

Appendix D

Phase I Environmental Site Assessment



Phase I Environmental Site Assessment

Goleta Train Depot Project
27 South La Patera Lane
Goleta, California

prepared for
The City of Goleta

prepared by
Rincon Consultants, Inc.

December 30, 2019



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December 30, 2019
Project 19-07186

Gerald Comati
City of Goleta
Public Works Department
130 Cremona Drive, Suite B
Goleta, California 93117

**Subject: Phase I Environmental Site Assessment
Goleta Train Depot Project
27 South La Patera Lane, Goleta, California**

Dear Mr. Comati:

This report presents the findings of a Phase I Environmental Site Assessment (ESA) completed by Rincon Consultants, Inc. for the Goleta Train Depot Project in Goleta, California. The Phase I ESA was performed in accordance with our Agreement for Professional Service between Anil Verma Associates, Inc. and Rincon Consultants, Inc. dated June 19, 2019.

The accompanying report presents our findings and provides an opinion regarding the presence of recognized environmental conditions in connection with the subject property. Our work program for this project, as referenced in our contract, is intended to meet the guidelines outlined in the American Society for Testing and Materials (ASTM), Standard Practice for Environmental Site Assessments: *Phase I Environmental Site Assessment Process* (ASTM Standard E1527-13). Our scope of services, pursuant to ASTM practice, did not include any inquiries with respect to asbestos, lead-based paint, lead in drinking water, wetlands, regulatory compliance, cultural and historic resources, industrial hygiene, health and safety, ecological resources, endangered species, vapor intrusion or other indoor air quality, mold, or high-voltage power lines.

Thank you for selecting Rincon for this project. If you have any questions, or if we can be of any future assistance, please contact us.

Sincerely,
Rincon Consultants, Inc.

Sarah A. Larese
Senior Environmental Scientist

Walt Hamann, PG, CEG, CHG
Vice President, Environmental Services

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Executive Summary

This report presents the findings of a Phase I Environmental Site Assessment (ESA) for the Goleta Train Depot Project located at 27 S. La Patera Lane in Goleta, California (Figure 1, Vicinity Map). The Phase I ESA was performed for the City of Goleta by Rincon Consultants, Inc. (Rincon). The City of Goleta has requested this assessment and will use the information for the purpose of redeveloping the subject property. The project site is currently developed with a structure with offices and warehouse space that was primarily vacant and unoccupied (with a portion of the building in use by Food Bank for food storage) during the site reconnaissance.

The subject property is located in an area that is primarily composed of commercial and industrial land uses. Properties in the vicinity of the subject property include light industrial and commercial businesses, an Amtrak Station and a railroad right-of-way.

Rincon performed a reconnaissance of the subject property on October 31, 2019 accompanied by Claudia Dato, City Project Manager with the City of Goleta and Michael Baris, Emergency Services Coordinator, with the City of Goleta. The purpose of the reconnaissance was to observe existing conditions and to obtain information indicating the presence of recognized environmental conditions (RECs) in connection with the subject property. During the site reconnaissance, Rincon observed evidence of one underground storage tank (UST) located on the western portion of the subject property adjacent to the onsite generator. According to Mr. Baris, the UST contains 450-gallons of diesel fuel with a maximum capacity of 1,800-gallons to supply the onsite generator located to the east of the onsite UST. Mr. Baris indicated that the UST is currently in compliance with applicable local and state regulations. In addition, Rincon observed one 55-gallon drum on the subject property (with a hazardous waste sticker dated 4/12/19 and labeled as containing rainwater). It appears that the drum contents are associated with the following California Environmental Protection Agency (Cal EPA) violation reported for the subject property on 4/12/19:

- Facility failure to keep water out of the secondary containment of UST systems installed on or after July 1, 2003. Water is continuously entering the vent box. Returned to compliance on 6/17/2019.

No other drums were reported by the site representative or observed during the site reconnaissance. Rincon did not observe indications of releases from the drum on the subject property.

A regulatory database search was conducted by Environmental Data Resources (EDR) for sites that generate, store, treat or dispose of hazardous materials or sites for which a release or incident has occurred. The search was conducted for the subject property and included data from surrounding sites within a specified radius of the property. The subject property was listed in the following databases searched by EDR: FINDS, ECHO, UST, HAZNET, RCRA NonGen/ NLR, CERS HAZ WASTE, CERS TANKS, CERS, EMI HIST UST and CUPA Listings. According to EDR, the HAZNET listing indicates hazardous wastes generated on the subject property were removed and disposed at an accepting offsite facility. The hazardous wastes generated included: pharmaceutical wastes (2016-2017), off-specification, aged or surplus organics (2016), halogenated solvents, unspecified solvent mixture, oil/water separation sludge (1992), waste oil and mixed oil (1989). According to the online CalEPA Regulated Site Portal, the site is listed under three regulatory programs: Chemical Storage Facilities, Hazardous Waste Generator and Underground Storage Tank facility. As stated above, the facility



received a violation regarding water entering the UST system vent box. The facility returned to compliance on 6/17/2019. The subject property was not listed in any databases that are indicative of a hazardous materials release.

According to EDR, the subject property was listed in the HIST UST database. The HIST UST listing indicates one historical 6,000-gallon UST containing regular motor vehicle fuel was installed on the subject property in 1967. No spills or incidents related to the UST were identified in the EDR report. No additional information pertaining to the UST was available on GeoTracker or EnviroStor websites. A 1967 site map received from the City of Goleta Planning department depicts an underground gasoline storage tank and fuel dispenser located in the southern portion of the subject property. Based on review of aerial maps provided by EDR, from 1967 to at least 1977 a rectangular concrete pad appears to be located in the southern portion of the subject property indicating the presence of the UST and fuel dispenser. During the site reconnaissance, a concrete pad was not observed in the location of the former UST and fuel dispenser. Although no releases of hazardous material have been reported in association with the historic UST, unreported hazardous materials may have occurred and have the potential to be adversely impacting soil and groundwater beneath the subject property. Based on our research, it is unknown if any soil matrix or soil vapor assessments have been conducted in the vicinity of this historical UST. It is also unclear if the UST was removed from the subject property.

According to EDR, the UST listing indicates a UST is located onsite and is regulated by the Santa Barbara County Fire Department. During the site reconnaissance the location of the existing UST was observed near the southwestern corner of the large onsite building. According to documents provided by the Santa Barbara County Public Health Department (SBCPHD), a 1,800- gallon diesel double walled fiberglass tank was installed in 2009. No spills or incidents related to the USTs were identified in the EDR report or in the documents provided by the SBCPHD. No additional information pertaining to the UST was available on GeoTracker or EnviroStor websites. Although no releases of hazardous materials have been reported in association with the UST, unreported hazardous materials releases may have occurred and have the potential to be adversely impacting soil and groundwater beneath the subject property.

Additionally, three adjacent properties were listed in databases searched by EDR. Based on the documents reviewed, these three adjacent sites are not expected to impact the subject property. Information regarding these listings are described in the Additional Environmental Record Sources section of this report.

Historical sources reviewed as part of the Phase I ESA include aerial photographs and topographic maps. The photos and maps reviewed indicate the following historical land uses for the subject property:

- 1928 to 1951: Rural residential structure (part of a ranch/farmhouse or barns and sheds) and an orchard. The railroad tracks located to the north of the subject property have been present since at least 1928.
- 1954: The onsite residential farmhouse/barns/sheds and orchard appear to be removed from the subject property. One small building (barn or shed) remains in the southwestern corner.
- 1967 to present: Large commercial structure (existing) and a parking lot (existing)

A 1967 building permit site map depicts an underground gasoline storage tank and fuel dispenser located in the southern portion of the subject property. In addition, two sumps are depicted, one in the northwest corner and one in the northeastern portion of the subject property. A trench drain is



depicted on the northeastern portion of the subject property near one of the sumps, as well as “service shops” within the southeastern portion of the structure. A pump house and capped water supply well is depicted in the northwestern portion of the subject property. In addition, according to our research, it appears the subject property was in use as a bus transportation facility (Durham Transportation) in at least 1987. In addition, the EDR report indicates that the following hazardous waste was generated at the site in 1989 through at least 1992: halogenated solvents, unspecified solvent mixture, oil/water separation sludge, waste oil and mixed oil. These listings identified in the EDR report may be indicative of bus maintenance or repair being conducted at the subject property. In addition, the generation of “oil/water separation sludge” may indicate the presence of a former oil water separator or clarifier on the subject property.

Based on the findings of this Phase I ESA, it is our opinion that there are two RECs, three potential RECs and one other condition of concern in connection with the subject property as follows:

Recognized Environmental Conditions

1. The presence of a 6,000-gallon historic UST reported on the subject property.
2. The presence of an existing 1,800-gallon diesel UST located on the subject property.

Potential Recognized Environmental Conditions

1. Former agricultural use of the subject property
2. The former Industrial use of the subject property as a bus transportation facility, as well as the presence of former sumps and “service shops”.
3. The presence of railroad tracks adjacent to the north of the subject property

Other Condition of Concern

1. The presence of a capped water supply well reported on the subject property.

Due to the historical use of the subject property for agricultural purposes, there is a potential that the subject property could be affected with pesticides, or other chemicals used routinely in agricultural production. Rincon recommends collecting shallow soil samples from the subject property and analyzing these samples for pesticides and arsenic.

To evaluate the potential subject property impact associated with the northern adjacent railroad tracks, we recommend a shallow soil sampling assessment on the northern boundary of the subject property to determine if hydrocarbons, metals, herbicides, and semi volatile organic compounds from the railroad activities are present in the shallow soil on the subject property. In addition, based on the historical agricultural use of the area, we also recommend that soil samples be analyzed for pesticides, as these chemicals may have been transported via railcars/railroad tracks.

To evaluate the potential subject property impact associated with the former industrial use of the subject property as a bus transportation facility, as well as the presence of former sumps and “service shops”, Rincon recommends that geophysical survey be conducted in the area of the underground features and that a soil matrix and soil vapor assessment be conducted on the subject property in the location of the underground features (sumps and trench drain, as wells as within the former “service shop” areas.



To evaluate the Historical UST on the subject property, we recommend a geophysical survey be conducted in the location of the historical UST and we recommend that a soil matrix and soil vapor assessment be conducted on the subject property in the vicinity of the former onsite UST

To evaluate the potential subject property impact associated with the current diesel UST located on the western portion of the subject property, Rincon recommends a soil matrix assessment in the vicinity of the UST to determine if impacted soil is present in the vicinity of the existing UST beneath the subject property.

In addition, if the UST is to be removed as part of the redevelopment of the subject property, then Rincon recommends proper tank abandonment and removal in accordance with local and state regulatory agency protocols.

Regarding the historical capped water supply well and pumphouse, we recommend that if a capped water supply well is present beneath the subject property, that it be properly abandoned, or re-abandoned to current standards in accordance with local and state regulatory agency protocols.

During redevelopment of the site, a Soil Management Plan should be prepared and followed by the development contractor. The Plan will identify what should be done in the event that previously unidentified features (USTs, clarifiers, sumps or other underground features) are uncovered during the redevelopment of the site.

Although not considered a REC, based on the age of the onsite structure (constructed as early as 1967), asbestos-containing materials and lead-based paint may be present in the building on the subject property. Therefore, Rincon recommends conducting an asbestos-containing building materials and lead-based paint survey at the subject property.



Introduction

This report presents the findings of a Phase I Environmental Site Assessment (ESA) conducted for the Goleta Train Depot Project located in Goleta, California (Figure 1, Vicinity Map). The Phase I ESA was performed by Rincon Consultants, Inc. (Rincon) for the City of Goleta in general conformance with ASTM E1527-13, and our Agreement for Professional Service between Anil Verma Associates, Inc. and Rincon Consultants, Inc. dated June 19, 2019. The following sections present our findings and provide our opinion as to the presence of recognized environmental conditions (RECs) on the subject property.

Purpose

The City of Goleta has requested this assessment and will use the information for the purpose of redeveloping the subject property. The purpose of this Phase I ESA was to determine if there are RECs on the subject property, taking into account commonly and reasonably ascertainable information and to qualify for Landowner Liability Protections under the Brownfields Amendments to the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA).

A REC is defined pursuant to ASTM E1527-13 as,

“the presence or likely presence of any hazardous substances 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; 3) under conditions that pose a material threat of a future release to the environment”.

A Controlled REC is defined pursuant to ASTM E1527-13 as,

“a recognized environmental condition 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). A condition considered by the environmental professional to be a controlled recognized environmental condition shall be listed in the findings section of the Phase I Environmental Site Assessment report, and as a recognized environmental condition in the conclusions section of the Phase I Environmental Site Assessment report”.

A Historical REC is defined pursuant to ASTM E1527-13 as,

“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 regulatory authority, without subjecting the property to any required controls (for example, use restrictions, activity and use limitations, institutional controls, or engineering controls). Before calling the past release a historical recognized environmental condition, the environmental professional must determine whether the past release is a recognized environmental condition at the time the Phase I Environmental Site Assessment is conducted (for example, if there has been a change in



the regulatory criteria). If the EP [Environmental Professional] considers the past release to be a recognized environmental condition at the time the Phase I ESA is conducted, the condition shall be included in the conclusions section of the report as a recognized environmental condition”.

A *de minimis* condition is defined pursuant to ASTM E1527-13 as,

“a condition that generally does 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* conditions are not recognized environmental conditions nor controlled recognized environmental conditions”.

