present at the Site. Inspect neighboring properties, to the degree possible without trespass, for land uses or other aspects that indicate recognized environmental conditions that could adversely affect the Site.

Interviews – Interview individuals with knowledge of the Site to obtain information regarding the potential for recognized environmental conditions or historical recognized environmental conditions.

Evaluation and Report Preparation – RGA prepared this report detailing the findings associated with each of the above-listed tasks.

2. GENERAL SITE CHARACTERISTICS

2.1. LOCATION

The subject property is located on the east side of Moraga Road approximately 110 feet south of Moraga Boulevard, within the municipal limits of Lafayette, California (refer to Appendix 1, Site Location Map). The parcel is irregularly-shaped and according to the Santa Clara County Assessor's Office, covers an area of approximately 0.61 acres. Ownership is vested as the County of Contra Costa, Martinez, CA.

2.2. ADJACENT PROPERTIES

North:	958 Moraga Road : Medical offices Single-family residences along Moraga Boulevard
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¹California Registered Professional Geologist, Environmental Professional as defined in ASTM E1527-05, Sec. 3.2.29

² Certified Industrial Hygienist, Certified Hazardous Materials Manager, California Certified Asbestos Consultant, California Registered Environmental Assessor, California, CDPH Certified Lead Inspector/Assessor

East:	Lafayette Elementary School, classroom buildings and playing fields
South:	Lafayette Elementary School, parking lot and classroom buildings
West:	Church, pre-school and office building on west side of Moraga Road

See the Site Plan in the Appendices for relative locations of these sites. Based on visual observation, there was no evidence of spilled or released hazardous materials on any of the immediately adjacent sites which may impact the subject Property.

2.3. SITE DESCRIPTION AND CURRENT USE/OPERATIONS

The parcel is currently improved with a vacated, single story concrete masonry unit building constructed on a concrete slab at grade, with the remainder of the parcel landscaped or paved for parking and sidewalks. The HVAC system for the structure consists of roof-mounted natural-gas/electric package units, with conditioned air delivered to the interior spaces with plenum ducts and fans. There is no infrastructure or other equipment on the premises that incorporates hazardous substance storage tanks, such as elevators, emergency electrical generators or sewage treatment facilities. No electrical service transformers were observed on-site. The known past and recent use of the subject property as a public library is not associated with the storage or use of regulated quantities of hazardous substances or the generation of hazardous waste.

3. ENVIRONMENTAL SETTING

3.1. TOPOGRAPHIC CONDITIONS

According to the U.S. Geological Survey (USGS) topographic map, Walnut Creek Quadrangle, dated 1995, the elevation at the Site is approximately 280 feet above mean sea level (amsl), and the local terrain slopes downward toward the north at a low gradient of 0.04 feet per foot. The regional geomorphic setting is the San Francisco Bay basin, a 135-mile long by 35-mile wide low-relief structural depression between subparallel ridgelines.

3.2. GEOLOGIC AND HYDROGEOLOGIC CONDITIONS

The property is situated in the central portion of the Coast Range physiographic subregion, characterized as a series of subparallel, northwest-trending ridges and narrow valleys uplifted during the past 11 million years as a result of regional fault movement and tectonic processes. Bedrock units consist of interbedded marine sandstone and shale of the Franciscan Assemblage, the erosion of which has created the Quaternary alluvial valley fill in the Lafayette area.

Surficial soils are fine- to medium-grained alluvium deposited by overbank fluvial processes and slope erosion in a narrow valley environment. The soils are characterized as weakly consolidated, moderately sorted, permeable silt and sand with beds of coarser alluvium near stream channels and perimeter slopes. Deposition of the upper soil zone has occurred during the Late Pleistocene Epoch (10,000-30,000 years before present), resulting in an upper-zone profile

typically less than ten feet in depth.

It should be noted that RGA has not drilled soil borings at the Site, and that the local and regional geologic conditions described herein are based solely upon our experience in similar geomorphic settings and available geological literature.

Site-specific hydrogeologic information was not available during this assessment. Based on the proximity of Lafayette Creek, situated less than 600 feet to the north, near surface groundwater is anticipated to be located from 10-20 feet below ground surface. The inferred direction of regional groundwater flow is northerly, toward the creek channel.

