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|-------------------------|--|
| <b>Type of Services</b> | <b>Phase I Environmental Site Assessment</b>                           |
| <b>Location</b>         | <b>941, 943, 945 and 949 Moraga Road<br/>Lafayette, California</b>     |
| <b>Client</b>           | <b>City of Lafayette</b>   |
| <b>Client Address</b>   | <b>3675 Mt. Diablo Blvd, Suite 210<br/>Lafayette, California 94549</b> |
| <b>Project Number</b>   | <b>393-1-1</b>   |
| <b>Date</b>             | <b>June 8, 2010</b>  |



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**Type of Services**  
**Location**

**Phase I Environmental Site Assessment**  
**941, 943, 945 and 949 Moraga Road**  
**Lafayette, California**

## **SECTION 1: INTRODUCTION**

This report presents the results of the Phase I Environmental Site Assessment (ESA) performed at 941, 943, 945 and 949 Moraga Road in Lafayette, California (Site) as shown on Figures 1 and 2. This work was performed for City of Lafayette in accordance with our May 26, 2010 Agreement (Agreement). Cornerstone Earth Group, Inc. (Cornerstone) understands that City of Lafayette (City) intends to purchase the property for initial use as a surface parking lot and eventual undetermined redevelopment.

### **1.1 PURPOSE**

The scope of work presented in the Agreement was prepared in general accordance with ASTM E 1527-05 titled, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process" (ASTM Standard). The ASTM Standard is in general compliance with the Environmental Protection Agency (EPA) rule titled, "Standards and Practices for All Appropriate Inquiries; Final Rule" (AAI Rule). The purpose of this Phase I ESA is to strive to identify, to the extent feasible pursuant to the scope of work presented in the Agreement, Recognized Environmental Conditions at the property.

As defined by ASTM E 1527-05, the term Recognized Environmental Condition means the presence or likely presence of hazardous substances or petroleum products on a property under conditions that indicate an existing release, past release, or a material threat of a release of hazardous substances or petroleum products into structures on the property or into the ground, ground water, or surface water on the property.

### **1.2 SCOPE OF WORK**

As presented in our Agreement, the scope of work performed for this Phase I ESA included the following:

- One reconnaissance of the Site to note readily observable indications of significant hazardous materials releases to structures, soil or ground water.
- Drive-by observation of adjoining properties to note readily apparent hazardous materials activities that have or could significantly impact the Site.
- Acquisition and review of a regulatory agency database report of public records for the general area of the Site to evaluate potential impacts to the Site from reported contamination incidents at nearby facilities.

- Review of readily available information on file at selected governmental agencies to help evaluate past and current Site use and hazardous materials management practices.
- Review of readily available maps and aerial photographs to help evaluate past and current Site uses.
- Interviews with persons reportedly knowledgeable of existing and prior Site uses, including the current and past Site owners, and the current and past Site operator(s) (if these persons are made available by the City).
- Preparation of a written report summarizing our findings and recommendations.

The limitations for the Phase I ESA are presented in Section 10; the terms and conditions of our Agreement are presented in Appendix A.

### **1.3 ASSUMPTIONS**

In preparing this Phase I ESA, Cornerstone assumed that all information received from interviewed parties is true and accurate. In addition, we assumed that all records obtained by other parties, such as regulatory agency databases, maps, related documents and environmental reports prepared by others are accurate and complete. We also assumed that the boundaries of the Site, based on information provided by the City, are as shown on Figure 2. We have not independently verified the accuracy or completeness of any data received.

### **1.4 ENVIRONMENTAL PROFESSIONAL**

This Phase I ESA was performed by Peter M. Langtry, P.G., C.E.G., an environmental professional who meets the ASTM E 1527-05 qualifications.

## **SECTION 2: SITE DESCRIPTION**

This section describes the Site as of the date of this Phase I ESA. The location of the Site is shown on Figures 1 and 2. Tables 1 through 3 summarize general characteristics of the Site and adjoining properties. The Site is described in more detail in Section 7, based on our on-Site observations.

### **2.1 LOCATION AND OWNERSHIP**

Table 1 describes the physical location, and ownership of the property, based on information provided by the City.