Scope of Services

The scope of services conducted during this study is outlined below:

- Performed a reconnaissance of the subject property to identify obvious indicators of the existence of hazardous materials.
- Observed adjacent or nearby properties from public thoroughfares in an attempt to see if such properties are likely to use, store, generate, or dispose of hazardous materials.
- Obtained and reviewed an environmental records database search to obtain information about the potential for hazardous materials to exist at the subject property or at properties located in the vicinity of the subject property.
- Reviewed files for the subject property and immediately adjacent properties as identified in the database report, as applicable.
- Reviewed the current United States Geological Survey (USGS) topographic map to obtain information about the subject property and regional topography and uses of the subject property and surrounding sites.
- Reviewed additional pertinent record sources (e.g., California Division of Oil, Gas, and Geothermal Resources records, online databases of hazardous substance release sites), as necessary, to identify the presence of RECs at the subject property.
- Reviewed reasonably ascertainable historical resources (e.g., aerial photographs, topographic maps, fire insurance maps, city directories) to assess the historical land use of the subject property and adjacent properties.
- Provided a user interview questionnaire to a representative of the client, the user of the Phase I ESA.
- Provided a property owner interview questionnaire to the property owner or a designated subject property representative identified to Rincon by the client.
- Conducted interviews with other property representatives (e.g., key site manager, occupants), as applicable.
- Reviewed available client-provided information (e.g., previous environmental reports, title documentation).



Significant Assumptions, Limitations, Deviations, Exceptions, Special Terms, and Conditions

This work is intended to adhere to good commercial, customary, and generally accepted environmental investigation practices for similar investigations conducted at this time and in this geographic area. No guarantee or warranties, expressed or implied, are provided. The findings and opinions conveyed in this report are based on findings derived from a site reconnaissance, review of an environmental database report, specified regulatory records and historical sources, and comments made by interviewees. This report is not intended as a comprehensive site characterization and should not be construed as such. Standard data sources relied upon during the completion of Phase I ESAs may vary with regard to accuracy and completeness. Although Rincon believes the data sources are reasonably reliable, Rincon cannot and does not guarantee the authenticity or reliability of the data sources it has used. Additionally, pursuant to our contract, the data sources reviewed included only those that are practically reviewable without the need for extraordinary research.

Rincon has identified evidence that suggests that hazardous materials or petroleum products (an existing UST containing diesel fuel) exists at the site. Additional research, including surface or subsurface sampling and analysis, can reduce Client's risks, but no techniques commonly employed can eliminate these risks altogether.

In addition, pursuant to ASTM E1527-13 practice, our scope of services did not include any inquiries with respect to asbestos-containing building materials, biological agents, cultural and historic resources, ecological resources, endangered species, health and safety, indoor air quality unrelated to release of hazardous substances or petroleum products into the environment, industrial hygiene, lead-based paint, lead in drinking water, mold, radon, regulatory compliance, wetlands, or high-voltage power lines.

User Reliance

The City of Goleta has requested this assessment and will use the information for the purpose of redeveloping the subject property. This Phase I ESA was prepared for use solely and exclusively by the City of Goleta, Anil Verma Associates, Inc., Santa Barbara County Association of Governments, Union Pacific Railroad Company (UPRR), Amtrak, and other interested governmental agencies and stakeholders. No other use or disclosure is intended or authorized by Rincon. Also, this report is issued with the understanding that it is to be used only in its entirety. It is intended for use only by the client, and no other person or entity may rely upon the report without the express written consent of Rincon.

Site Description

Location

The project site is approximately 2.5- acres located west of the northern terminus of S. La Patera Lane and an approximately 0.15-acre easement located east of the northern terminus of S. La Patera Lane in Goleta, California (Figure 2, Site Map). The subject property is identified as 27 South La Patera Lane and Assessor's Parcel Number (APN) 073-050-033. The 0.15-acre easement is a



portion of the eastern adjacent property identified as 20 South La Patera Lane and APN 073-080-075.

Subject Property and Vicinity General Characteristics

The project site is currently developed with a structure with offices and warehouse space. During the site reconnaissance, the property was primarily unoccupied/vacant, however, a portion of the building was in use by Food Bank for food storage.

The subject property is located in an area that is primarily composed of commercial and light industrial land uses. Properties in the vicinity of the subject property include light industrial, commercial businesses and a railroad right-of-way. The current adjacent land uses are described in Table 1 and depicted on Figure 3, Adjacent Land Use Map.

Table 1 Current Uses of Adjacent Properties

Area	Use
Northern Properties	Amtrak railroad station/railroad tracks
Eastern Properties	S. La Patera Lane followed by Microdyn-Nadir, Cox Communication, Northrop Grumman, Aeonian Semiconductor Technology, Zad Fashion Inc., Aqua Flo Supply, and Powell Skate One (30 S. La Patera Lane)
Southern Properties	Kollmorgen Pacific Scientific (33 S. La Patera Lane), Historical Hill House Adobe
Western Properties	Bardex Corporation and Astro Aerospace (6338 Lindmar Drive)

Descriptions of Structures, Roads, Other Improvements on the Subject Property

During the site reconnaissance, one structure and a parking lot were observed on the subject property. The structure contains two-stories of vacant office space and a large vacant warehouse. The exterior of the structure includes a vacant cement-paved storage yard and a loading dock.

A chain-link fence and retaining wall were noted around the perimeter of the subject property.

Access to the subject property is available from a driveway on S La Patera Lane.

The following utility providers service the subject property:

- Electrical Service – Southern California Edison
- Natural Gas Service – Southern California Gas Company
- Water and Sewer Service – Goleta Water/Sanitary District
- Solid Waste Service – Marborg Industries (because the site is unoccupied, this company currently does not service the subject property)



User-Provided Information

As described in ASTM E1527-13 Section 6, the City of Goleta was interviewed for actual knowledge pertaining to the subject property to help identify RECs in connection with the subject property. Claudia Dato, Senior Project Manager of the City of Goleta, completed the User Questionnaire as provided by ASTM Appendix X3 prior to completion of the site reconnaissance. A copy of the completed questionnaire is included as Appendix A.

Based on our review of the completed questionnaire, Ms. Dato did not review the following sources of information and is unaware of information regarding the following:

- Recorded land title records (or judicial records, where appropriate) that identify any environmental liens filed or recorded against the subject property
- Recorded land title records (or judicial records, where appropriate) that identify any activity and land use limitations (AULs), such as engineering controls, land use restrictions or institutional controls that are in place at the property and/or have been filed or recorded against the subject property under federal, tribal, state or local law
- Title Report that identifies information pertaining to environmental cleanup liens or AULs for the subject property

Based on our review of the completed questionnaire, Ms. Dato is unaware of information regarding the following:

- Specialized knowledge or experience related to the subject property or nearby properties
- Reduction in value for the subject property relative to any known environmental issues
- Obvious indicators that point to the presence or likely presence of releases at the subject property
- Pending, threatened, or past litigation relevant to hazardous substances or petroleum products, in, on, or from the subject property
- Pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the subject property
- Notice from any government entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products

Additionally, Ms. Dato indicated that the purchase price paid for the subject property reasonably reflects the fair market value of the property, and she is not aware of a reduction in value for the subject property relative to any known environmental issues.

Based on our review of the completed questionnaire, Ms. Dato identified information pertaining to the subject property. This information is summarized below:

- The subject property was built with an industrial warehouse building and ancillary office space in 1967.

The following documents regarding the subject property were provided by the City of Goleta.

- *Geotechnical Exploration, ENGEO, Goleta Train Depot Project, September 23, 2019.* The report pertains to the geotechnical design of a train depot on the subject property. According to



Phase I Environmental Site Assessment

ENGEO, the site is suitable for the proposed development, provided the geotechnical recommendations in the report are properly incorporated into the design plans, specifications, and construction.



Records Review

Physical Setting Sources

Topography

The current USGS topographic map (Goleta Quadrangle, 2012) indicates that the subject property is situated at an elevation of about 40 feet above mean sea level with relatively flat topography. Similarly, the adjacent topography consists of relatively flat topography.

Geology and Hydrogeology

According to the California Geological Survey (CGS), *California Geomorphic Provinces, Note 36*¹, the subject property is located within the Transverse Ranges Geomorphic Province. The Transverse Ranges are an east-west trending series of steep mountain ranges and valleys. The east-west structure of the Transverse Ranges is oblique to the normal northwest trend of coastal California, hence the name "Transverse." The province extends offshore to include San Miguel, Santa Rosa, and Santa Cruz islands. Its eastern extension, the San Bernardino Mountains, has been displaced to the south along the San Andreas Fault. Intense north-south compression is squeezing the Transverse Ranges. As a result, this is one of the most rapidly rising regions on earth. Great thicknesses of Cenozoic petroleum-rich sedimentary rocks have been folded and faulted, making this one of the important oil-producing areas in the United States.

Site Geology

The site is located in the southern portion of a relatively flat coastal zone with the Pacific Ocean to the south, and the foothills of the Santa Ynez mountains to the north. According to the USGS Geologic Map of the Goleta Quadrangle (Thomas W. Dibblee, Jr. 1987) the subject property is underlain by Quaternary age alluvium, which is described as unconsolidated floodplain deposits of silt, sand and gravel.

Based on the Geotechnical Report prepared by ENGEO and provided by the City of Goleta, a subsurface assessment conducted on the subject property *"generally encountered an upper layer of stiff to hard sandy lean clay, which ranged between eight and 14 feet in thickness. The Plasticity Index ranges between 2 and 21, indicating a low to medium shrink/swell potential. Underlying the clay, the borings encountered varying layers of clayey sand, silty sand, silt and lean clay. Sandy layers ranged from medium dense to very dense and clayey layers were stiff to hard."*

Regional Groundwater Occurrence and Quality

According to the California Department of Water Resources Bulletin 118, the site is located within the Goleta Groundwater Basin.

According to the geotechnical assessment conducted on the subject property, groundwater was encountered at 20 feet below ground surface (bgs).

¹ https://www.conservation.ca.gov/cgs/Documents/Publications/Note_36.pdf



During the preparation of this Phase I ESA, we reviewed the California State Water Resources Control Board's (SWRCB's) online GeoTracker database to determine groundwater flow direction in the vicinity of the subject property. According to the *Case Closure Summary, Leaking Underground Fuel Storage Tank Program Workplan for SCE Santa Barbara Service Center, 103 David Love Place, Santa Barbara, California* and dated May 2006, groundwater is reported to be between 5.8 and 10.69 feet bgs and flows toward the south-southeast. This property is located approximately 550 feet southeast of the subject property.

Radon

A radon survey was not conducted as part of this assessment. According to the EDR report, the subject property is located in Federal EPA Radon Zone 1, which has an indoor average radon level greater than 4 picocuries per liter (pCi/L). The report indicates that 13 sites were tested for radon in indoor air within the zip code 93117 in the city of Goleta. The test results indicate an average concentration of 2.915 pCi/L in the first floor living area.

According to the State of California Department of Health Services (DHS) publication *Survey of Residential Indoor and Outdoor Radon Concentrations in California* (dated March 1990), statewide indoor radon concentrations range from 0.1 pCi/L to 16 pCi/L with an arithmetic mean of 1.09 pCi/L. The DHS survey also indicates that statewide basement radon concentrations range from 0.6 pCi/L to 7.7 pCi/L with an arithmetic mean of 2.65 pCi/L. In addition, the DHS survey indicates that statewide outdoor radon concentrations range from 0.1 pCi/L to 1.5 pCi/L with an arithmetic mean of 0.49 pCi/L.

According to the California Department of Public Health (CDPH) *California Indoor Radon Test Results* sorted by zip code (Updated 2016), radon concentrations in residences in the geographic region of the subject site (zip code 93117) average below 4 pCi/L. Out of 341 tests reported to the California Department of Public Health in this area code, 61 tests exceeded 4.0 pCi/L. In addition, according to the online *CGS Interactive Indoor Radon Potential Map*, the potential for indoor radon levels to exceed the EPA recommended action level of 4.0 pCi/L in the site vicinity is low.

Standard Environmental Record Sources

Environmental Data Resources, Inc. (EDR) was contracted to provide a database search of public lists of sites that generate, store, treat, or dispose of hazardous materials or sites for which a release or incident has occurred. The EDR search was conducted for the subject property and included data from surrounding sites within specified radii of the property. A copy of the EDR report, which specifies the ASTM search distance for each public list, is included as Appendix B. As shown on the attached EDR report, federal, state, and county lists were reviewed as part of the research effort. Please refer to Appendix B for a complete listing of sites reported by EDR and a description of the databases reviewed.

The Map Findings Summary, included in the EDR report, provides a summary of the databases searched, the number of reported facilities within the search radii, and whether the facility is located onsite or adjacent to the subject property. The following information is based on our review of the Map Findings Summary and the information contained in the EDR report.



Subject Property

The subject property was listed on the following databases:

- FINDS, ECHO, RCRA NonGen/NLR, CERS HAZ WASTE, CERS TANKS, and CERS database as City of Goleta at 27 S. La Patera Lane
- UST, EMI, CERS and FINDS database as Direct Relief International at 27 S. La Patera Lane
- HAZNET database as Durham Transportation at 27 S. La Patera Lane
- HIST UST, CUPA Listings, HAZNET, SWEEPS UST and CA FID UST database as Sears Warehouse at 27 S. La Patera Lane
- HAZNET database as One Time Sporris Lewis A at 27 S. La Patera Lane

Regulatory agency files reviewed for the subject property are discussed in the Additional Environmental Record Sources section of this report.