4. RESULTS OF THE INVESTIGATION

4.1. SITE INSPECTION AND OBSERVATIONS

On March 7, 2013, Mr. Cabe Silverhame, representing RGA Environmental, Inc. (RGA), conducted a walk-through, reconnaissance-level inspection of the Site to observe general site conditions and indications of the possible releases of hazardous chemicals to the subsurface, or recognized environmental conditions (RECs). Mr. Silverhame was accompanied by Mr. Tony Coe, Engineering Services Manager for the City of Lafayette, and Ms. Gail Myers, Associate Real Estate Agent for the Contra Costa County, during the Site reconnaissance. Mr. Silverhame's qualifications, as well as selected photographs taken during the inspection, are included in the appendices. Specific investigative objectives included:

- Indications of hazardous materials use and/or disposal;
- Physical evidence of stressed vegetation that might indicate potential soil, air, or groundwater contamination;
- Physical evidence of spills, leaks or other accidental releases of hazardous substances or wastes
- Signs of former structures and underground chemical or fuel storage tanks; and
- Environmentally sensitive receptors.

Drums, Containers and Storage Tanks

No drums, containers containing five gallons or more, or aboveground hazardous substance storage tanks (ASTs) were observed on the subject Property.

Evidence of Waste Disposal

Dumps, pits, ponds, landfills, borrow pits, or lagoons which may have been used for disposal purposes were not observed during the site inspection.

There was no visible or inferential evidence of on-site hazardous waste disposal, such as discolored substrates, unlabelled drums or other containers or noxious odors, on or immediately adjacent to the property.

Surface Fill

The elevation of the property conforms to the surrounding grade, and no obvious areas of surface fill were observed during the Site reconnaissance.

Surface Staining and Stressed Vegetation

No surface stains or stressed vegetation were observed on the subject Property.

Transformers/PCB

No pole- or pad-mounted electrical service transformers were observed on the premises. Electricity is delivered to the Site and surrounding area by underground transmission lines and vaults owned and maintained by Pacific Gas and Electric Company (PGE).

The ballasts of fluorescent lighting fixtures installed prior to 1979 are suspect for the presence of polychlorinated biphenyls (PCB). Ballasts manufactured after the ban are generally marked to indicate that they conform to the regulation, and unmarked ballasts are usually handled and disposed of as hazardous waste without confirmatory laboratory analysis. The interior of the library appears to have been remodeled since the PCB ban; however, some of the fluorescent fixtures may date to the original construction date, and all ballasts should therefore be examined prior to disposal.

Air Stacks, Vents, and Odors

No air stacks or vents, or strong, pungent or noxious odors, were noted during the site inspection.

Surface Drainage

The parking areas and public access walkways around the Site buildings are graded to allow surface water drainage to gravity flow to nearby drop inlets in surrounding streets. No storm drainage appears to flow onto the Site from surrounding properties.

Evidence of Underground Storage Tanks

No evidence of underground storage tanks (USTs) such as dispensers, fill ports, vent pipes, access covers, patched areas of asphalt or cement, surface depressions, monitoring wells or petroleum/chemical odors, were apparent during the subject property inspection.

Conduits to Groundwater

No wells, shafts or other obvious conduits to groundwater were observed on the subject Property.

Evidence of Improper Waste Discharge

Pipes and/or vents, indicating improper release of waste discharge, were not observed at the Site.

Asbestos-containing Construction Materials (ACCM)

A visual inspection for the presence of potential ACCM in the interior of the building was conducted as an additional scope item. The following materials were observed:

- Spray-applied ceiling texture, which was previously sampled and found to contain approximately 3-5% chrysotile asbestos (Contra Costa County, 1984), applied to the ceilings in the former reading rooms and common areas (refer to Site Plan).
- Sheet-vinyl flooring, suspect for ACCM in the backing layer, in the bathrooms and the staff room at the northeast quadrant of the building (refer to Site Plan).
- 1x1' acoustic ceiling tiles, in the staff room and meeting room (refer to Site Plan).
- Gypsum wallboard and taping compound, throughout.
- Carpet and baseboard mastic, throughout.

Asbestos-containing materials which may be disturbed by renovation or demolition activities are subject to the National Emission Standard for Hazardous Air Pollutants (NESHAP) and applicable OSHA regulations, and analytical results must generally be reported to the local building department prior to permit issuance for these operations. All materials containing greater than 1% asbestos must also be disposed of as hazardous waste.