**Table 1. Location and Ownership**

|                             |                 |
|-----------------------------|-----------------|
| Assessor's Parcel No. (APN) | 243-210-013-5   |
| Reported Address/Location   | 941 Moraga Road |
| Owner                       | Michael Park    |
| Approximate Lot Size        | 0.12 Acre       |
| Approximate Bldg. Size      | 390 square feet |
| Construction Date           | 1950            |

|                             |                               |
|-----------------------------|-------------------------------|
| Assessor's Parcel No. (APN) | 243-210-014-3                 |
| Reported Address/Location   | 943 Moraga Road               |
| Owner                       | Michael Park                  |
| Approximate Lot Size        | 0.35 Acre                     |
| Approximate Bldg. Size      | Approximately 900 square feet |
| Construction Date           | Not provided                  |

|                             |                 |
|-----------------------------|-----------------|
| Assessor's Parcel No. (APN) | 243-210-015-0   |
| Reported Address/Location   | 945 Moraga Road |
| Owner                       | Michael Park    |
| Approximate Lot Size        | 0.1 Acre        |
| Approximate Bldg. Size      | No structures   |
| Construction Date           | Not applicable  |

|                             |                   |
|-----------------------------|-------------------|
| Assessor's Parcel No. (APN) | 243-210-016-8     |
| Reported Address/Location   | 949 Moraga Road   |
| Owner                       | Michael Park      |
| Approximate Lot Size        | 0.17 Acre         |
| Approximate Bldg. Size      | 3,646 square feet |
| Construction Date           | 1947              |

**2.2 CURRENT/PROPOSED USE OF THE PROPERTY**

The current and proposed uses of the property are summarized in Table 2.

**Table 2. Current and Proposed Uses**

|                              |   |
|------------------------------|---|
| Current Use (941 Moraga Rd.) | Vacant Office Building                                      |
| Proposed Use                 | Surface parking lot and eventual undetermined redevelopment |

|                              |   |
|------------------------------|---|
| Current Use (943 Moraga Rd.) | Vacant Residential  |
| Proposed Use                 | Surface parking lot and eventual undetermined redevelopment |

|                              |   |
|------------------------------|---|
| Current Use (945 Moraga Rd.) | Parking Lot   |
| Proposed Use                 | Surface parking lot and eventual undetermined redevelopment |

|                              |   |
|------------------------------|---|
| Current Use (949 Moraga Rd.) | Optometrist and Primary Care Physician Office Building      |
| Proposed Use                 | Surface parking lot and eventual undetermined redevelopment |

### 2.3 SITE SETTING AND ADJOINING SITE USE

Land use in the general Site vicinity appears to be a mix of residential, institutional, and commercial. Based on our Site vicinity reconnaissance, adjoining Site uses are summarized below in Table 3.

**Table 3. Adjoining Site Uses**

|       |                           |
|-------|---------------------------|
| North | Residential and Church    |
| South | Dental Office Building    |
| East  | School and vacant library |
| West  | Residential               |

## SECTION 3: USER PROVIDED INFORMATION

The ASTM standard defines the User as the party seeking to use a Phase I ESA to evaluate the presence of Recognized Environmental Conditions associated with a property. For the purpose of this Phase I ESA, the User is City.

### 3.1 CHAIN OF TITLE

A chain-of-title was not provided for our review.

### 3.2 ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS

No information regarding environmental liens or activity and use limitations (AULs) was provided for our review.

### 3.3 SPECIALIZED KNOWLEDGE AND/OR COMMONLY KNOWN OR REASONABLY ASCERTAINABLE INFORMATION

The ASTM Standard requires that if the User is aware of any specialized knowledge and/or commonly known or reasonably ascertainable information within the local community about the Site that is material to Recognized Environmental Conditions, such as environmental liens, a significantly lower purchase price due to the property being affected by hazardous materials, or other conditions that are material to Recognized Environmental Conditions in connection with the Site, it is the User's responsibility to communicate such information to the environmental professional. Based on information provided by or discussions with the City, we understand that the City does not have such specialized knowledge and/or commonly known or reasonably ascertainable information regarding the Site.

### 3.4 REASON FOR PERFORMING PHASE I ENVIRONMENTAL SITE ASSESSMENT

We understand that the City intends to purchase the property for use as a surface parking lot and possible future undetermined redevelopment. We performed this Phase I ESA to support the City in evaluation of Recognized Environmental Conditions at the Site. This Phase I ESA is intended to reduce, but not eliminate, uncertainty regarding the potential for Recognized Environmental Conditions at the Site.

## SECTION 4: RECORDS REVIEW

### 4.1 STANDARD ENVIRONMENTAL RECORD SOURCES

Cornerstone contracted with a firm specializing in the computerized search of environmental regulatory databases to evaluate the likelihood of contamination incidents at and near the Site. The databases and search distances were in general accordance with the requirements of ASTM E 1527-05. A list of the database sources reviewed, a description of the sources, and a radius map showing the location of reported facilities relative to the project Site are presented in Appendix B.