Offsite Properties

Offsite properties listed by EDR fall under two general categories of databases: those reporting unauthorized releases of hazardous substances (e.g., Leaking Underground Storage Tank [LUST], National Priority List [a.k.a. Superfund sites], and corrective action facilities), and databases of businesses permitted to use hazardous materials or generate hazardous wastes, for which an unauthorized release has not been reported to a regulatory agency.

Rincon reviewed the EDR Radius Map and select detailed listings to evaluate their potential to impact the subject property, based on the following factors:

- Reported distance of the facility from the subject property;
- The nature of the database on which the facility is listed, and/or whether the facility was listed on a database reporting unauthorized releases of hazardous materials, petroleum products, or hazardous wastes;
- Reported case type (e.g., soil only, failed underground storage tank [UST] test only);
- Reported substance released (e.g., chlorinated solvents, gasoline, metals);
- Reported regulatory agency status (e.g., case closed, “no further action”); and,
- Location of the facility with respect to the reported groundwater flow direction (discussed in the Geology and Hydrogeology section of this report)

Facilities/properties that were interpreted by Rincon to be of potential environmental concern to the subject property, based on one or more of the factors listed above, are summarized in Table 2. In accordance with ASTM, contamination migration pathways in soil, groundwater, and soil vapor were considered in our analysis of offsite properties of potential environmental concern.



Table 2 EDR Listing Summary of Select Sites Within One-Eighth Mile of the Subject Property

Site Name	EDR Site ID	Site Address	Distance from Subject Property	Database Reference	Comments
Subject Property					
City of Goleta, Direct Relief International, Durham Transportation, Sears Warehouse, One time Sporrns Lewis A	A1-A3, A5, A7-A11, A13	27 S. La Patera Lane	Subject Property	FINDS, ECHO	Facility Index System, Enforcement & Compliance History Information
				UST, SWEEPS UST, CA FID UST, HIST UST	One current UST. One historical 6,000-gallon UST containing regular motor vehicle fuel installed onsite in 1967.
				HAZNET, CERS HAZ WASTE, CERS TANKS, CERS, CUPA Listings	Pharmaceutical waste (2016-2017), off-specification, aged or surplus organics (2016), halogenated solvents, unspecified solvent mixture, oil/water separation sludge (1992), waste oil and mixed oil (1989) California Environmental Reporting System: hazardous waste generator, underground storage tank (UST) and chemical storage facilities
				RCRA NonGen/ NLR	Resource Conservation and Recovery Act – Non generator of hazardous waste/ no longer regulated
				EMI	Pollutant Emissions Data
Adjacent Properties					
Amtrak Goleta Layover Facility, Amtrak/Goleta Facility	A4, A6, A12, A17	25 S. La Patera Lane	Subject Property	NPDES, CIWQS	National Pollutant Discharge Elimination System, California Integrated Water Quality System
				CERS HAZ WASTE, CERS, CUPA Listings	California Environmental Reporting System: hazardous waste generator and chemical storage facilities
				AST	One 3,250-gallon AST onsite
				RCRA NonGen/ NLR	Resource Conservation and Recovery Act – Non generator of hazardous waste/ no longer regulated

Site Name	EDR Site ID	Site Address	Distance from Subject Property	Database Reference	Comments
Santa Barbara Lemon, Northrop Grumman, Aeonian Semiconductor Technology, S. B. Lemon Association (Now Powell Corp=Tenant), Powell Skateone Corporation, Dahl's Air Condition	A14, A18-A25	30 S La Patera Lane	Adjacent Property – Southeast	LUST , SWEEPS UST, CA FID UST	Release of gasoline from a leaking UST to soil and groundwater reported in 1987.
				RCRA NonGen/NLR	Resource Conservation and Recovery Act – Non generator of hazardous waste/ no longer regulated
				CERS HAZ WASTE, CERS, CUPA Listings, HIST CORTESE	California Environmental Reporting System: hazardous waste generator and chemical storage facilities
Bardex Corporation, Bardex Corporation Machine Shop, Astro Aerospace Corp	C32-C37	6338 Lindmar Drive	Adjacent Property – West	RCRA-SQG, RCRA NonGen/ NLR	Resource Conservation and Recovery Act – Small quantity generator of hazardous waste and non-generator of hazardous waste/ no longer regulated
				FINDS, ECHO	Facility Index System, Enforcement & Compliance History Information
				EMI, NPDES, ENF	Emissions, National Pollutant Discharge Elimination System, Enforcement
				CERS HAZ WASTE, CERS, CUPA Listings, CORTESE	California Environmental Reporting System: hazardous waste generator and chemical storage facilities
				CPS-SLIC	Unauthorized release in 2000 associated with the machine shop operations located onsite. Remediation and groundwater assessment. According to GeoTracker, the site is listed as, "Open – Assessment & Interim Remedial Action as of 4/11/2001"

***Bold** listings indicate a release database

Regulatory agency information reviewed for the listings in the table above are summarized in the Additional Environmental Record Sources section of this report

Orphan Listings

EDR reported two orphan or unmapped site listings, which EDR is unable to plot due to insufficient address information. Based on Rincon's review of the limited address information or site descriptions for the orphan listings, none of the listings are expected to impact the subject property.

Additional Environmental Record Sources

Review of Agency Files

As a follow-up to the database search, Rincon reviewed regulatory information for the subject property and facilities within the specified search radii that were interpreted to have the potential to impact the subject property, based on one or more factors previously discussed (e.g., distance, open case status, upgradient location, soil vapor migration).

The following is a summary of our review of regulatory information obtained from review of online sources (e.g., SWRCB GeoTracker database, Department of Toxic Substances Control [DTSC] EnviroStor database) and/or files requested from the applicable regulatory agency, as described below.

Subject Property

The subject property was listed in the following databases searched by EDR: FINDS, ECHO, UST, HAZNET, RCRA NonGen/ NLR, CERS HAZ WASTE, CERS TANKS, CERS, EMI, HIST UST and CUPA Listings.

According to EDR, the HAZNET listing indicates hazardous waste was generated at the subject property and was removed from the subject property (disposed at an accepting offsite facility). The hazardous waste consisted of pharmaceutical waste (2016-2017), off-specification, aged or surplus organics (2016), halogenated solvents, unspecified solvent mixture, oil/water separation sludge (1992) and waste oil and mixed oil (1989).

According to EDR, the subject property was listed in the HIST UST database. The HIST UST listing indicates one historical 6,000-gallon UST containing regular motor vehicle fuel was installed on the subject property in 1967. No spills or incidents related to the UST were identified in the EDR report. No additional information pertaining to the UST was available on GeoTracker or EnviroStor websites. A 1967 site map received from the City of Goleta Planning department depicts an underground gasoline storage tank and fuel dispenser located in the southern portion of the subject property. Based on review of aerial maps provided by EDR, from 1967 to at least 1977 a rectangular concrete pad appears to be located in the southern portion of the subject property indicating the presence of the UST and fuel dispenser. During the site reconnaissance, a concrete pad was not observed in the location of the former UST and fuel dispenser. Although no releases of hazardous material have been reported in association with the historic UST, unreported hazardous materials may have occurred and have the potential to be adversely impacting soil and groundwater beneath the subject property. Based on our research, it is unknown if any soil matrix or soil vapor assessments have been conducted in the vicinity of this historical UST. It is also unclear if the UST was removed from the subject property.



According to EDR, the UST listing indicates a UST is located onsite and is regulated by the Santa Barbara County Fire Department. During the site reconnaissance the location of the existing UST was observed in the southwestern portion of the subject property. According to documents provided by the Santa Barbara County Public Health Department (SBCPHD), a 1,800- gallon diesel double walled fiberglass tank was installed in 2009. No spills or incidents related to the USTs were identified in the EDR report or in the documents provided by the SBCPHD. No additional information pertaining to the UST was available on GeoTracker or EnviroStor websites. Although no releases of hazardous materials have been reported in association with the UST, unreported hazardous materials releases may have occurred and have the potential to be adversely impacting soil and groundwater beneath the subject property.

According to the online CalEPA Regulated Site Portal, the site is listed under three regulatory programs: Chemical Storage Facilities, Hazardous Waste Generator and Underground Storage Tank facility. A chemical storage report submitted on 8/6/2018 indicates a maximum daily amount of 1,200 to 2,999- gallons of diesel fuel is stored on the subject property. A total of twenty-three violations have been reported for the subject property. The majority of the violations are due to improper bookkeeping and are not indicative of a hazardous materials release. However, the following violations pertain to the condition of the UST located on the subject property:

4/7/2014:

1. Failure to comply with one or more of the following: maintain the spill bucket in good condition, containment free of debris/liquid, and/or to remove the contents of the spill bucket when a release/leak/spill was observed. Returned to compliance on 4/9/2015.

4/9/2015:

1. Failure of sensor to be located in the proper position/location. Returned to compliance on 4/9/2015.

4/8/2016:

1. Failure to maintain under-dispenser containment, sumps, and/or other secondary containment in good condition and/or free of debris/liquid. Returned to compliance on 4/7/2017.

4/10/2018:

1. Failure of the leak detection equipment to have an audible and visual alarm as required. 304 sensor in brine reservoir of vent transition sump was not functional, so this section of the UST system was not being monitored continuously. Returned to compliance on 4/13/2018.
2. About 1.5 inches of water/diesel mixture in vent transition sump, sensor was not in alarm. Sensor functionality was later confirmed. Returned to compliance on 4/13/2018.

4/12/2019:

1. The mechanical line leak detector installed is not capable of activating an audible/visual alarm. The monitoring system is not being checked by daily inspections or by remote electronic access.
2. Facility failure to keep water out of the secondary containment of UST systems installed on or after July 1, 2003. Water is continuously entering the vent box. Returned to compliance on 6/17/2019.



3. Facility failure to maintain the interstitial space such that a breach in the primary or secondary containment is detected before the liquid or vapor phase of the hazardous substance stored in the UST tank is released into the environment. Brine in the vent sump, and low brine level in the fill sump brine canister. Returned to compliance on 8/23/2019.

The subject property was not listed in any databases that are indicative of a hazardous materials release.

Adjacent Properties

Three adjacent properties were listed in databases searched by EDR.

- **AMTRAK Goleta Layover Facility - 25 S. La Patera Lane:** This property is located adjacent to the north of the subject property and is listed on the CUPA Listings, NPDES, CIWQS, CERS, AST, RCRA NonGen/ NLR, CERS HAZ WASTE and CERS database searched by EDR. According to EDR, the AST listing indicates a 3,250-gallon above ground storage tank is located on the AMTRAK property. No spills or releases associated with the AST were identified in the EDR report. According to the online CalEPA Regulated Site Portal, the site is listed under two regulatory programs: Chemical Storage Facilities and Hazardous Waste Generator. A chemical storage report submitted on 2/8/2019 indicates chemicals including urea (600-1,199 gallons), hydroxyethylamine bi-oxylate (600-1,199 gallons), disodium trioxosilicate (12-59 gallons) and diesel fuel (1,200-2,999 gallons) are stored on the subject property. A total of three violations have been reported for the 25 La Patera Lane property. Two of the violations are due to improper bookkeeping and are not indicative of a hazardous materials release. One violation reports the failure to properly dispose of hazardous waste at an authorized location. The site returned to compliance on 12/23/2014. The EDR listings for this AMTRAK site are not expected to impact the subject property.
- **Santa Barbara Lemon, Northrop Grumman, Aeonian Semiconductor Technology, S. B. Lemon Association (Now Powell Corp=Tenant), Powell Skateone Corporation, Dahl's Air Condition – 30 La Patera Lane:** This property is located adjacent to the east of the subject property and is listed on the LUST, SWEEPS UST, CA FID UST, RCRA NonGen/NLR, CERS HAZ WASTE, CERS, CUPA Listings, HIST CORTESE databases searched by EDR. According to EDR, a release of gasoline from a leaking UST was reported on this adjacent site in 1987. According to documents reviewed on GeoTracker, three 1,000-gallon USTs containing solvent-thinner solution were located at the northeast corner of the property and had holes “from corrosion, leaking plumbing and suffered from overfill contamination”. Two 1,000-gallon USTs containing gasoline located at the southeast corner of the packing house had holes from corrosion and leaking plumbing. Two 5,000-gallon ASTs containing spray oil and located in the southeast corner of the property had “leaks in the plumbing and suffered from overfill”. Soil excavated from the underground tank areas was stockpiled on the southern portion of this adjacent site. The stockpiled soil was removed from the site and disposed offsite at an accepting facility. The remaining in situ soil from the excavation areas were sampled and analyzed for constituents of concern, and the county determined that the excavated areas could be backfilled with suitable material. In addition, groundwater sampling was performed and the RWQCB determined groundwater did not appear to be contaminated. According to GeoTracker, the site is listed as, “Completed – Case Closed as of 1/7/1991”. Based on the distance from the northeastern solvent UST release location (approximately 550 feet) and the distance from the southeastern UST gasoline release location (approximately 700 feet) and the groundwater flow direction (south-southeast), the



LUST listing associated with this adjacent property is not expected to impact the subject property.

