

EXECUTIVE SUMMARY

This Phase I Environmental Site Assessment (ESA) was performed in accordance with Terracon Proposal No. PNA237057, dated June 15, 2023, and was conducted consistent with the procedures included in ASTM E1527-21, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. The purpose of this ESA was to assist the client in developing information to identify RECs in connection with the site as reflected by the scope of this report. The ESA was conducted under the supervision or responsible charge of Kristin Stout, Environmental Professional. Santiago Calderon Sierra performed the site reconnaissance on June 23, 2023.

Findings and Opinions

A summary of findings is provided below. It should be recognized that details were not included or fully developed in this section, and the report must be read in its entirety for a comprehensive understanding of the items contained herein.

Site Description and Use

The site is located at 7460 Lone Tree Way in Brentwood, Contra Costa County, California and consists of approximately 0.78-tract of vacant land identified as Assessor Parcel Number (APN) 018-070-017. During the site reconnaissance, the site was unoccupied and had no active operations.

Historical Information

Based on a review of the historical information the site consisted of undeveloped land by at least the mid-1910s, developed with orchards and residential dwellings from the late 1930s to the mid-1980s, orchards no longer apparent by the mid-1980s, and dwellings no longer apparent by the late 2000s. According to historical city directories and records reviewed with local agencies, site tenants have included Margaret Serna (2004).

Adjoining properties consisted of undeveloped land by at least the mid-1910s, developed with orchards, residential dwellings, and roadways by the late 1930s to late 1990s, orchards no longer apparent and land graded for redevelopment by the mid-2000s, developed with the existing residential neighborhoods by the late 2000s. The adjoining properties have remained relatively unchanged through the present. Based on a review of the historical information, Recognized Environmental Conditions (RECs) were not identified in connection with the site.

Records Review

Selected federal and state environmental regulatory databases as well as responses from state and local regulatory agencies were reviewed. Richmond American Homes, identified as the site and the adjoining properties to the east, is listed on the Facility and Manifest Data (HAZNET) and Hazardous Waste Tracking System (HWTS) database. According to the regulatory and HWTS databases, the site and adjoining properties was listed as a hazardous waste generator for asbestos waste streams reported from 2006 to 2007. The HAZNET listing indicates asbestos waste was disposed at a landfill or surface impoundment that will be closed as a landfill. Based on the waste streams identified, reported disposal method, and the area's redevelopment, Richmond American Homes does represent a REC. The remaining facilities listed in the database report do not appear to represent RECs to the site at this time based upon regulatory status, apparent topographic gradient, and/or distance from the site.

Site Reconnaissance

During the site reconnaissance, minor amounts of trash, consisting of typical municipal litter items such as bottles, plastic, and miscellaneous food wrappers were observed throughout the site. Staining, noxious odors, or evidence of hazardous materials disposal were not observed. Based on site observations, the debris materials did not appear to be hazardous in nature and do not represent a REC.

Adjoining Properties

The northern adjoining properties consists of a single-family residential neighborhood. The eastern adjoining properties consist of O'Hara Avenue followed by single-family residential neighborhood. The southern adjoining properties consist of Lone Tree Way followed vacant land and single-family residence. The western adjoining properties consist of single-family residential neighborhood. RECs were not observed with the adjoining properties.

Significant Data Gaps

Significant data gaps (SDGs) were not identified.

Conclusions

We have performed a Phase I ESA consistent with the procedures included in ASTM Practice E1527-21 at 7460 Lone Tree Way, Brentwood, Contra Costa County, California, the site. Recognized Environmental Conditions (RECs), Controlled RECs (CRECs) and/or Significant Data Gaps (SDGs) were not identified in connection with the site.

Recommendations

Based on the scope of services, limitations, and conclusions of this assessment, Terracon did not identify RECs, CRECs, or SDGs in connection with the site. As such, no additional investigation is warranted at this time.