Based on the information presented in the agency database report, no off-Site facilities were reported that appear likely to significantly impact ground water beneath the Site. The potential for impact was based on our interpretation of the types of incidents, the location of the reported incidents in relation to the Site and the assumed ground water flow direction.

### 4.2 ADDITIONAL ENVIRONMENTAL RECORD SOURCES

The following additional sources of readily ascertainable public information for the Site also were reviewed during this Phase I ESA.

#### 4.2.1 City and County Agency File Review

Cornerstone requested available files pertaining to 941, 943, 945 and 949 Moraga Road at the following public agencies; the Contra Costa County Building Department (CCCBD), Contra Costa County Consolidated Fire District (CCCCFD), and the Contra Costa County Health Services Agency (CCCHSA). A representative of the CCCHSA reported that they did not have any files for the Site addresses.

**Table 4. File Review Information**

| Agency Name | Date         | Document Author      | Remarks  |
|-------------|--------------|----------------------|--|
| CCCCFD      | 1982         | Chabot Surgical Inc. | Approved permit for compressed gas cylinders (nitrous oxide, oxygen and nitrogen) for dental office (Kenneth Lyons, DMD) at 949 Moraga Road.   |
| CCCBD       | 1958         | CCCBD                | Approved building permit application. No address on the permit other than "Moraga Road near Brook Street" but the document was filed under parcel 243-210-015. Note on application noted that a real estate office had been built in 1948. |
| CCCBD       | 1977 to 2002 | CCCBD                | Various Permits indicating Electrical and Plumbing Construction Approvals.   |

#### 4.2.2 Radon

Studies conducted by the California Department of Health Services (CDHS) at 2,858 sites in California revealed that 3.8 percent had radon levels above 4 picocuries per liter (pCi/l) with the highest known reading at 29 pCi/l. The United States Environmental Protection Agency (EPA) has set a recommended action level of 4 pCi/l.



Radon screening tests conducted in the Site vicinity (zip code 94549) did not detect radon above 4 pCi/l in 30 sites tested. The Federal EPA has rated Contra Costa County as a Radon Zone 2, with an average indoor activity level of between 2 pCi/l and 4 pCi/L radon.

#### **4.2.3 Division of Oil, Gas and Geothermal Resources Maps**

To evaluate the presence of oil or gas wells on-Site and in the immediate Site vicinity, maps available on-line at the California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (<http://www.consrv.ca.gov/dog>) were reviewed. Review of the available map for the Site area (Map Number W6-1) did not show oil or gas wells on-Site or on the adjacent properties.

#### **4.2.4 Lead in Drinking Water**

East Bay Municipal Water District (EBMUD) provides drinking water to the Site. The 2009 water quality report published by EBMUD states that lead was detected at a 90 percentile concentration of 4 parts per billion (ppb). The drinking water standard for lead established by the US EPA is 15 ppb.

### **SECTION 5: PHYSICAL SETTING**

We reviewed readily available geologic and hydrogeologic information to evaluate the likelihood that chemicals of concern released on a nearby property could pose a significant threat to the Site and/or its intended use.

#### **5.1 RECENT USGS TOPOGRAPHIC MAP**

A recent USGS 7.5 minute topographic map was reviewed to evaluate the physical setting of the Site. The Site's elevation is approximately 300 feet above mean sea level; topography in the vicinity of the Site is variable but generally slopes to the east to northeast, towards Las Trampas Creek.

#### **5.2 HYDROGEOLOGY**

Based on our experience and information presented in the California Geotracker database, the shallow ground water beneath the Site is likely present at depths of approximately 5 to 10 feet. Ground water likely flows toward the east to northeast.

### **SECTION 6: HISTORICAL USE INFORMATION**

The objective of the review of historical use information is to develop a history of the previous uses of the Site and surrounding area in order to help identify the likelihood of past uses having led to Recognized Environmental Conditions at the property. The ASTM standard requires the identification of all obvious uses of the property from the present back to the property's first developed use, or back to 1940, whichever is earlier, using reasonably ascertainable standard historical sources.

#### **6.1 HISTORICAL SUMMARY OF SITE**

The historical sources reviewed are summarized below. The results of our review of these sources are summarized in Table 5.

- **Historical Aerial Photographs:** We reviewed aerial photographs dated 1939, 1946, 1958, 1965, 1974, 1982, 1993, 1998, and 2005 obtained from Environmental Data Resources, Inc. (EDR) of Milford, Connecticut; copies of aerial photographs reviewed are presented in Appendix C.
- **Historical Topographic Maps:** We reviewed USGS 15-minute and 7.5-minute historic topographic maps dated 1915, 1948 1949, 1959, 1968, 1973, 1980, 1993 and 1995; copies of historic topographic maps reviewed are presented in Appendix C.
- **Historical Fire Insurance Maps:** EDR reported that the Site was not within the coverage area of fire insurance maps.
- **Local Street Directories:** We reviewed city directories obtained from EDR that were dated from 1975 to 2008 to obtain information pertaining to past Site occupants; the city directory summary is presented in Appendix D.