- **Bardex Corporation, Bardex Corporation Machine Shop, Astro Aerospace Corp- 6338 Lindmar Drive:** This property is located adjacent to the west of the subject property and is listed on the RCRA-SQG, RCRA NonGen/ NLR, FINDS, ECHO, CUPA Listings, EMI, NPDES, CIWQS, CERS HAZ WASTE, CERS, CPS-SLIC, Cortese, CUPA Listings and ENF database searched by EDR. According to documents reviewed on GeoTracker, in 2000, a Phase I Environmental Site Assessment identified environmental concerns associated with the machine shop operations located on this adjacent site. In 2001 Bardex Corporation excavated and properly disposed of approximately 30 cubic yards of contaminated soil from beneath the machine shop. Five groundwater monitoring wells were installed. TCE, PCE, and cis-1, 2-DCE were found at concentrations exceeding the maximum contaminant level. According to GeoTracker, the site is listed as, "Open – Assessment & Interim Remedial Action as of 4/11/2001". However, according to the Second Quarter 2019 Groundwater Monitoring Report prepared by Apex Companies, LLC in 2019, diagrams indicate the TCE plume is located approximately 240 feet to the southwest of the subject property. Groundwater samples collected from MW- 2 located 75 feet to the southwest of the subject property reported non detect (ND) for all the constituents analyzed in 2013. Based on the ND concentrations, the distance from the subject property and the reported groundwater flow direction (south- southeast and away from the subject property), the release listing associated with this adjacent site is not expected to impact the subject property.

Upgradient Release Sites

Based on the anticipated groundwater flow direction to the south-southeast, there are no upgradient release sites listed by EDR.

SB Lemon Association was plotted approximately 850 feet upgradient of the subject property. However, this listing has been misplotted by EDR. This site is actually located adjacent to the southeast of the subject property and is summarized in the Adjacent Properties section above.

Review of State of California Division of Oil, Gas, and Geothermal Resources Records

A review of the Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR) Online Mapping System² indicates that no oil or gas wells are located on the subject property or adjacent properties. The nearest well is located about 1,500 feet to the southwest of the subject property and is described as follows:

- Well 0408303976 – Dry Hole, status plugged, operated by Amerada Hess Corp.

² <https://maps.conservation.ca.gov/doggr/wellfinder/>



Review of National Pipeline Mapping System Records

A review of the National Pipeline Mapping System (NPMS) online Public Map Viewer³ indicates that no gas transmission pipelines or hazardous liquid pipelines are located on the subject property or adjacent properties.

Review of California Statewide PFAS Investigation

Earlier in 2019, the California State Water Resources Control Board sent assessment requirements to property owners of sites that may be potential sources of per- and polyfluoroalkyl substances (PFAS). These sites currently include select landfills, airports, and chrome plating facilities. According to the SWRCB, “PFAS are a large group of human-made substances that do not occur naturally in the environment and are resistant to heat, water, and oil” (RWQCB 2019).

Our November 20, 2019 review of the California 2019 Statewide PFAS Investigation online Public Map Viewer⁴ indicates that there are no current chrome plating, airport, or landfill PFAS orders on the subject property or adjacent sites. However, an airport facility is located within one-half mile of the subject property. The airport is identified as Santa Barbara Municipal Airport located approximately 0.3 miles to the south of the subject property.

Known or Suspect Contaminated Release Sites with Potential Vapor Migration

The EDR report was reviewed to identify nearby known or suspect contaminated sites that have the potential for contaminated vapor originating from the nearby site to be migrating beneath the subject property. Based on the ASTM E2600-15, *Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions*, the following minimum search distances were initially used to determine if contaminated soil vapors from a nearby known or suspect contaminated site have the potential to be migrating beneath the subject property:

- 1/10 mile (528 feet) for petroleum hydrocarbons
- 1/3 mile (1,760 feet) for other contaminants of concern (COCs)

If known or suspect contaminated sites are located within the above referenced distances from the subject property, online resources are reviewed to determine the extent of the contaminated plume at those sites. The following describes search distances for contaminated plumes of petroleum hydrocarbons (30 feet from the subject property) and other COCs (100 feet from the subject property). Per ASTM E2600-15, vapors associated with impacted soil or groundwater present within these distances have the potential to migrate beneath the subject property.

Petroleum Hydrocarbons

There is an existing 1,800- gallon diesel-fuel UST located on the subject property. Based on our research, it does not appear that any soil matrix or soil vapor assessments have been conducted in

³ <https://www.npms.phmsa.dot.gov/PublicViewer/>

⁴ <https://gispublic.waterboards.ca.gov/portal/apps/webappviewer/index.html?id=4feba1766c224dc99eadea06ef3bd019>



the vicinity of the UST. Therefore, it is unknown if the UST poses a vapor encroachment concern for the building/occupants on the subject property.

In addition, according to EDR, the subject property was listed in the HIST UST database searched by EDR. The HIST UST listing indicates one historical 6,000-gallon UST containing regular motor vehicle fuel was installed on the subject property in 1967. No spills or incidents related to the UST were identified in the EDR report. No additional information pertaining to the UST was available on GeoTracker or EnviroStor websites. A 1967 site map received from the City of Goleta Planning department depicts an underground gasoline storage tank and fuel dispenser located in the southern portion of the subject property. Based on review of aerial maps provided by EDR, in 1967 through 1977 a rectangular concrete pad appears to be located in the southern portion of the subject property indicating the presence of the UST and fuel dispenser. Although no releases of hazardous material have been reported in association with the historic UST, unreported hazardous materials may have occurred. Based on our research, it is unknown if any soil matrix or soil vapor assessments have been conducted in the vicinity of this historical UST. Therefore, it is unknown if the UST poses a vapor encroachment concern for the building/occupants on the subject property.

Not including the existing subject property UST and historical UST, based on our review of the EDR report information as indicated above, there are no other known or suspect petroleum hydrocarbon-contaminated sites within 528 feet of the subject property. Therefore, per ASTM E2600-15, as this distance exceeds the 30-foot distance considered the critical distance wherein such migration may pose a threat to the subject property, there are no potential threats to the subject property posed by the potential migration of petroleum hydrocarbon vapors from adjacent or nearby listed sites.

Other COCs

Based on our review of the EDR report, no releases on the subject property have been reported.

However, based on our review of the EDR report, known or suspect release sites identified within 1/3 mile of the subject property are as follows:

- One adjacent hydrologically crossgradient known or suspect release site (Bardex Corporation, Astro Aerospace Corp- 6338 Lindmar Drive)

According to the Second Quarter 2019 Groundwater Monitoring Report prepared by Apex Companies, LLC in 2019, diagrams indicate the TCE plume is located approximately 240 feet to the southwest of the subject property. Groundwater samples collected from MW- 2 located 75 feet to the southwest of the subject property reported non detect (ND) for all the constituents analyzed in 2013. Based on the ND concentrations, the distance from the subject property and the reported groundwater flow direction (south- southeast and away from the subject property), the TCE plume associated with this adjacent site is not expected to impact the subject property.



Historical Use Information on the Property and the Adjoining Properties

The historical records review completed for this Phase I ESA includes aerial photographs, topographic maps and city directories as detailed in the following sections. Copies of the historical resources reviewed are included in Appendix C. Table 3 provides a summary of the historical use information available for the subject property.

Review of Aerial Photographs

Aerial photographs from EDR's aerial photograph collection were obtained. In addition, a current aerial from Google Earth was reviewed. The aerial photographs were reviewed on October 16, 2019.

Review of Historical Topographic Maps

Historical topographic maps from EDR's map collection were obtained. The historical topographic maps were reviewed on October 16, 2019.

Review of City Directory Listings

EDR was contracted to provide copies of city directory listings for the subject property. The city directory listings were reviewed on October 21, 2019.

Review of Fire Insurance Maps

EDR was contracted to provide copies of fire insurance maps (i.e. Sanborns) for the subject property. As indicated in the attached report, fire insurance maps were not available for the subject property or adjacent properties.

Review of City of Goleta Building Permit Records

Historical building permits were received by the City of Goleta Planning Department on December 4, 2019. The files contained miscellaneous records including building plans, site maps, land use documents, electrical and mechanical permits. Records are included in Appendix A of this report.

Other Historical Sources

Based on the historical information obtained, no additional historical sources were reviewed.



Summary of Historical Uses

Subject Property

Table 3 Historical Use of the Subject Property

Year	Use	Source
Subject Property (27 S. La Patera Lane)		
1928	The subject property appears to be occupied by part of a rural residential ranch (part of a ranch/farmhouse or barns and sheds) and an orchard.	Aerial Photograph (AP)
1938	Similar to the 1928 AP. The TM depicts one structure is located on the subject property.	AP, Topographic Map (TM)
1942	Similar to the 1938 TM.	TM
1943	Similar to the 1938 AP.	AP
1947	Similar to the 1943 AP. Similar to the 1942 TM.	AP, TM
1950	Similar to the 1947 TM.	TM
1951	Similar to the 1950 TM.	TM
1954	The residential house (or barn/shed) and orchard appear to be removed from the subject property. One small building (barn or shed) remains in the southwestern corner and a structure (approximate location of the pump house and capped water supply well) in the northwestern portion of the property.	AP
1967	The subject property is developed with the existing large commercial structure and a parking lot. In addition, the TM depicts the subject property is developed with a large structure. <i>Sears Roebuck & Co (Service Department)</i> A building permit site map depicts an underground gasoline storage tank and fuel dispenser located in the southern portion of the subject property. In addition, two sumps are depicted, one in the northwest corner and one in the northeastern portion of the subject property. A trench drain is depicted on the northeastern portion of the subject property near one of the sumps, as well as “service shops” within the southeastern portion of the structure. A pump house and capped water supply well is depicted in the northwestern portion of the subject property.	AP, City Directory (CD), Building Permit (BP)
1972	<i>Sears Roebuck & Co (Service Department)</i>	CD
1977	Similar to the 1967 AP.	AP
1982	Similar to the 1951 TM.	TM
1984	Similar to the 1977 AP.	AP



Year	Use	Source
1985	<i>Raytheon</i>	BP
1987	<i>Durham Transportation of Cal</i>	CD
1992	<i>Direct Relief International</i>	CD
1994	Similar to the 1984 AP.	AP
1995	<i>Direct Relief International</i>	CD
2000	<i>Coastline Painting & Drywall</i>	CD
2005	Similar to the 1994 AP. <i>Direct Relief International</i>	AP, CD
2008	<i>Direct Relief International</i>	BP
2009	Similar to the 2005 AP.	AP
2010	<i>Direct Relief International, Win -It-Too Inc.</i>	CD
2012	Similar to the 2009 AP.	AP
2014	<i>Direct Relief</i>	CD
2016	Similar to the 2012 AP.	AP
2018	<i>Direct Relief</i>	Owner Questionnaire

***Bold** listings indicate commercial/industrial uses with the potential to impact the subject property

Based on our review of the documents listed above, it appears that the subject property was developed with the following:

- 1928 to 1951: Rural residential structures (part of a ranch/farmhouse or barns and sheds) and an orchard. The railroad tracks to the north of the subject property have been present since at least 1928.
- 1954: The residential house (or barn/shed) and orchard appear to be removed from the subject property. One small building (barn or shed) remains in the southwestern corner.
- 1967 to present: Large commercial structure and a parking lot (existing)
- 1967: A 1967 building permit site map depicts an underground gasoline storage tank and fuel dispenser located in the southern portion of the subject property. In addition, two sumps are depicted, one in the northwest corner and one in the northeastern portion of the subject property. A trench drain is depicted on the northeastern portion of the subject property near one of the sumps, as well as “service shops” within the southeastern portion of the structure. A pump house and capped water supply well is depicted in the northwestern portion of the subject property.

City directories provided for the subject property indicate that 27 S. La Patera Lane was occupied by the following:

- Sears Roebuck & Co (Service Department) (1967 - 1972)
- Raytheon (1985)
- Durham Transportation of Cal (1987)
- Direct Relief International (1992 - 2010)



- Win-It-Too, Inc. (2010)
- Direct Relief (2014)

Northern Adjacent Properties (25 S. La Patera Lane)

Based on our review of the documents listed above, it appears that the northern adjacent properties were developed with the following:

- 1928 to present day: Railroad

City directories provided for the northern adjacent properties indicate that 25 S. La Patera Lane was occupied by the following:

25 S. La Patera Lane:

- National Railroad Pass Corp. (2000)
- Jerry Akers (2005)

Eastern Adjacent Property (30 S. La Patera Lane)

Based on our review of the documents listed above, it appears that the eastern adjacent properties (across S La Patera Lane) were developed with the following:

- 1928: Undeveloped land
- 1938: One large industrial structure
- 1943: One industrial structure and three additional smaller structures
- 1947 to 1994: Structural additions onto the 1943 structures
- 2005 to present: One industrial structure and one small structure (existing)

City directories provided for the eastern adjacent properties indicate that 30 S. La Patera Lane was occupied by the following:

- Don Al Cabinet Co., Flame-O-Grate Corp Charcoal Lighter Manufacturer (1967)
- Royal Cultured Marble Co. (1972 - 1982)
- Shoreline Sportswear Co., Property Improvement of Goleta (1972)
- Coastal Classics (1977)
- Lestrade Leather, Lestrade of California, Inc. (1977 - 1982)
- Haakenson Bob Fiberglass Construction (1982 -1992)
- Turner Electric (1987 - 1992)
- Powell Corporation, Peralta Powell, Rogers Manufacturing, Inc. (1992)
- A1 Appliance Repair (1995 - 2000)
- Lens of Santa Barbara, Street Hockey Plus (1995)
- Skate One Corp. (1995 - 2014)