Lead Containing Painted and Glazed Surfaces

The construction date of the Site structure predates the ban of lead from household paints in the United States, which occurred in 1978. Detection of lead in paint requires sampling and laboratory analysis or a survey with an x-ray fluorescence analyzer, both of which are beyond the scope of this assessment. Localized weathered and peeling paint was observed on the exterior window casings and walls of the facility.

OSHA worker protection and work practice regulations apply to all lead-containing paint that is abraded or otherwise rendered friable by renovation or demolition activities.

Lead painted building debris which remains essentially intact, that is, with the paint adhered to the substrate, does not normally require disposal as hazardous waste under current regulations enforced by the state Department of Toxic Substances Control. However, if during the demolition or dismantling of buildings, the paint is chemically or physically separated from the substrate, then the paint waste should be evaluated independently from the building material to determine its proper management. The California Waste Extraction Test is used to determine the solubility, and therefore the hazardous waste category, of lead-based paint. Soluble lead in excess of 5 ppm is categorized as hazardous waste.

On-Site Environmental Management Practices

The site inspection addressed the following environmental management practices.

Hazardous Substances

One partially-full gallon container of plastic fire-resistant coating and two boxes of fax machine toner cartridges were observed in the custodial closet off the east side entry hall during the Site reconnaissance. No evidence of leakage or spillage was observed in the storage area, and the materials appear to have been temporarily stored pending routine

use. Since the building is now vacated, proper disposal of these substances is required.

Hazardous Waste

No indications of improper hazardous waste disposal were observed on the subject Property.

Treatment Facilities

No evidence of wastewater disposal or treatment facilities were observed on the subject Property.

Application of Pesticides, Herbicides or Fertilizers

No evidence of the misuse of pesticides, herbicides, or fertilizers was observed on the subject property during the Site reconnaissance. Historical aerial photography establishes that the Site has not been used for agricultural purposes associated with the application of pesticides or herbicides since at least 1939. Some of the surrounding areas to the west, east and south (beyond the elementary school) were cultivated for orchard crops from at least 1939 until the mid-1960's, however. During the pre-1960 period, environmentally persistent compounds including lead arsenate, copper sulfate and organo-chlorine pesticides were commonly applied to fruit orchards for pest control. As a result, low concentrations of the constituent chemicals or degradation products are frequently detected in near-surface soils in former orchard tracts. Higher concentrations that are considered a risk to human health are infrequently detected unless a storage or mixing facility was present. Concentrations of these substances in the soil, if present, are detectable only by sampling and laboratory analysis, which may be warranted at the Site in conjunction with an epidemiological study or if planned redevelopment will include excavation or grading, residential development, or if any public access portion of the land will remain as exposed soil.

General Environmental Practices

No indications of adverse environmental practices were observed on the subject Property.

4.2. USER SUPPLIED INFORMATION

An ASTM E1527 User Questionnaire was submitted to Ms. Gail Myers, Associate Real Estate Agent for the Contra Costa County, for this assessment. The Questionnaire was not returned to RGA prior to publication of this report; however, all of the salient information from the Questionnaire was obtainable from other sources, and may be summarized as follows:

Current development of the property consists of a single story former public library building and associated parking and landscaping. The initial construction of the library occurred in 1961, and it appears that upgrades of interior finish components have occurred subsequently. Reasonably ascertainable information developed during this assessment indicated that no underground or aboveground fuel storage tanks, fuel dispensing equipment, disposal pits or lagoons, disposal wells, retention basins, paint booths, wash racks, dry wells, in-ground hydraulic lifts, petroleum pipelines, distressed vegetation or off-site construction debris or fill are located on the property now, or have been in the past. There are no known environmental liens, environmental agency

investigations or lawsuits, disputes or administrative proceedings regarding environmental concerns associated with the Site.

Representatives of the school district did not provide specialized knowledge regarding environmental conditions or remedial operations at the Site.

A Library Facilities Report prepared by the County dated July 29, 1997 was provided to RGA prior to the Site assessment. The report detailed the floor plan and square footage of the structure and incorporated an Asbestos Evaluation Report prepared by the Contra Costa County Environmental Health Division dated September 20, 1984. The latter report was the source of the known ACCM reported in Section 4.1.