**Table 5. Summary of Historical Source Information for Site**

| Date                 | Source             | Comment  |
|----------------------|--------------------|--|
| 1915                 | Topographic map    | No structures are shown on-Site.   |
| 1939 and 1946        | Aerial photographs | The existing vacant residence at 943 Moraga Road appears to be present on the 1939 photograph. Details are difficult to discern on the 1946 photograph but the Site appears generally similar to the 1939 photograph.                      |
| 1948 and 1949        | Topographic maps   | No structures appear on the 1948 (15-minute/1:50,000 scale) topographic map. Two to three small structures typical of residences or similar structures appear to be shown on-Site on the 1949 (7.5-minute/1:24,000 scale) topographic map. |
| 1958                 | Aerial photograph  | The current on-site buildings at 941, 943, and 949 Moraga Road appear to be present.   |
| 1959, 1968, and 1973 | Topographic maps   | The Site is shown within the urban developed area of the City.   |
| 1965                 | Aerial photograph  | The current on-site buildings at 941, 943, and 949 Moraga Road appear to be present.   |
| 1974                 | Aerial photograph  | Details are difficult to discern but the Site generally appears similar to the previous aerial photograph.   |
| 1975                 | City Directory     | Use as Residence 943 Moraga Road is indicated  |
| 1975                 | City Directory     | Leased to Dr. Clifford Feiler and LL Mohr DC is indicated at 949 Moraga Road.  |
| 1980                 | City Directory     | Use as Office Building is indicated at 949 Moraga Road.  |
| 1980                 | City Directory     | Leased to Mutnick, Harold E. at 941 Moraga Road.   |
| 1980                 | Topographic maps   | The Site is shown within the urban developed area of Lafayette.  |
| 1982                 | Aerial photograph  | Details are difficult to discern but the Site generally appears similar to the previous aerial photograph.   |

Table 5, continued.

| Date          | Source            | Comment   |
|---------------|-------------------|---|
| 1985          | City Directory    | Use as commercial office space for State Farm and Odyssey Properties is indicated at 941 Moraga Road. |
| 1985          | City Directory    | Use as office building (11 occupants) including West Coast Packing is indicated at 949 Moraga Road.   |
| 1985          | City Directory    | Use as Residence 943 Moraga Road. is indicated  |
| 1990 and 1995 | City Directory    | Use as commercial office for Farmers Insurance Agent is indicated at 941 Moraga Road.                 |
| 1990          | City Directory    | Use as office building (7 occupants) is indicated at 949 Moraga Road.                                 |
| 1993          | Aerial photograph | The current on-Site buildings are shown   |
| 1995          | City Directory    | Use as office building (9 occupants) is indicated at 949 Moraga Road.                                 |
| 1998          | Aerial photograph | The current on-Site buildings are shown   |
| 2005          | Aerial photograph | The current on-Site buildings are shown   |
| 2008          | City Directory    | Use as office building (7 occupants) is indicated at 949 Moraga Road.                                 |

## 6.2 HISTORICAL SUMMARY OF SITE VICINITY

Based on our review of the information described in Section 6.1, the general history of the Site vicinity is summarized below.

### 1915

The 1915 topographic map shows the site to be in a sparsely developed area.

### 1939 to 1958

On the 1939 through 1959 aerial photographs, the Site vicinity appears to be a mix of commercial buildings, orchards and residences. A school is present to the east of the Site across Moraga Road and a church appears adjacent to the north of the Site. A higher density of commercial and residential parcels is apparent to the north, along Mount Diablo Road.

### 1959 to 2008

Increases in mainly residential and school development and corresponding decreases in undeveloped land are apparent through the 1960s. Site activities in the Site vicinity from the 1970s to 2008 appear to have been generally stable with a mixture of residential, commercial, and educational uses.

## SECTION 7: SITE RECONNAISSANCE

We performed a Site reconnaissance to evaluate current Site conditions and to attempt to identify Site Recognized Environmental Conditions. The results of the reconnaissance are discussed below. Additional Site observations are summarized in Table 6 in Section 7.2. Photographs of the Site are presented in Section 7.2.1.