- Aqua- Flo Supply Inc. (2000 - 2014)
- E-Filingcom, Inc., Image-X Enterprises, Inc., Wyatt Technology Corporation (2000)
- Map Link, Inc. (2000 - 2010)
- Discount Online Warehouse, Newave, Inc., Powell Skateboards, Uni, Vanlines (2005)
- Eulogy Wheels (2005 - 2014)
- Butterfly Mail, Inc., Kool Mail, LLC, George Powell (2010)
- Daketta Pacific (2010 - 2014)
- Benchmark Map, LLC, Northrop Grumman Systems Corp., Zad (2014)

Southern Adjacent Property (33 S. La Patera Lane)

Based on our review of the documents listed above, it appears that the southern adjacent properties were developed with the following:

- 1928 to 1954: An orchard and various rural structures
- 1967: Vacant land and a vegetated area.
- 1977: One commercial structure
- 1984 to 2009: Four commercial structures (three of which are existing structures)
- 2012: Three commercial structures (existing)
- 2016 to present day: Three commercial structures and a storage yard

City directories provided for the southern adjacent properties indicate that 33 S. La Patera Lane was occupied by the following:

- Motion Engineering, Inc. (1995 - 2014)
- Kollmorgen Corporation (2014)

Western Adjacent Property (6338 Lindmar Drive)

Based on our review of the documents listed above, it appears that the western adjacent properties were developed with the following:

- 1928: One rural structure and vacant land
- 1938 to 1947: One rural structure and orchards
- 1954: One rural structure and vacant land
- 1967: One commercial structure (existing building) and vacant land
- 1977: Structural addition onto the 1967 structure
- 1984 to present: Structural addition onto the 1977 structure (one large industrial structure)



City directories provided for the western adjacent properties indicate that 6338 Lindmar Drive was occupied by the following:

- Truecut Products Inc. Value (1967)
- Nimbus Water Systems of Santa Barbara (1972 - 1977)
- Hydranautics (1977 – 1982)
- Ramak Corporation (1977)
- Bardex Industries, Inc. (1982)
- Esbe Leasing Group (1982 - 1992)
- Bardex Corporation (1987 - 2014)
- H Manufacturing (1987)
- International Shipyard (1987 - 1992)
- TRW Astros Aerospace (2000)

Gaps in Historical Sources

Several gaps of greater than five years were identified in the historical records reviewed, from 1928 to 1938 and from 1954 to 1967. The 1928 to 1938 gap is considered insignificant because the subject property use appears to be similar prior to and following the gaps. The use of the subject property changes from agricultural land to the existing commercial warehouse structure in the 1954 to 1967 gap. This data gap/change in land use is considered to be insignificant since it is likely (based on the other historical records reviewed), that the existing warehouse was the first developed use following the agricultural use of the subject property.



Interviews

Rincon performed interviews regarding the subject property and surrounding areas. The purpose of the interviews was to discuss current and historical conditions and to obtain information indicating the presence of RECs in connection with the subject property.

Interview with Owner

An interview questionnaire was provided to the current property owner, the City of Goleta, prior to the site reconnaissance. Michael Baris, Emergency Services Coordinator and Claudia Dato, Senior Project Manager with the City of Goleta completed the Owner Questionnaire on October 30, 2019. A copy of the completed questionnaire is included in Appendix A. The following information is based on our review of the completed questionnaire.

Mr. Baris and Ms. Dato indicated the following:

- The subject property is currently vacant (unoccupied).
- The subject property was formerly used as combined warehouse and office space for Direct Relief International.
- The structure on the subject property was constructed in 1967 as an industrial warehouse facility.
- The City of Goleta obtained ownership of the subject property in 2018.
- The former owner of the subject property was Direct Relief International.

Mr. Baris and Ms. Dato also presented the following information regarding hazardous material and petroleum hydrocarbon storage at the subject property.

- The subject property contains an underground fuel storage tank (currently holds 450 gallons of diesel fuel with a total capacity of 1,800-gallons) that supplies an onsite generator.
- Hydraulic forklifts are located onsite for warehouse use.

Mr. Baris and Ms. Dato indicated that they are unaware of the presence of industrial fill dirt, pits, ponds, lagoons, sumps, clarifiers, solvent degreasers, stained soil, vent pipes, fill pipes, or access ways, stained surfaces, private wells, non-public water systems, transformers, capacitors, records indicating the presence of polychlorinated biphenyls, or records indicating the presence of pesticides or herbicides at the subject property.

Mr. Baris and Ms. Dato indicated that they are not aware of any pending, threatened, or past litigation or administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the property. In addition, they are not aware of any notice from any government entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products at the subject property.



Interview with Site Manager

A site manager was not identified to Rincon. However, information provided by Mr. Baris, Emergency Services Coordinator with the City of Goleta, pertaining to the subject property is located in the Site Reconnaissance section below.

Interviews with Occupants

No occupants were interviewed as part of this research effort.

Interviews with Local Government Officials

Rincon contacted the following agencies for records pertaining to the subject property and/or adjacent properties:

- **City of Goleta Planning Department**- historical building permits were received by the City of Goleta Planning Department on December 4, 2019. The files contained miscellaneous records including building plans, site maps, land use, electrical and mechanical permits. Records are summarized above in the Summary of Historical Uses section of this report and are included in Appendix A of this report.
- **City of Goleta** -Information provided by the City of Goleta is summarized in the User and Owner Questionnaire sections of this report. Questionnaires are included in Appendix A of this report.
- **Santa Barbara County Public Health Department (SBCPHD)**- SBCPHD provided records for the subject property on November 25, 2019. Records reviewed are summarized in the Additional Environmental Record Sources section of this report. In addition, records are included in Appendix A of this report.

Interviews with Others

Rincon did not attempt to interview neighboring property owners or others as part of this Phase I ESA.



Site Reconnaissance

Rincon performed a reconnaissance of the subject property on October 31, 2019 accompanied by Claudia Dato, City Project Manager with the City of Goleta and Michael Baris, Emergency Services Coordinator, with the City of Goleta. The purpose of the reconnaissance was to observe existing subject property conditions and to obtain information indicating the presence of RECs in connection with the subject property.

Methodology and Limiting Conditions

The site reconnaissance was conducted by:

1. Observing the subject property from public thoroughfares,
2. Observing the adjacent properties from public thoroughfares,
3. Observing the interior of the onsite structures,
4. Observing the exterior of the structures,
5. Backtracking to correlate exterior features with interior features, as necessary, and
6. Observing the subject property from driveways, paved roads, and sidewalks.

Current Use of the Property and Adjacent Properties

The subject property is currently vacant with a portion of the building in use by Food Bank for food storage. Adjacent businesses/properties include the Goleta Amtrak Station, the Historical Hill House Adobe, Microdyn- Nadir, Cox Communications, Zad Fashion Inc., Aqua Flo Supply, Kollmorgen Pacific Scientific, Pacific Materials Lab, Bardex Corporation, and Northrop Grumman Astro Aerospace.

Past Use of the Property and Adjacent Properties

According to Mr. Baris, the subject property was previously occupied by Direct Relief International. The building located on the subject property was in use for offices and the storage of emergency medical supplies, dry foods and other miscellaneous relief supplies.

Based on our site reconnaissance, past uses at the adjacent properties are not readily apparent.

Current or Past Uses in the Surrounding Areas

The subject property is surrounded by commercial, and light industrial land uses as detailed in the Site Description section of this report. Past uses of the surrounding area are not readily apparent based on the site reconnaissance.



Geologic, Hydrogeologic, Hydrologic, and Topographic Conditions

Geologic, hydrogeologic, hydrologic, and topographic information are as previously stated in the Physical Settings Section of this report.

General Description of Structures

During the site reconnaissance, one structure and a parking lot were observed on the subject property. The structure contains two-stories of vacant office space and a large vacant warehouse. The exterior of the structure includes parking lots, a vacant cement-paved storage yard and a loading dock.

Roads

Access to the subject property is available from a driveway on S La Patera Lane.

Potable Water Supply

Goleta Water District currently supplies potable water to the subject property.

Sewage Disposal System

Goleta Sanitary District currently provides sanitary sewer service for the subject property.

Interior and/or Exterior Observations

Storage Tanks

During the site reconnaissance, Rincon observed evidence of one below-ground diesel fuel storage tank on the subject property. According to Mr. Baris, the UST contains 450-gallons of diesel fuel with a maximum capacity of 1,800-gallons to supply the onsite generator. Mr. Baris indicated that the UST is currently in compliance with local and state regulations. No other above-ground or below-ground tanks were reported by the subject property representative or observed during the site reconnaissance.

In addition, Rincon observed one 3,000-gallon above-ground emergency overflow used oil storage tank located adjacent to the north of the subject property on the Amtrak property. The tank was located within secondary containment. A spill kit station container was observed adjacent to the tank. Rincon did not observe indications of a release from the tank on the northern adjacent property.

Drums

During the site reconnaissance, Rincon observed one 55-gallon drum on the subject property (with a hazardous waste sticker dated 4/12/19 and labeled as containing rainwater). It is presumed that the



drum contents are associated with the Cal EPA violation reported on 4/12/19 indicating the following:

- Facility failure to keep water out of the secondary containment of UST systems installed on or after July 1, 2003. Water is continuously entering the vent box. Returned to compliance on 6/17/2019.

No other drums were reported by the site representative or observed during the site reconnaissance. Rincon did not observe indications of releases from the drum on the subject property.

Hazardous Substances and Petroleum Products in Connection with Identified Uses

Not including the UST and the drum described above, no other hazardous substances or petroleum products were identified at the subject property.

Odors

During the site reconnaissance, Rincon did not identify any strong, pungent, or noxious odors.

Pools of Liquid

During the site reconnaissance, no pools of liquid were observed.

Hazardous Substances and Petroleum Products Containers Not in Connection with Identified Uses

No hazardous substances or petroleum products not in connection with identified uses were observed at the subject property.

Unidentified Substance Containers

No unidentified substance containers or unidentified containers that might contain hazardous substances were observed during the site reconnaissance.

Indications of Polychlorinated Biphenyls (PCBs)

During the site reconnaissance, Rincon observed a two electrical utility poles containing three pole-mounted transformers located along the southern portion of the subject property parking lot and a pad-mounted transformer located in the eastern adjacent planter. There was no indication of a release in the vicinity of the transformers.

In addition, one hydraulic fork-lift was observed in the Food Bank storage room located on the western portion of the subject property building. There was no indication of a release in the vicinity of the hydraulic fork-lift.



Other Conditions of Concern

During the site reconnaissance, Rincon did not note any of the following:

- Stains or corrosion
- Clarifiers and sumps
- Degreasers/parts washers
- Pools of liquid
- Pits, ponds, and lagoons
- Stained soil or stained pavement
- Stressed vegetation
- Solid waste/debris
- Wastewater
- Septic systems/effluent disposal system
- Wells

In addition, according to Mr. Baris, no wells are located on the subject property.



Evaluation

Findings

Known or suspect RECs associated with the subject property include the following:

- Former agricultural use of the subject property.
- The presence of a 6,000-gallon historic UST containing motor vehicle fuel installed on the subject property in 1967.
- The presence of an existing 1,800-gallon diesel UST located on the subject property.
- The presence of a capped water supply well reported on the subject property.
- The former industrial use of the subject property as a Durham (bus) transportation facility, as well as the presence of former sumps and “service shops”.
- The presence of railroad tracks adjacent to the north of the subject property.
- TCE plume located adjacent to the southwest.

Opinions

- A. **Former agricultural use of the subject property.** According to the historical resources reviewed, the subject property appears to have been used for agricultural purposes from 1928 to 1951. Due to the historic use of the subject property for agriculture purposes, there is a potential that the property could be affected with pesticide, or other chemicals used routinely in agricultural production. Because the subject property has not been in agricultural use since 1951 (68 years), and due to the earth moving involved during the grading of the subject property during the development of the site, it is likely that the levels of pesticides in the soil (if any) have diminished over time. In addition, based on the fact that the subject property is paved, and structures are present onsite, there is no direct pathway for human contact (e.g., inhalation, ingestion) with the former agricultural soils. However, because redevelopment of the subject property is planned, there is the potential that during redevelopment soils impacted with pesticides could be encountered, and could require special handling during redevelopment. Therefore, the historical agricultural land use is considered a *Potential Recognized Environmental Condition*.
- B. **The presence of a 6,000-gallon historic UST containing motor vehicle fuel installed on the subject property in 1967.** According to EDR, the subject property was listed in the HIST UST database. The HIST UST listing indicates one historical 6,000-gallon UST containing regular motor vehicle fuel was installed on the subject property in 1967. No spills or incidents related to the UST were identified in the EDR report. No additional information pertaining to the UST was available on GeoTracker or EnviroStor websites. A 1967 site map received from the City of Goleta Planning department depicts an underground gasoline storage tank and fuel dispenser located in the southern portion of the subject property. Based on review of aerial maps provided by EDR, from 1967 to at least 1977 a rectangular concrete pad appears to be located in the southern portion of the subject property indicating the presence of the UST and fuel dispenser. During the site reconnaissance, a concrete pad was not observed in the location of the former UST and fuel dispenser. Although no releases of hazardous material have been



reported in association with the historic UST, unreported hazardous materials may have occurred and have the potential to be adversely impacting soil and groundwater beneath the subject property. Based on our research, it is unknown if any soil matrix or soil vapor assessments have been conducted in the vicinity of this historical UST. It is also unclear if the UST was removed from the subject property. Therefore, the historic UST on the subject property is considered a *Recognized Environmental Condition*.