4.3. ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS

A search for Environmental Liens and Activity Use and Limitations (AUL) was performed by Environmental Data Resources (EDR, Inc.) for this assessment. Neither type of property liability or restriction was identified in the EDR report for the subject property.

5. ADJACENT SITE AND VICINITY OBSERVATIONS

The adjacent site usage includes neighborhood commercial and single-family residential development to the north, the campus of the Lafayette Elementary School to the east and south, and a church, pre-school and offices to the west, across Moraga Road. RGA did not physically survey each of the adjacent properties, however a limited visual inspection conducted from the exterior property boundaries did not reveal the presence of above ground storage tanks containing hazardous materials, drums containing unknown quantities or types of hazardous or solid wastes, material spills, chemicals or other raw materials spills, pits or sumps; stressed vegetation, unusual or noxious odors, disposal wells, or dry wells.

5.1. RESULTS OF REGULATORY AGENCY LIST REVIEW AND FILE RESEARCH

The purpose of the regulatory records review is to obtain and review reasonably ascertainable records that will help identify recognized environmental conditions (RECs) or historical recognized environmental conditions (HRECs) in connection with the Site. For this review, a record search was obtained from EDR. The minimum search distances required for each database in the ASTM E1527-05 Standard were utilized by EDR in the preparation of the report. The EDR report with a complete listing is included in the Appendices.

The following primary databases were researched for environmental contamination sources that may affect the subject Property:

NATIONAL PRIORITY LIST (NPL)

U.S. EPA maintains this list under the Comprehensive Environmental Response Compensation and Liability Act of 1980 (CERCLA) 42 U.S.C. Section 9601 (1985). Once sites have been designated on the CERCLIS List, U.S. EPA uses its Hazard Ranking System (HRS) to determine potential risks to human health and the environment. Only those CERCLIS sites that present the greatest risk are added to the NPL, which qualifies the sites to receive CERCLA remedial funding.

CERCLIS

Since 1982, U.S. EPA has developed and maintained lists of contaminated properties under the federal Superfund program pursuant to the Comprehensive Environmental Response Compensation and Liability Act of 1980 (CERCLA), 42 U.S.C. Section 9601 (1985). U.S. EPA discovers these sites from citizen reports, routine inspection of hazardous waste generators, treatment, storage and disposal facilities, and reporting requirements.

RESOURCE CONSERVATION AND RECOVERY ACT (RCRA) - TSD SITES

The RCRA TSD report contains information pertaining to facilities that treat, store or dispose of EPA regulated hazardous waste, including all reported facility violations.

RESOURCE CONSERVATION AND RECOVERY ACT (RCRA) - Large and Small Quantity Generators

The EPA's RCRA program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of reporting facilities that generate large quantities of hazardous waste.

CORRACTS

CORRACTS is a list of handlers with RCRA corrective action activity. This report shows nationally defined corrective action core events that have occurred for every handler that has had corrective action activity.

EMERGENCY RESPONSE NOTIFICATION SYSTEMS (ERNS/SPILLS)

U.S. EPA "National Spill Reports System" or the Emergency Response Notification System (ERNS) is a national database used to collect information on reported releases of oil and hazardous substances. The database contains information from spill reports made to federal authorities including the EPA, the US Coast Guard, the National Response Center and the Department of Transportation.

SOLID WASTE INFORMATION SYSTEM (SWIF)

The California Integrated Waste Management Board maintains this list pursuant to the Solid Waste Management and Resource Recovery Act of 1972. This list contains an inventory of active, inactive and closed solid waste disposal and transfer facilities.

UNDERGROUND STORAGE TANK FACILITIES (UST)

The State of California Water Resources Control Board (WRCB) in Lafayette provides a list of all permitted underground tanks containing hazardous substances including petroleum products. This database provides information on all registered underground storage tanks.

LEAKING UNDERGROUND STORAGE TANKS (LUST)

The San Francisco Regional Water Quality Control Board (SFRWQCB) and the local enforcement agencies track leaking underground storage tank facilities (LUST) and other fuel release sites in the San Francisco Bay Area.

5.2. SUMMARY OF REGULATORY RECORDS REVIEW

5.2.1. SITE

The Site is not listed in any of the databases searched by Environmental Data Resources (EDR) in their governmental records report prepared for this assessment.