## 7.1 METHODOLOGY AND LIMITING CONDITIONS

To observe current Site conditions (readily observable environmental conditions indicative of a significant release of hazardous materials), Cornerstone staff Peter M. Langtry, P.G., C.E.G. visited the Site on June 2<sup>nd</sup>, 2010, and was accompanied by Dave Schnayer, broker for the property owner. Cornerstone staff only observed those areas that were reasonably accessible, safe, and did not require movement of equipment, materials or other objects.

## 7.2 OBSERVATIONS

At the time of our visit, the Site was occupied by a single family residence (943 Moraga Road), and two single-story office buildings (941 and 949 Moraga Road).

The wood framed two story residence was unoccupied and was located on a gently sloping hillside. The doors were boarded so the interior of the building was not readily accessible. Limited observations of the interior were made through windows. The interior appeared generally empty except for some construction materials such as lumber and what appeared to be pieces of sheetrock. The exterior paint on the structure appeared weathered and flaking.

The approximately 400 square-foot office building at 941 Moraga Road was located in the southeast corner of the Site. The interior consisted of two office spaces most recently occupied by an insurance broker. A closet inside one of the offices contained three 1-gallon containers of latex paint.

The office building at the northeast end of the site (949 Moraga Road) was occupied by an optometrist and general care medical professionals. The optometrist was not open for business at the time of the Site visit. The optometrist unit consisted of a front waiting room and reception desk, eyeglass fitting and retail product display area, three eye exam rooms, an office, two restrooms, and a kitchen/stock room. Containers of disinfectants, generally less than 1-liter, and eye care products were observed in the eye exam rooms and eyeglass fitting areas. Cabinets in the kitchen/stockroom contained retail packages of eye care products for sale to customers, and bottles of disinfectant and other eye-care products. Janitorial supplies were stored in a cabinet under the sink.

The physician's office generally consisted of a waiting room, reception desk and administrative office, five exam rooms, a lunch room, restrooms, a medical supply stockroom, and two offices. The manager for one of the physicians reported that medical wastes were stored in sealed containers in each exam room and were removed once per month by Barrett Medial Supply. Medical supplies and medicines were stored in the stockroom in original packaging. A sink was present in the stockroom. A medical staff reported that disinfectant was discharged into the sink during the cleaning of equipment. No significant staining of the sink or the floor of the stockroom was observed. One of the exam rooms was observed and typical quantities of medical supplies and disinfectants were observed on the counter.

The 949 Moraga Road office building was u-shaped with a central concrete-paved patio. Two pad-mounted air conditioning units were observed adjacent to the exterior wall along with associated electrical switches. A concrete retaining wall was observed along the back of the patio, and the ground sloped upward toward the west behind the wall.

An asphalt paved parking lot occupied the space between the two office buildings on the eastern portion of the site (945 Moraga Road). The western half of the site surrounding the unoccupied single family home was vacant and covered with grasses and weeds.

**Table 6. Summary of Readily Observable Site Features**

| General Observation               | Comments  |
|-----------------------------------|---|
| Aboveground Storage Tanks         | Not Observed  |
| Agricultural Wells                | Not Observed  |
| Air Emission Control Systems      | Not Observed  |
| Boilers                           | Not Observed  |
| Burning Areas                     | Not Observed  |
| Chemical Mixing Areas             | Not Observed  |
| Chemical Storage Areas            | Janitorial and Medical related chemicals located in office building at 949 Moraga Road. |
| Clean Rooms                       | Not Observed  |
| Drainage Ditches                  | Not Observed  |
| Elevators                         | Not Observed  |
| Emergency Generators              | Not Observed  |
| Equipment Maintenance Areas       | Not Observed  |
| Fill Placement                    | Not Observed  |
| Ground Water Monitoring Wells     | Not Observed  |
| High Power Transmission Lines     | Not Observed  |
| Hoods and Ducting                 | Not Observed  |
| Hydraulic Lifts                   | Not Observed  |
| Incinerator                       | Not Observed  |
| Petroleum Pipelines               | Not Observed  |
| Petroleum Wells                   | Not Observed  |
| Ponds or Streams                  | Not Observed  |
| Railroad Lines                    | Not Observed  |
| Row Crops or Orchards             | Not Observed  |
| Stockpiles of Soil or Debris      | Not Observed  |
| Sumps or Clarifiers               | Not Observed  |
| Transformers                      | Not Observed  |
| Underground Storage Tanks         | Not Observed  |
| Vehicle Maintenance Areas         | Not Observed  |
| Vehicle Wash Areas                | Not Observed  |
| Wastewater Neutralization Systems | Not Observed  |

The comment "Not Observed" does not warrant that these features are not present on-Site; it only indicates that these features were not readily observed during the Site visit.