- C. **The presence of an existing 1,800-gallon diesel UST located on the subject property.** During the site reconnaissance, Rincon observed evidence of one below-ground diesel fuel storage tank on the subject property. According to Mr. Baris, the UST currently contains 450-gallons of diesel fuel with a maximum capacity of 1,800-gallons. Mr. Baris indicated that the UST is currently in compliance with applicable local and state regulations. However, although no releases have been reported in association with the UST, any unreported hazardous materials releases have the potential to be adversely impacting soil and groundwater beneath the subject property. Therefore, the current onsite UST is considered a *Recognized Environmental Condition*.
- D. **The presence of a capped water supply well reported on the subject property.** According to a 1967 site map provided by the City of Goleta Planning Department, a capped water supply well and pump house are depicted in the northwestern portion of the subject property. Based on review of the aerial maps, the pump house is observed in the northwestern portion of the subject property from 1954 to at least 1967. No further information was available within documents provided by the City of Goleta. The presence of the capped water supply well is considered an “other condition of concern” as described below.
- E. **The former industrial use of the subject property as a Durham Transportation facility, as well as the presence of former sumps and “service shops”.** A 1967 building permit site map depicts an underground gasoline storage tank and fuel dispenser located in the southern portion of the subject property. In addition, two sumps are depicted, one in the northwest corner and one in the northeastern portion of the subject property. A trench drain is depicted on the northeastern portion of the subject property near one of the sumps, as well as “service shops” within the southeastern portion of the structure. A pump house and capped water supply well is depicted in the northwestern portion of the subject property. According to our research, it appears the subject property was in industrial use (Raytheon) in 1985 and in use as a bus transportation facility (Durham Transportation) in at least 1987. In addition, the EDR report indicates that the following hazardous waste was generated at the site in 1989 through at least 1992: halogenated solvents, unspecified solvent mixture, oil/water separation sludge, waste oil and mixed oil. These listings identified in the EDR report may be indicative of bus maintenance or repair being conducted at the subject property. In addition, the generation of “oil/water separation sludge” may indicate the presence of a former oil water separator or clarifier on the subject property. The former industrial use of the subject property as Raytheon and Durham Transportation facility, as well as the presence of former sumps and “service shops” depicted in the 1967 site plan is considered a *potential Recognized Environmental Condition*.
- F. **The presence of railroad tracks adjacent to the north of the subject property.** A railroad right-of-way has been present adjacent to the north of the subject property since at least 1928. According to the 1967 site map provided by the City of Goleta Planning Department, railroad spurs are reported to be located directly adjacent to the north of the subject property. Railroad ties were historically treated with creosote, and the track beds were historically treated with herbicides for weed management. Therefore, hydrocarbons, metals, herbicides, and semi volatile organic compounds (creosote, naphthalene) from the railroad activities are potentially present in



the soils surrounding the railroad tracks. The presence of the northern adjacent railroad is considered a *potential Recognized Environmental Condition*.

- G. **TCE plume located adjacent to the southwest.** According to the Second Quarter 2019 Groundwater Monitoring Report prepared by Apex Companies, LLC in 2019, diagrams indicate the TCE plume is located approximately 240 feet to the southwest of the subject property. Groundwater samples collected from MW- 2 located 75 feet to the southwest of the subject property reported non detect (ND) for all the constituents analyzed in 2013. Based on the ND concentrations, the distance from the subject property and the reported groundwater flow direction (south- southeast and away from the subject property), the TCE plume associated with this adjacent site is not expected to impact the subject property. Therefore, the presence of a TCE plume located adjacent to the southwest is considered *de minimis* with respect to the subject property.

Conclusions

Rincon has performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527 for the Goleta Train Depot Project located at 27 S. La Patera Lane in Goleta, California. Any exceptions to, or deletions from, this practice are described in the Deviations section of this report.

This assessment has revealed evidence of two RECs, three potential RECs and one other condition of concern in connection with the subject property as follows:

Recognized Environmental Conditions

1. The presence of a 6,000-gallon historic UST reported on the subject property.
2. The presence of an existing 1,800-gallon diesel UST located on the subject property.

Potential Recognized Environmental Conditions

1. Former agricultural use of the subject property
2. The former industrial use of the subject property as a bus transportation facility and other manufacturing uses, as well as the presence of former sumps and “service shops”.
3. The presence of railroad tracks adjacent to the north of the subject property

Other Condition of Concern

1. The presence of a capped water supply well reported on the subject property.

Recommendations

Due to the historical use of the subject property for agricultural purposes, there is a potential that the subject property could be affected with pesticides, or other chemicals used routinely in agricultural production. Rincon recommends collecting shallow soil samples from the subject property and analyzing these samples for pesticides and arsenic.

To evaluate the potential subject property impact associated with the northern adjacent railroad tracks, we recommend a shallow soil sampling assessment on the northern boundary of the subject property to determine if hydrocarbons, metals, herbicides, and semi volatile organic compounds



from the railroad activities are present in the shallow soil on the subject property. In addition, based on the historical agricultural use of the area, we also recommend that soil samples be analyzed for pesticides, as these chemicals may have been transported via railcars/railroad tracks.

To evaluate the potential subject property impact associated with the former industrial use of the subject property as a bus transportation facility, as well as the presence of former sumps and “service shops”, Rincon recommends that geophysical survey be conducted in the area of the underground features and that a soil matrix and soil vapor assessment be conducted on the subject property in the location of the underground features (sumps and trench drain, as well as within the former “service shop” areas.

To evaluate the Historical UST on the subject property, we recommend a geophysical survey be conducted in the location of the historical UST and we recommend that a soil matrix and soil vapor assessment be conducted on the subject property in the vicinity of the former onsite UST

To evaluate the potential subject property impact associated with the current diesel UST located on the western portion of the subject property, Rincon recommends a soil matrix assessment in the vicinity of the UST to determine if impacted soil is present in the vicinity of the existing UST beneath the subject property.

In addition, if the UST is to be removed as part of the redevelopment of the subject property, then Rincon recommends proper tank abandonment and removal in accordance with local and state regulatory agency protocols.

Regarding the historical capped water supply well and pumphouse, we recommend that if a capped water supply well is present beneath the subject property, that it be properly abandoned, or re-abandoned to current standards in accordance with local and state regulatory agency protocols.

During redevelopment of the site, a Soil Management Plan should be prepared and followed by the development contractor. The Plan will identify what should be done in the event that previously unidentified features (USTs, clarifiers, sumps or other underground features) are uncovered during the redevelopment of the site.

Although not considered a REC, based on the age of the onsite structure (constructed as early as 1967), asbestos-containing materials and lead-based paint may be present in the building on the subject property. Therefore, Rincon recommends conducting an asbestos-containing building materials and lead-based paint survey at the subject property.

Deviations

Deviations from ASTM E1527-13 practice were not encountered during the completion of this Phase I ESA.



References

The following reference materials were used in preparation of this Phase I ESA:

Aerial Photographs

Photos provided by Environmental Data Resources, Inc. (EDR).

Building Permits

Historical building permits were received by the City of Goleta Planning Department on December 4, 2019.

City Directory Listings

Listings provided by EDR.

Environmental Database

EDR report dated October 16, 2019.

Geology

California Geologic Survey (CGS), *California Geomorphic Provinces Note 36*, December 2002.
Accessed October 21, 2019;

USGS Geologic Map of the Goleta Quadrangle (Thomas W. Dibblee, Jr. 1987),
<https://ngmdb.usgs.gov/mapview/>. Accessed October 21, 2019;

California Department of Health Services (DHS) publication *Survey of Residential Indoor and Outdoor Radon Concentrations in California* (dated March 1990), Accessed October 21, 2019;

California Department of Public Health (CDPH) *California Indoor Radon Test Results* sorted by zip code (Updated 2016), <http://maps.conservation.ca.gov/cgs/radon/>. Accessed October 21, 2019.

Groundwater

California Department of Water Resources (DWR), *California's Groundwater Bulletin 118*, 2003,
<http://www.water.ca.gov/groundwater/bulletin118/publications.cfm>. Accessed October 17, 2019;

RWQCB online database (GeoTracker), <http://geotracker.waterboards.ca.gov/>. Accessed October 17, 2019.

Historical Topographic Maps

Maps provided by EDR.

Oil and Gas Records

State of California, Division of Oil, Gas, and Geothermal Resources (DOGGR) website:
<https://www.conservation.ca.gov/dog/Pages/Wellfinder.aspx>. Accessed October 17, 2019.



PFAS (Per- and Polyfluoroalkyl Substances)

California State Water Resources Control Board (SWRCB) online 2019 Statewide PFAS Investigation online Public Map Viewer:

<https://gispublic.waterboards.ca.gov/portal/apps/webappviewer/index.html?id=4feba1766c224dc99eadea06ef3bd019>. Accessed November 20, 2019.

Pipelines

National Pipeline Mapping System (NPMS) Public Map Viewer:

<https://www.npms.phmsa.dot.gov/PublicViewer/>. Accessed October 17, 2019.

Topography

USGS topographic map (Goleta Quadrangle, 2012).

Other

Department of Toxic Substances Control (DTSC) online EnviroStor database:

<http://www.envirostor.dtsc.ca.gov/public/>. Accessed October 17, 2019;

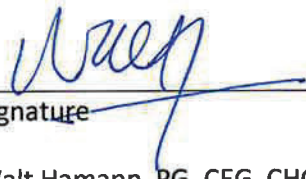
CalEPA Regulated Site Portal: <https://siteportal.calepa.ca.gov/nsite/>. Accessed October 21, 2019.



Signatures of Environmental Professionals


The qualified environmental professionals that are responsible for preparing the report include Walt Hamann and Sarah Larese. Their qualifications are summarized in the following section.

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



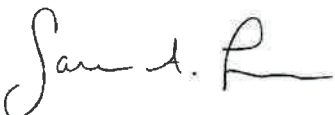
Signature
Walt Hamann, PG, CEG, CHG

Name




Date
Vice President

Title



Signature
Sarah A. Larese

Name



Date
Senior Environmental Scientist

Title



Qualifications of Environmental Consultants

The environmental consultants responsible for conducting this Phase I ESA and preparing the report include Walt Hamann, Sarah Larese and Michelle Carter. Their qualifications are summarized below.

Environmental Professional Qualifications	X2.1.1 (2) (i) - Professional Engineer or Professional Geologist License or Registration, and 3 years of full-time relevant experience	X2.1.1 (2) (ii) - Licensed or certified by the Federal Government, State, Tribe, or U.S. Territory to perform environmental inquiries	X2.1.1 (2) (iii) – Baccalaureate or Higher Degree from and accredited institution of higher education in a discipline of engineering or science and the equivalent of 5 years of full-time relevant experience	X2.1.1 (2) (iii) – Equivalent of 10 years of full-time relevant experience
Walt Hamann	PG, CHG, CEG		MS Geology	30 years
Sarah Larese			BA Environmental Studies	19 years
Michelle Carter			BS Earth Science	1 year

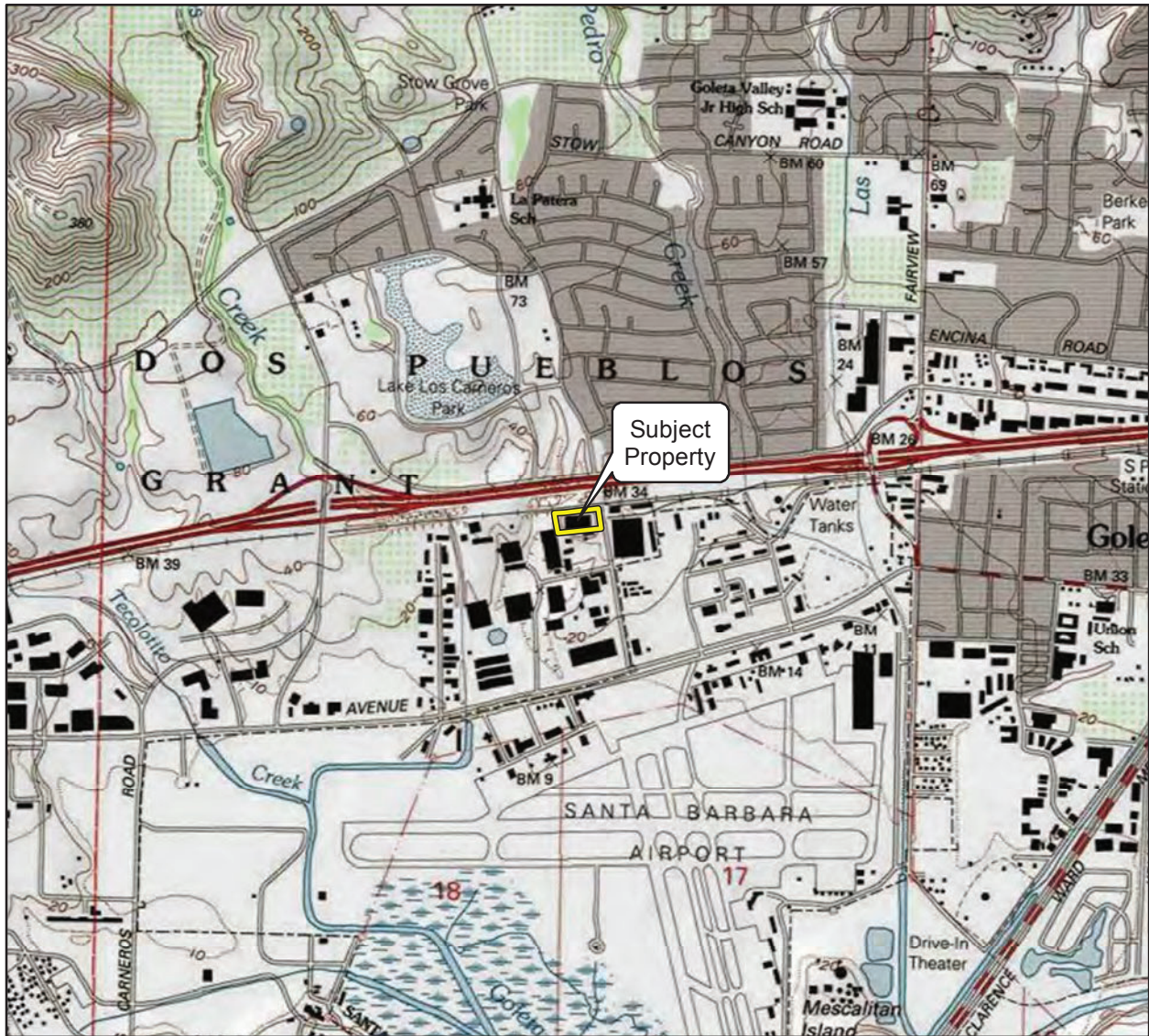
Walt Hamann, PG, CEG, CHG, is a Principal and Senior Geologist with Rincon Consultants. He holds a Bachelor of Arts degree in geology from the University of California, Santa Barbara and a Master of Science degree in geology from the University of California, Los Angeles. He has over 30 years of experience conducting assessment and remediation projects and has prepared or overseen the preparation of hundreds of Phase I and Phase II Environmental Site Assessments throughout California. Mr. Hamann is a Professional Geologist (#4742), Certified Engineering Geologist (#1635), and Certified Hydrogeologist (#208) with the State of California.