5.2.2. OFF-SITE

Based on our review of the listings in the EDR database report, there are no active hazardous release sites located in a hydraulically upgradient direction from the subject property within one mile. One inactive Leaking Underground Storage Tank (LUST) case is identified within 200 feet to the north of the Site; however, the case was formally closed by the lead regulatory agency in 1997 following four years of remedial activities, and the release location is hydraulically downgradient from the subject property. For these reasons, the LUST case does not represent a *REC* for the Site at this time.

No other off-site hazardous release sites that may reasonably have the potential to adversely affect the soil or groundwater at the subject property are identified in the EDR regulatory records report.

The Resource Conservation and Recovery Information System (RCRIS), State Underground Storage Tank (UST and FID UST), and Solid Waste Information System (SWIS) databases were reviewed for facilities within a one-quarter mile radius of the Site which have operating permits to generate, handle, store or dispose of hazardous material or waste. 15 sites are identified on the referenced lists within the nominal radii, of which seven are permits for underground fuel storage tanks, and the remainder are for periodic disposal of hazardous waste (Small Quantity Generator).

Inclusion of a facility on the referenced lists is not necessarily an indication of an environmental problem. Additionally, the California Health and Safety Code requires all businesses which generate, handle, store, or dispose of certain quantities of hazardous material or waste to prepare and submit hazardous material management plans, which are generally administered by the local Fire Departments. Due to their regulated nature, the RCRIS, SWIS, UST and FID UST facilities are not currently considered to be an environmental risk to the Site.

The EDR report identified eight locations on the Orphan Summary List, which are considered as “unplottable.” EDR was unable to confirm the location of these sites, or assess whether they were located within the designated search radius. Only one of the sites was identified on databases where hazardous releases are recorded, and the remainder are for hazardous substance or waste handling permits, or releases that were cleaned up at the time of the incident. Based on the street names and/or intersection information provided by EDR in the Orphan Summary, the release location does not represent an environmental concern for the Site.

5.2.3. REGIONAL WATER QUALITY CONTROL BOARD, REGION 2

The San Francisco Bay Regional Water Quality Control Board (Region 2) website (<http://geotracker.waterboards.ca.gov/>) was accessed on March 13, 2013 to locate electronic files related to leaking underground storage tank cases and other hazardous releases to groundwater at the subject and nearby properties. In our search of the Geotracker database, no active hazardous release cases were identified in a proximate or hydraulically upgradient location from the Site.

5.2.4. CONTRA COSTA COUNTY ENVIRONMENTAL HEALTH

The Contra Costa County Environmental Health Division, Hazardous Materials Program, which maintains copies of Hazardous Materials Business Plans for commercial operations in the county of Contra Costa, was contacted by telephone regarding the subject property. A staff member of the Department informed RGA that the former library operations did not require a HMBP, and none were on file.

5.3. RESULTS OF SITE HISTORY/LAND USE REVIEW

5.3.1. FIRE INSURANCE MAPS

The Sanborn Map Company of New York generated fire insurance maps for urbanized areas from the late 1800s to the mid 1900s to document possible fire hazards related to the type of building structures and general usage. No Sanborn maps are available for the vicinity of the Site because the area was not urbanized prior to 1950.

5.3.2. HISTORICAL AERIAL PHOTOGRAPHS AND TOPOGRAPHIC MAPS

Aerial photographs of the subject Property and surrounding area dated 1939, 1946, 1958, 1968, 1974, 1982, 1993, 1999, 2005 and 2006 were provided by EDR and were reviewed to identify areas of possible environmental concern. Only those photos depicting a significant change to the subject Property or the surrounding sites are discussed below. EDR also supplied historical topographic maps covering the period from 1897 to 1995.

The earliest of these historical records, the 1897 topographic map, shows a few structures at the intersection of (present) Highway 24 and Moraga Road, and subsequent maps dated 1948 through 1980 depict additional structures and streets as the town grew in size. The church to the west of the Site and the elementary school to the south are depicted on this series of maps, but beginning with the 1990 edition, map symbols for buildings were replaced with gray shading indicating general urbanization. No buildings or infrastructure

improvements are depicted at the Site on any of the supplied topographic maps.