### 7.2.1 Site Photographs



Photograph 1. Front of vacant office building at 941 Moraga Road.



Photograph 2. Medical supply cabinet in optometrist office at 949 Moraga Road



Photograph 3. Janitorial supply from optometrist office at 949 Moraga Road.



Photograph 4. Medical supply room at doctor's office at 949 Moraga Road.



Photograph 5. View looking west of office building at 949 Moraga Road.



Photograph 6. View looking west of vacant residence at 943 Moraga Road.





Photograph 7. View looking south from northwest end of property behind the vacant residence at 943 Moraga Road.



Photograph 8. View looking south from 949 Moraga Road toward vacant office building (941 Moraga Road) and asphalt parking area (945 Moraga Road)

## **SECTION 8: INTERVIEWS**

### **8.1 ENVIRONMENTAL QUESTIONNAIRE**

To help obtain information on current and historical Site use and use/storage of hazardous materials on-Site, we provided an environmental questionnaire to Mr. Tony Coe of the City. He was asked to forward the questionnaire to the Site owner, Mr. Michael Park, for completion. Based on our review of the completed questionnaire, 949 Moraga Road was constructed by the 1960s and has been used for medical and dental purposes. The building at 941 Moraga Road has been used for general office purposes. Mr. Park was not aware of the construction dates of the office building at 941 Moraga Road or the residence at 943 Moraga Road.

Mr. Park was not aware of hazardous materials use, storage or disposal on-Site, and was not aware of any environmental cleanup liens, activity or use limitations (AULs), or and pending, threatened or past litigation relevant to hazardous substances or petroleum products at the Site. The completed questionnaire is attached in Appendix E.

### **8.2 INTERVIEWS WITH PREVIOUS OWNERS AND OCCUPANTS**

Contact information for previous Site owners and occupants was not provided to us. Therefore, interviews with previous Site owners and occupants could not be performed.

## **SECTION 9: CONCLUSIONS (FINDINGS) AND RECOMMENDATIONS**

The City reportedly intends to purchase the Site for initial use as a surface parking lot with possible future undetermined redevelopment. Cornerstone performed this Phase I ESA to support the City in evaluation of Recognized Environmental Conditions. Our conclusions and recommendations are summarized below.

### **9.1 HISTORICAL SITE USAGE**

Based on the information obtained during this study, the existing vacant residence appears to have been constructed on the western portion of the Site (943 Moraga Road) by 1939. In addition, the two buildings at 941 and 949 Moraga Road appear to have been constructed by 1950. Since that time, the office building at 941 Moraga Road has been occupied by a variety of professional service firms and the office building at 949 Moraga Road has been occupied by a variety of medical and dental practices.

### **9.2 CHEMICAL STORAGE AND USE**

Chemical storage and use observed on-Site consisted of small quantities of chemicals that included janitorial, office, and medical supplies. General housekeeping of chemical storage areas appeared orderly with no readily observable evidence of significant spills or leaks. An office manager for one of the physicians reported that medical wastes are removed monthly for off-Site disposal. Typical household cleaning and maintenance supplies also were presumably used within the residence. These materials are not likely to significantly impact soil or ground water quality beneath the Site provided that they are used in accordance with the manufacturer's instructions.

### **9.3 ASBESTOS CONTAINING MATERIALS (ACMS)**

Due to the age of the on-Site structure(s), building materials may contain asbestos. Prior to demolition of the buildings, an asbestos survey is required by local authorities and/or National Emissions Standards for Hazardous Air Pollutants (NESHAP) guidelines. NESHAP guidelines require the removal of potentially friable ACBMs prior to building demolition or renovation that may disturb the ACBM.

### **9.4 LEAD-BASED PAINT AND PEST CONTROL ACTIVITIES**

The Consumer Product Safety Commission banned the use of lead as an additive in paint in 1978. Based on the age of the building, lead-based paint may be present. If demolition is planned, the removal of lead-based paint isn't required if it is bonded to the building materials. However, if the lead-based paint is flaking, peeling, or blistering, it should be removed prior to demolition. In either case, applicable OSHA regulations must be followed; these include requirements for worker training, air monitoring and dust control, among others. Any debris or soil containing lead must be disposed appropriately.

Additionally, soil adjacent to structures that are painted with lead-containing paint can become impacted with lead as a result of the weathering and/or peeling of painted surfaces. As noted above, paint on the exterior of the on-Site vacant residence appeared weathered and flaking. Soil near wood framed structures also can be impacted by pesticides historically used to control termites. Prior to purchasing the property we recommend evaluating soil quality adjacent to on-Site structures for lead and organochlorine pesticides to evaluate disposal or re-use alternatives for the soil.