Sarah A. Larese is a Senior Environmental Scientist with Rincon Consultants. She holds a Bachelor of Science degree in environmental studies from the University of California, Santa Barbara, California. Ms. Larese has experience in development, implementation and project management of environmental assessment and remediation projects, especially relating to underground storage tanks. Ms. Larese’s responsibilities at Rincon include implementation of Phase I and II Environmental Site Assessments as well as conducting site remediation field activities and preparation of environmental reports. She has 19 years of experience conducting research, assessment and remediation projects.

Michelle Carter is an Associate Environmental Scientist with Rincon Consultants. She holds a Bachelor of Science degree in Earth Science with an emphasis in Geology from the University of California, Santa Barbara. Ms. Carter’s responsibilities at Rincon include implementation of Phase I Environmental Site Assessment reports for a variety of commercial, rural, and industrial properties. She also has experience with Phase II Environmental Site Assessments, which involve soil, groundwater, and soil vapor assessments.

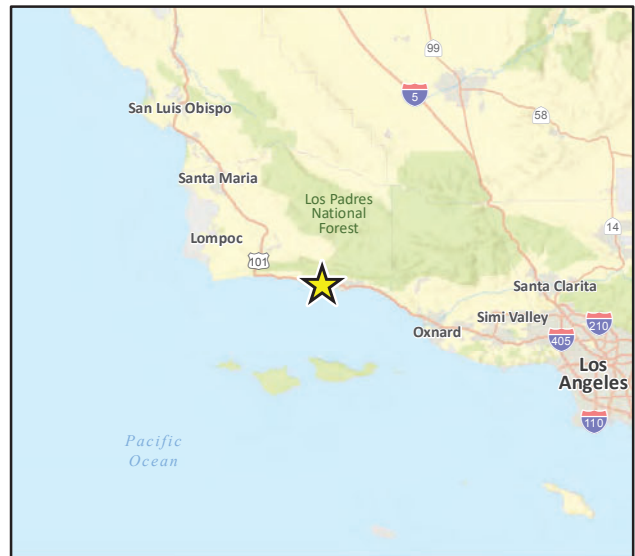


Figures



Imagery provided by National Geographic Society, Esri and its licensors © 2019. The topographic representation depicted in this map may not portray all of the features currently found in the vicinity today and/or features depicted in this map may have changed since the original topographic map was assembled.

0 1,000 2,000
Scale in Feet



Vicinity Map

Figure 1



Imagery provided by Microsoft Bing and its licensors © 2019.

Site Map

Figure 2



Imagery provided by Microsoft Bing and its licensors © 2019.

Adjacent Land Use Map

Figure 3

Goleta Train Depot Project, 27 S. La Patera Lane, Goleta, California
Phase I Environmental Site Assessment



Photograph 1. View of the building on the subject property, facing northwest.



Photograph 2. View of the interior vacant office space on the subject property.



Photograph 3. View of the interior vacant warehouse space on the subject property.



Photograph 4. View of the interior Food Bank storage room and hydraulic forklift.



Photograph 5. View of a 55-gallon drum (hazardous waste sticker labeled as containing rainwater) located on the western portion of the subject property.



Photograph 6. View of the location of an 1,800-gallon UST in the western portion of the subject property.



Goleta Train Depot Project, 27 S. La Patera Lane, Goleta, California
Phase I Environmental Site Assessment



Photograph 7. View of the northern adjacent railroad tracks, facing northwest.



Photograph 8. View of the northwestern adjacent 3,000-gallon waste oil AST, facing west.



Photograph 9. View of the northeastern adjacent Goleta Amtrak Station roundabout, facing north.



Photograph 10. View of the eastern adjacent multi-business commercial building (30 S. La Patera Lane), facing southeast.



Photograph 11. View of the southern adjacent commercial office building and pole-mounted transformers (33 S. La Patera Lane), facing southwest.



Photograph 12. View of the western adjacent commercial building (6338 Lindmar Drive), facing north.

Figure 5 - Site Photographs

Appendix A

Interview Documentation



User Questionnaire

Rincon Project Number: 19-07186

Site Name and Full Address: Goleta Train Depot Project, S La Patera Lane, Goleta, California

To qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the “Brownfields Amendments”), the user must provide the following information to the environmental professional. Failure to conduct these inquiries could result in a determination that “all appropriate inquiries” is not complete.

We respectfully request that you fill out this form and email it to Michelle Carter at mcarter@Rinconconsultants.com within one week from the date of this transmittal.

Project Description

1. Why is the Phase I ESA required or being performed?

The City of Goleta is conducting environmental review and developing a design for a new train depot that will be open to the public and needs to do this as part of its due diligence.

2. What type of property transaction is planned? (i.e. sale, purchase, exchange)

No sale, purchase or exchange of the property is planned. The property is owned by the City of Goleta. Proposed redevelopment project.

3. What is the entire site address?

27 South La Patera Lane, Goleta, CA 93117

4. What is the Assessor’s Parcel Number(s)?

073-050-033

5. Are any considerations beyond the requirements of Practice E1527 to be considered? (i.e. lien search, asbestos & lead based paint, radon)

The Phase 1 ESA should include an investigation of suspected asbestos, lead based paint and radon.



Rincon Project Number: 19-07186
Site Name and Full Address: Goleta Train Depot Project, S La Patera Lane, Goleta, California

6. Identify all parties who will rely on the Phase I report.

The City of Goleta, Santa Barbara County Association of Governments, Union Pacific Railroad Company (UPRR), Amtrak, and other interested governmental agencies and stakeholders.

7. Identify the Site Manager/Contact and how the contact can be reached.

Vyto Adomaitis, Neighborhood Services & Public Safety Director, City of Goleta
(805) 961-7555 or vadomaitis@cityofgoleta.org

8. Identify the Site Owner and how the owner can be reached.

City of Goleta, a California municipal corporation
Michelle Greene, City Manager, mgreene@cityofgoleta.org

9. Do you have copies of any available prior environmental site assessment reports, documents, correspondence, etc., concerning any other knowledge or experience with the property that may be pertinent to the environmental professional (i.e. title report, previous Ph I and II ESAs, Environmental Impact Studies)?

No prior environmental assessment are available.



Rincon Project Number: 19-07186
Site Name and Full Address: Goleta Train Depot Project, S La Patera Lane, Goleta, California

Subject Property Information

1. Did a search of recorded land title records (or judicial records, where appropriate) identify any environmental liens filed or recorded against the property?

Please mark the box with the most appropriate response:

I **have not** reviewed the records and **do not know** if there are any filed or recorded environmental liens.

I **have** reviewed the records, and **No, there aren't any** filed or recorded environmental liens.

I **have** reviewed the records, and **Yes, there are** environmental liens. Explain:

2. Did a search of recorded land title records (or judicial records, where appropriate) identify any activity and land use limitations (AULs), such as engineering controls, land use restrictions or institutional controls that are in place at the property and/or have been filed or recorded against the property under federal, tribal, state or local law?

Please mark the box with the most appropriate response:

I **have not** reviewed the records and **do not know** if there are any filed/recorded AULs or any AULs in place at the site.

I **have** reviewed the records, and **No, there aren't any** filed/recorded AULs or any AULs in place at the site.

I **have** reviewed the records, and **Yes, there are** AULs filed, recorded, and/or in place at the site. Explain:

3. Does the Title Report provide any information pertaining to environmental cleanup liens or activity and use limitations (AULs) for the subject property?

Please mark the box with the most appropriate response:

I **have not** reviewed the Title Report and **do not know** if it provides environmental cleanup liens or AULs information.

I **have** reviewed the Title Report, and **No, it does not provide** environmental cleanup liens or AULs information..

I **have** reviewed the Title Report, and **Yes, it does provide** environmental cleanup liens or AULs information. Explain:



Rincon Project Number: 19-07186
Site Name and Full Address: Goleta Train Depot Project, S La Patera Lane, Goleta, California

4. Do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?

Please mark the box with the most appropriate response:

No, I do not have any specialized knowledge and/or experience related to the property or nearby properties.

Yes, I **do** have specialized knowledge and/or experience related to the property or nearby properties. Explain:

5. As the user of this ESA, based on your knowledge and experience related to the property, are you aware of any information pertaining to a reduction in value for the subject property relative to any known environmental issues?

Please mark the box with the most appropriate response:

No, I do not have any information about a reduction in property value relative to environmental issues.

Yes, I do have information about a reduction in property value relative to environmental issues. Explain:

6. Does the purchase price being paid for this property reasonably reflect the fair market value of the property?

Please mark the box with the most appropriate response:

Yes, I do believe the purchase price being paid for this property reasonably reflects the fair market value of the property. Skip to question #7.

No, I do not believe the purchase price being paid for this property reasonably reflects the fair market value of the property. Proceed to question #6a.

a. If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property? (40 CFR 312.29)

Please mark the box with the most appropriate response

No, I have not considered the idea that known or believed contamination at the site has caused the lower purchase price.

Yes, I have considered the idea that known or believed contamination at the site has caused the lower purchase price. Explain:



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7. Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example:

Please mark the box with the most appropriate response:

a. Do you know the past uses of the property?
 I **do not** know.
 I **do** know. Explain:
Built as an industrial warehouse building with ancillary office space in 1967.

b. Do you know of specific chemicals are present or once were present at the property?
 I **do not** know.
 I **do** know. Explain:

c. Do you know of any spills or other chemical releases that have taken place at the property?
 I **do not** know.
 I **do** know. Explain:

d. Do you know of any environmental cleanups have taken place at the property?
 I **do not** know.
 I **do** know. Explain:

8. Based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of releases at the property?

Please mark the box with the most appropriate response:

No, I do not know and/or do not have any experience with any obvious indicators that point to the presence or likely presence of contamination at the property.

Yes, I do know of and/or do have experience with obvious indicators that point to the presence or likely presence of contamination at the property. Explain:



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9. Are you aware of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products, in, on, or from the site?

Please mark the box with the most appropriate response:

No, I am not aware of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products, in, on, or from the site.

Yes, I am aware of pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the site. Explain:

10. Are you aware of any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the site?

Please mark the box with the most appropriate response:

No, I am not aware of any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the site.

Yes, I am aware of pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the site. Explain:

11. Are you aware of any notice from any government entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products?

Please mark the box with the most appropriate response:

No, I am not aware of any notice from any government entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products..

Yes, I am aware of a notice, or notices, from a government entity (or multiple government entities) regarding a possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products. Explain:



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This questionnaire was completed by (please print)


Name Claudia Dato
Title Senior Project Manager
Firm City of Goleta
Street Address 130 Cremona Drive, Ste. B
City, State, Zip Code Goleta, CA 93117
Phone Number (805) 961-7558
Fax Number (805) 961-8084

What is the Preparer's relationship to the property (i.e., owner, occupant, property manager, employee, agent, consultant, etc.)? Employee of owner

Copies of the completed questionnaire should be faxed, emailed (preferably) or mailed to:

Rincon Consultants, Inc.
Attention: Environmental Site Assessment Division
180 N Ashwood Avenue
Ventura, CA 93003
Fax: (805) 644-4455
Email: mcarter@rinconconsultants.com

Preparer represents that to the best of the preparer's knowledge the above statements and facts are true and correct and to the best of the preparer's knowledge no material facts have been suppressed or misstated.

Signature Claudia Dato  Digitally signed by Claudia Dato
Date: 2019.10.29 16:51:54 -07'00' Date October 29, 2019



Property Owner Interview Questionnaire

Rincon Project Number: _____

Site Name and Full Address: _____

This questionnaire should be completed by the current property owner or a designated representative of the current property owner. We respectfully request that you fill out and return this form via fax at (805) 644-4455 or email to us at mcarter@rinconconsultants.com within one week from the date of this transmittal.