The 1939 aerial photo depicts the subject parcel as undeveloped pasture land on a portion of the elementary school property, where the campus is limited to several attached structures at the intersection of Moraga Road and School Street. All other surrounding areas to the south of (present) Moraga Boulevard are visible as uncultivated pasture land or small orchard tracts, with widely-spaced rural residences and outbuildings. A small building is visible at the west side of the subject property on the 1946 and 1958 photos, identified in other sources as the original Lafayette library, with a capacity of 1,800 books. It appears that this building was removed prior to construction of the present library building in 1961. No change in the configuration of Site improvements is detectible on the 1968 through 2006 aerials. According to other sources, the library building was vacated in 2009, concurrent with the opening of a new library on Mt. Diablo Boulevard.

There is no indication from the historical aerial photograph or Sanborn map review that hazardous substances were stored at the property, or that hazardous wastes were generated or disposed of, in the visible areas outside of the subject buildings.

In the surrounding areas, the available historical documents establish that land use adjacent to the school property progressed from small pasture and orchard cultivation from at least 1939 to the mid-1960s, when the agricultural lands were redeveloped with neighborhood commercial buildings and single-family residential subdivisions. There is no evidence from the historical documents that indicates the presence of former industrial or manufacturing facilities, salvage yards, or service stations in near proximity to the subject property.

5.4. CITY OF LAFAYETTE PLANNING DEPARTMENT

Zoning information for the property was obtained from the Lafayette Planning Department website, which was accessed on March 12, 2013. The subject property is unzoned, designated as 'Lafayette School' on the map. No heavy or light industrial or manufacturing use is allowed by this designation. The Site and surrounding area are not listed as being in a 100-year flood zone per the August 1982 FEMA Flood Zone Map (Community Panel 06013C).

5.5. CITY DIRECTORY IMAGE REPORT

A City Directory Image Report for the Site and immediately surrounding properties was provided to RGA by EDR, Inc. and is based on information from historical Haines Criss-Cross Directories for the period from 1975 to 2010. Except for the medical office building located at 958 Moraga Road, adjacent to the north of the Site, no businesses that are likely to have stored or used hazardous substances or disposed of hazardous waste are identified in the report. The medical offices are listed in each of the supplied directories, and may have historically generated small quantities of medical waste. The address is not currently listed as a hazardous waste generator in the EDR database search.

5.6. INTERVIEWS

5.6.1. Interview with Owner

The owner of record is Contra Costa County, and a representative of the County, Ms. Gail Myers, accompanied the RGA representative during the site reconnaissance. Ms. Myers provided access to all areas of the building requested by RGA and provided information regarding potential environmental issues.

5.6.2. Interview with Site Manager

Ms. Gail Myers, Associate Real Estate Agent for Contra Costa County, was interviewed during the site reconnaissance regarding environmental conditions or concerns known to her. She accompanied the RGA representative during the Site reconnaissance and indicated that, except for non-reportable, small quantities of building maintenance products observed in the custodial room, she had no knowledge of any stored hazardous materials or wastes on the premises. Ms. Myers was unaware of any previous hazardous releases, underground fuel or chemical storage tanks on the premises, or other *recognized environmental conditions*.

5.6.3. Interviews with Occupants

The property and structure is currently vacated and no portion of the Site is leased to outside tenants at this time.

5.6.4. Interviews with Local Government Officials

RGA obtained file information from the Regional Water Quality Control Board and the Contra Costa County Environmental Health Department to evaluate chemical storage, hazardous waste generation and hazardous releases at the Site, if any. Summaries of the information obtained from these agencies are reported in Section 5.2.3 and 5.2.4 of this report.

6. FINDINGS, OPINIONS AND CONCLUSIONS

RGA Environmental, Inc. conducted an Environmental Site Assessment in March 2013 for the former library property located at 952 Moraga Road, Lafayette, California. The assessment was conducted in general accordance with the scope and limitations of American Society of Testing and Materials (ASTM) Standard E 1527-05, with the purpose of providing an appropriate, commercially prudent, and reasonable inquiry regarding the potential for *recognized environmental conditions* (RECs) in connection with the Site.

Summary of Findings

- The reasonably ascertainable land use history of the Site since at least 1897, based on historical aerial photography, historical city directories, historical topographic maps and online research, indicates that the subject parcel was an uncultivated pasture on school district property in 1939, and that a small library was constructed on the west side of the parcel in 1940. The original library was apparently demolished to construct the present library building in 1961. The library was active from 1962 until it was vacated in 2009,

concurrently with the opening of a new library.