### **9.5 DISPOSAL OF EXCESS SOIL DURING CONSTRUCTION**

If the development plans will require off-Site disposal of excess soil, the receiving facility likely will require laboratory analyses of this material. In this case consideration should be given to evaluating soil quality before purchasing the Site.

### **9.6 IMPORTED SOIL**

If the planned development will require importing soil for Site grading, we recommend documenting the source and quality of imported soil. The DTSC's October 2001 Clean Fill Advisory provides useful guidance on evaluating imported fill.

### **9.7 POTENTIAL ENVIRONMENTAL CONCERNS WITHIN THE SITE VICINITY**

Based on the information obtained during this study, no hazardous material incidents have been reported in the Site vicinity that would be likely to significantly impact the Site. However, as is typical to many commercial areas, several facilities in the vicinity were reported as hazardous materials users. If leaks or spills occur at these facilities, contamination could impact the Site, depending upon the location of the property, the magnitude of the release, and the effectiveness of cleanup efforts.

## 9.8 SOIL MANAGEMENT PLAN

Based on the long residential and commercial history of the site, buried structures, wells, burn areas, debris, or impacted soil may be encountered during site development activities; these materials may require special handling and disposal. To limit construction delays, we recommend that a soil management plan (SMP) be developed to establish management practices for handling these materials/structures, if encountered.

## 9.9 DATA GAPS

ASTM Standard Designation E 1527-05 requires the environmental professional to comment on significant data gaps that affect our ability to identify Recognized Environmental Conditions. A data gap is a lack of or inability to obtain information required by ASTM Standard Designation E 1527-05 despite good faith efforts by the environmental professional to gather such information. A data gap by itself is not inherently significant; it only becomes significant if it raises reasonable concerns. The following data gap was identified:

- Contact information for the former occupants and owners of the Site was not provided to us.

Because the history of the Site appears to have been sufficiently established based on information reviewed during this Phase I ESA, we do not consider the above data gap to be significant.

## 9.10 DATA FAILURES

As described by ASTM Standard Designation E 1527-05, a data failure occurs when all of the standard historical sources that are reasonably ascertainable and likely to be useful have been reviewed and yet the objectives have not been met. Data failures are not uncommon when attempting to identify the use of a Site at five year intervals back to the first use or to 1940 (whichever is earlier). ASTM Standard Designation E 1527-05 requires the environmental professional to comment on the significance of data failures and whether the data failure affects our ability to identify Recognized Environmental Conditions. A data failure by itself is not inherently significant; it only becomes significant if it raises reasonable concerns. No data failures were identified during this Phase I ESA.

## SECTION 10: LIMITATIONS

Cornerstone performed this Phase I ESA to support City of Lafayette in evaluation of Recognized Environmental Conditions associated with the Site. City of Lafayette understands that no Phase I ESA can wholly eliminate uncertainty regarding the potential for Recognized Environmental Conditions to be present at the Site. This Phase I ESA is intended to reduce, but not eliminate, uncertainty regarding the potential for Recognized Environmental Conditions. City of Lafayette understands that the extent of information obtained is based on the reasonable limits of time and budgetary constraints.

Conclusions presented in this report are based on selected, readily available information and conditions readily observed at the time of the Site visit. Phase I ESAs are inherently limited because findings are developed based on information obtained from a non-intrusive Site evaluation. Cornerstone does not accept liability for deficiencies, errors, or misstatements that have resulted from inaccuracies in the publicly available information or from interviews of