1. Was the subject property or any adjoining property ever used as:

- | | |
|--|---|
| <input type="checkbox"/> an airport | <input type="checkbox"/> a Department of Defense facility or training area |
| <input type="checkbox"/> a fire training area | <input type="checkbox"/> a junkyard or landfill |
| <input type="checkbox"/> a gasoline or other fueling station | <input type="checkbox"/> a waste treatment, storage, disposal, processing or recycling facility |
| <input type="checkbox"/> a motor vehicle repair facility | <input type="checkbox"/> a machine shop |
| <input type="checkbox"/> a commercial printing facility | <input type="checkbox"/> a manufacturing facility |
| <input type="checkbox"/> a dry cleaners | <input type="checkbox"/> an oil production facility (including oil wells) |
| <input type="checkbox"/> a photo developing laboratory | <input checked="" type="checkbox"/> any other industrial use |
| <input type="checkbox"/> a metal plating facility | |
| <input type="checkbox"/> a farm | |

Please check all that apply above and describe:

The building was constructed in 1967 as an industrial warehouse facility.

2. Please describe the current land uses of the subject property and those surrounding your property. Please indicate all businesses/companies located on property.

2a. Current Use of Subject Property:

Please check all that apply: <input type="checkbox"/> Commercial (retail, offices, etc.) <input type="checkbox"/> Residential (single family or apartments) <input checked="" type="checkbox"/> Industrial (manufacturing, warehousing, processing) <input type="checkbox"/> Other- Please Describe	Please include a brief description of current operation: The site is mostly vacant but there is some warehousing use. Site contains an emergency generator and an underground fuel storage tank.
---	---

2b. Current Use of Northern Adjoining Properties:

Please check all that apply: <input type="checkbox"/> Commercial (retail, offices, etc.) <input type="checkbox"/> Residential (single family or apartments) <input type="checkbox"/> Industrial (manufacturing, warehousing, processing) <input checked="" type="checkbox"/> Other- Please Describe	Please include a brief description of current operation: Public train platform and railway tracks.
---	---



Rincon Project Number: _____

Site Name and Full Address: _____

2c. Current Use of Eastern Adjoining Properties:

Please check all that apply: <input type="checkbox"/> Commercial (retail, offices, etc.) <input type="checkbox"/> Residential (single family or apartments) <input checked="" type="checkbox"/> Industrial (manufacturing, warehousing, processing) <input type="checkbox"/> Other- Please Describe	Please include a brief description of current operation: Food packing plant and warehouse; parking lot and lumber company.
---	---

2d. Current Use of Southern Adjoining Properties:

Please check all that apply: <input type="checkbox"/> Commercial (retail, offices, etc.) <input type="checkbox"/> Residential (single family or apartments) <input checked="" type="checkbox"/> Industrial (manufacturing, warehousing, processing) <input type="checkbox"/> Other- Please Describe	Please include a brief description of current operation: Light manufacturing, storage and offices. (Kollmorgen electronic parts supplier)
---	--

2e. Current Use of Western Adjoining Properties:

Please check all that apply: <input type="checkbox"/> Commercial (retail, offices, etc.) <input type="checkbox"/> Residential (single family or apartments) <input checked="" type="checkbox"/> Industrial (manufacturing, warehousing, processing) <input type="checkbox"/> Other- Please Describe	Please include a brief description of current operation: Light manufacturing and offices (Astro Aerospace Manufacturing)
---	---

3. Please describe the previous land uses of your property and those surrounding your property. Include property ownership and dates of operation if known.

3a. Previous Use of Subject Property:

Please check all that apply: <input type="checkbox"/> Commercial (retail, offices, etc.) <input type="checkbox"/> Residential (single family or apartments) <input checked="" type="checkbox"/> Industrial (manufacturing, warehousing, processing) <input type="checkbox"/> Other- Please Describe	Please include a brief description of current operation: Building was previously used as combined warehouse and office space for Direct Relief International. No hazardous materials stored on-site.
---	---

3b. Previous Use of Northern Adjoining Properties:

Please check all that apply: <input type="checkbox"/> Commercial (retail, offices, etc.) <input type="checkbox"/> Residential (single family or apartments) <input type="checkbox"/> Industrial (manufacturing, warehousing, processing) <input checked="" type="checkbox"/> Other- Please Describe	Please include a brief description of current operation: Railway corridor.
---	---



Rincon Project Number: _____

Site Name and Full Address: _____

3c. Previous Use of Eastern Adjoining Properties:

Please check all that apply: <input type="checkbox"/> Commercial (retail, offices, etc.) <input type="checkbox"/> Residential (single family or apartments) <input checked="" type="checkbox"/> Industrial (manufacturing, warehousing, processing) <input type="checkbox"/> Other- Please Describe	Please include a brief description of current operation: Food packing plant and warehouse; parking lot and lumber company.
---	---

3d. Previous Use of Southern Adjoining Properties:

Please check all that apply: <input type="checkbox"/> Commercial (retail, offices, etc.) <input type="checkbox"/> Residential (single family or apartments) <input checked="" type="checkbox"/> Industrial (manufacturing, warehousing, processing) <input type="checkbox"/> Other- Please Describe	Please include a brief description of current operation: Light manufacturing, storage and offices.
---	---

3e. Previous Use of Western Adjoining Properties:

Please check all that apply: <input type="checkbox"/> Commercial (retail, offices, etc.) <input type="checkbox"/> Residential (single family or apartments) <input checked="" type="checkbox"/> Industrial (manufacturing, warehousing, processing) <input type="checkbox"/> Other- Please Describe	Please include a brief description of current operation: Light manufacturing, storage and offices.
---	---

4. Who is the current owner of the property?

City of Goleta

5. When did current ownership begin?

2018

6. What is the age of the on-site facility?

Approximately 52 years old.

7. Who is the previous owner of the property?

Direct Relief International

8. Please indicate the property's current:

Electrical service provider	Southern California Edison
Natural Gas service provider	SoCal Gas Company
Water service provider	Goleta Water District
Sewer service provider	Goleta Sanitary District
Solid waste hauler	Marborg Industries (no regular service currently)



Rincon Project Number: _____

Site Name and Full Address: _____

9. To the best of your knowledge, has your facility previously or does your facility currently store or use any of the following in individual containers larger than 5 gallons in volume or 50 gallons in the aggregate? (if Yes or Unknown, include how many, type, and size)

<input type="checkbox"/> Damaged or discarded automotive or industrial batteries	
<input type="checkbox"/> Paints	
<input type="checkbox"/> Oils or solvents	
<input type="checkbox"/> Motor vehicle fleet	
<input type="checkbox"/> Pesticides or herbicides	
<input checked="" type="checkbox"/> Other chemicals or hazardous substances	Underground diesel storage tank for generator (1800 gallon capacity)

10. Please indicate any wastes generated at the facility:

Hazardous Waste	Quantity	Disposal Method
NA		

11. Are there currently or to the best of your knowledge have there been previously, any industrial drums (typically 55 gallon) or sacks of chemicals located on the property or at the facility?

<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown	If Yes or Unknown, please describe:
---	-------------------------------------

12. Are there currently or to the best of your knowledge have there been previously, any evidence of fill dirt having been brought onto the property that originated from a contaminated site or that is of an unknown origin?

<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown	If Yes or Unknown, please describe:
---	-------------------------------------



Rincon Project Number: _____

Site Name and Full Address: _____

13. Are there currently or to the best of your knowledge have there been previously, any pits, ponds or lagoons located on the property in connection with waste treatment or waste disposal?

<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown	If Yes or Unknown, please describe:
---	-------------------------------------

14. Are there currently or to the best of your knowledge have there been previously, any sumps, clarifiers, or solvent degreasers on the property?

<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown	If Yes or Unknown, please describe:
---	-------------------------------------

15. Are there currently or to the best of your knowledge have there been previously, any stained soil on the property?

<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown	If Yes or Unknown, please describe:
---	-------------------------------------

16. Are there currently or to the best of your knowledge have there been previously, any storage tanks (above or below ground) located on the property?

<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown	If Yes or Unknown, please describe: Underground 1800 gallon diesel fuel storage tank for generator - currently 450 gallons of fuel stored.
---	---

17. Are there currently or to the best of your knowledge have there been previously, any vent pipes, fill pipes, or access ways (etc.) indicating a fill pipe protruding from the ground on the property or adjacent to any structure located on the property?

<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown	If Yes or Unknown, please describe:
---	-------------------------------------

18. If the property is served by a private well or non-public water system, have contaminants been identified in the well or system that exceed guidelines applicable to the water system or has the well been designated as contaminated by any government agency?

<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown	If Yes or Unknown, please describe:
---	-------------------------------------



Rincon Project Number: _____

Site Name and Full Address: _____

19. Are there currently or to the best of your knowledge have there been previously, any flooring, drains, or walls located within the facility that are stained by substances other than water, or are emitting foul odors?

<input type="checkbox"/> Yes	If Yes or Unknown, please describe:
<input type="checkbox"/> No	
<input type="checkbox"/> Unknown	

20. To the best of your knowledge has your facility previously or does your facility currently, discharge wastewater on or adjacent to the property other than storm water into a sanitary sewer system?

<input type="checkbox"/> Yes	If Yes or Unknown, please describe:
<input type="checkbox"/> No	
<input type="checkbox"/> Unknown	

21. Have any of the following ever been dumped above grade, buried and/or burned on the property? (please check all that apply and describe if possible)

<input type="checkbox"/> Hazardous substances	
<input checked="" type="checkbox"/> Petroleum products	Underground diesel fuel storage tank noted above.
<input type="checkbox"/> Unidentified waste materials	
<input type="checkbox"/> Tires	
<input type="checkbox"/> Automotive or industrial batteries	
<input type="checkbox"/> Other waste materials (please describe)	

22. Are there currently or to the best of your knowledge have there been previously, a transformer, capacitor or any hydraulic equipment on the property?

<input type="checkbox"/> Yes	If Yes or Unknown, please describe:
<input type="checkbox"/> No	
<input type="checkbox"/> Unknown	

Forklifts for warehouse use.

23. Are there currently or to the best of your knowledge have there been previously any records indicating the presence of PCBs?

<input type="checkbox"/> Yes	If Yes or Unknown, please describe:
<input type="checkbox"/> No	
<input type="checkbox"/> Unknown	



Rincon Project Number: _____

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24. Are there currently or to the best of your knowledge have there been previously any records indicating the presence of pesticides or herbicides?

<input type="checkbox"/> Yes	If Yes or Unknown, please describe:
<input type="checkbox"/> No	
<input type="checkbox"/> Unknown	

25. Do you have any knowledge of environmental liens that may have been recorded against the property or governmental notification relating to past or recurrent violations of environmental laws with respect to the property or any facility located on the property?

<input type="checkbox"/> Yes	If Yes or Unknown, please describe:
<input type="checkbox"/> No	
<input type="checkbox"/> Unknown	

26. Do you have any knowledge of activity and use limitations (AULs) such as engineering controls, deed restrictions, land use restrictions, or institutional controls that may have been recorded against the property?

<input type="checkbox"/> Yes	If Yes or Unknown, please describe:
<input type="checkbox"/> No	
<input type="checkbox"/> Unknown	

27. Have you been informed of the past or current existence of hazardous substances, petroleum products, or environmental violations with respect to the property or any facility located on the property?

<input type="checkbox"/> Yes	If Yes or Unknown, please describe: 1800 gallon underground diesel fuel storage tank.
<input type="checkbox"/> No	
<input type="checkbox"/> Unknown	

28. Do you have any knowledge of any environmental site assessments of the property or facility?

<input type="checkbox"/> Yes	If Yes or Unknown, please describe:
<input type="checkbox"/> No	
<input type="checkbox"/> Unknown	

29. Do you know of any past, threatened, or pending lawsuits or administrative proceedings concerning a release of any hazardous substances or petroleum products involving the property by any owner or occupant of the property?

<input type="checkbox"/> Yes	If Yes or Unknown, please describe:
<input type="checkbox"/> No	
<input type="checkbox"/> Unknown	



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30. Are there any site-specific geotechnical or geologic reports available for the subject property?

<input type="checkbox"/> Yes	If Yes or Unknown, please describe:
<input checked="" type="checkbox"/> No	
<input type="checkbox"/> Unknown	

31. Is there a Title Report available for the subject property?

<input type="checkbox"/> Yes	If Yes or Unknown, please describe:
<input checked="" type="checkbox"/> No	
<input type="checkbox"/> Unknown	

This questionnaire was completed by (please print)

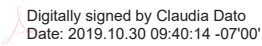
Name Michael Baris and Claudia Dato
 Title Emergency Services Coordinator; Senior Project Manager
 Firm City of Goleta
 Street Address 130 Cremona Drive, Ste. B
 City, State, Zip Code Goleta, CA 93117
 Phone Number (805) 690-5119
 Fax Number (805) 961-8084

What is the Preparer's relationship to the property (i.e., owner, occupant, property manager, employee, agent, consultant, etc.)? Employees

Copies of the completed questionnaire should be faxed, emailed (preferably) or mailed to:

Rincon Consultants, Inc.
 Attention: Environmental Site Assessment Division
 180 N Ashwood Avenue
 Ventura, CA 93003
 Fax: (805) 644-4455
 Email: mcarter@rinconconsultants.com

Preparer represents that to the best of the preparer's knowledge the above statements and facts are true and correct and to the best of the preparer's knowledge no material facts have been suppressed or misstated.

Signature Claudia Dato  Digitally signed by Claudia Dato
Date: 2019.10.30 09:40:14 -07'00' Date October 30, 2019