- No documented or anecdotal evidence discovered during this assessment indicates that the current landowner, the County of Contra Costa, caused, contributed to, or aggravated the release or threat of release of any hazardous substances at the Site.
- Visual inspection of the site did not reveal the presence of stressed vegetation, unusual or noxious odors, liquid or materials spills, underground storage tanks, or groundwater monitoring wells. At the time of the survey, there were no known pending environmental regulatory actions concerning the subject property.
- No evidence of improper use or disposal of any paints, cleaners or chemicals was observed during the assessment, and no reportable quantities of these substances were stored at the Site at the time of the inspection. Less than one gallon of a plastic coating liquid and two boxes containing fax machine toner are abandoned in a custodial room, with no evidence of spills or leaks in the storage area.
- The Site is not listed in any of the databases searched by Environmental Data Resources (EDR) in their governmental records search report prepared for this assessment.
- Of the environmental databases that were searched, no active hazardous release cases were identified in proximity to, or in a hydraulically upgradient direction from the Site, within a distance likely to adversely affect the subject property.

Professional Opinion

In the professional opinion of RGA Environmental, Inc., and based on the criteria documented in ASTM Standard Practice E1527-05, none of the findings of this assessment, as summarized above, represent *recognized environmental conditions*.

A potential environmental concern in the vicinity of the Site is the known previous land use for orchard cultivation from at least 1939 until the mid-1960s. During the pre-1960 period, environmentally persistent compounds including lead arsenate, copper sulfate and organo-chlorine pesticides were commonly applied to fruit orchards for pest control. As a result, low concentrations of the constituent chemicals or degradation products may be detected in these former orchard tracts. Concentrations of these substances in the soil, if present, are detectible only by sampling and laboratory analysis, which may be warranted at the Site in conjunction with an epidemiological study or if planned redevelopment will include excavation or grading, residential development, or if any public access portion of the land will remain as exposed soil.

Conclusions

RGA has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E-1527-05 of 952 Moraga Road, Lafayette, California (the Site). Any exception to, or deletions from, this Practice are described in Section 8 of this report. This assessment has revealed no evidence of *recognized environmental conditions* in connection with the property.

7. LIMITATIONS

The findings of the Phase I ESA, as represented within this report, are subject to certain limiting conditions. The findings are based upon observations of Site conditions as of the date the assessment was performed and a review of reasonably ascertainable standard records sources. The findings and conclusions presented herein should not be assumed to apply to conditions or operating practices on this property occurring subsequent to RGA's actual on-site investigation.

The scope of work commissioned for this project does not represent an exhaustive study, but rather a reasonable inquiry, consistent with good commercial practice, in general accordance with ASTM Practice E1527-05. In the course of this assessment, RGA has relied on information provided by outside parties, such as regulatory agencies and interview sources. RGA has made no independent investigation as to the validity, completeness, or accuracy of such information provided by third-party sources. For the purposes of this assessment, such third-party information is assumed to be accurate unless contradictory evidence is noted, and RGA does not express or imply any warranty regarding information provided by third-party sources. This Phase I ESA report makes no representation that environmental contamination does not exist at this Site beyond that described in this report.

This report does not provide the level of detail to be utilized for soil or ground water remediation. The conclusions presented in this report are professional opinions based on the data described in this report. They are intended only for the Site, and apply to conditions existing at the time of our study. Changes in applicable standards can also occur as the result of legislation or from broadening knowledge. Accordingly, the findings of this report may be invalidated, wholly or in part, by changes beyond our control.

8. EXCEPTIONS OR DEVIATIONS FROM STANDARD

No exceptions or significant deviations from the ASTM E1527-05 Standard were identified during this assessment.

9. DATA GAPS

This Phase I ESA was conducted in general accordance with the ASTM E1527-05 Standard Practice. No deviations or exceptions to the specified scope of work existed. No data gaps or data failures, as defined in the ASTM E1527-05 Standard, were identified.

10. REFERENCES

The following sources were consulted in developing the information presented in this site assessment.

- City of Lafayette Planning Department, zoning map, retrieved on March 12, 2013 <http://www.ci.lafayette.ca.us/vertical/sites/%7BC1C49B72-3D02-4C7B-82A7-92186ABD75FF%7D/uploads/%7BB909DA79-CE34-40E7-9546-4394E898D7A3%7D.PDF>
- Contra Costa County Assessor