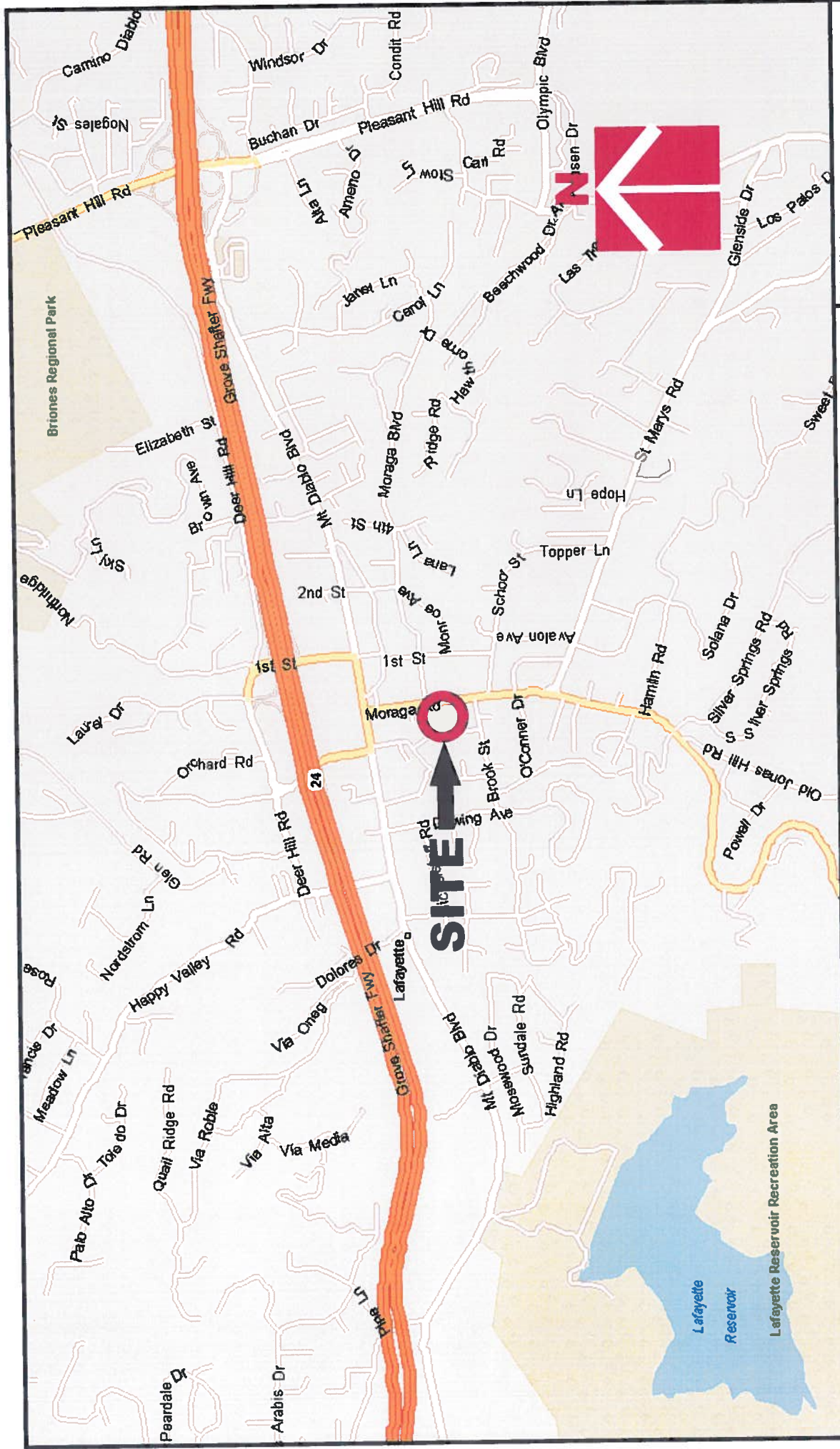
persons knowledgeable of Site use. In addition, publicly available information and field observations often cannot affirm the presence of Recognized Environmental Conditions; there is a possibility that such conditions exist. If a greater degree of confidence is desired, soil, ground water and/or soil vapor samples should be collected by Cornerstone and analyzed by a state-certified laboratory to establish a more reliable assessment of environmental conditions.

Cornerstone acquired an environmental database of selected publicly available information for the general area of the Site. Cornerstone cannot verify the accuracy or completeness of the database report, nor is Cornerstone obligated to identify mistakes or insufficiencies in the information provided (ASTM E 1527-05, Section 8.1.3). Due to inadequate address information, the environmental database may have mapped several facilities inaccurately or could not map the facilities. Releases from these facilities, if nearby, could impact the Site.

City of Lafayette may have provided Cornerstone environmental documents prepared by others. City of Lafayette understands that Cornerstone reviewed and relied on the information presented in these reports and cannot be responsible for their accuracy.

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Cornerstone makes no warranty, expressed or implied, except that our services have been performed in accordance with the environmental principles generally accepted at this time and location.



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| Project Number | 393-1-1   |
| Figure Number  | Figure 1  |
| Date           | June 2010 |
| Drawn By       | FL        |

Vicinity Map

**941, 943, 945, and 949 Moraga Road  
Lafayette, CA**



**CORNERTONE  
EARTH GROUP**



Aerial courtesy of Google Earth (2010)



0 100 200



APPROXIMATE SCALE (FEET)



Site Plan

941, 943, 945, and 949 Moraga Road  
Lafayette, CA

Project Number

393-1-1

Figure Number

Figure 2

Date

June 2010

Drawn By

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