

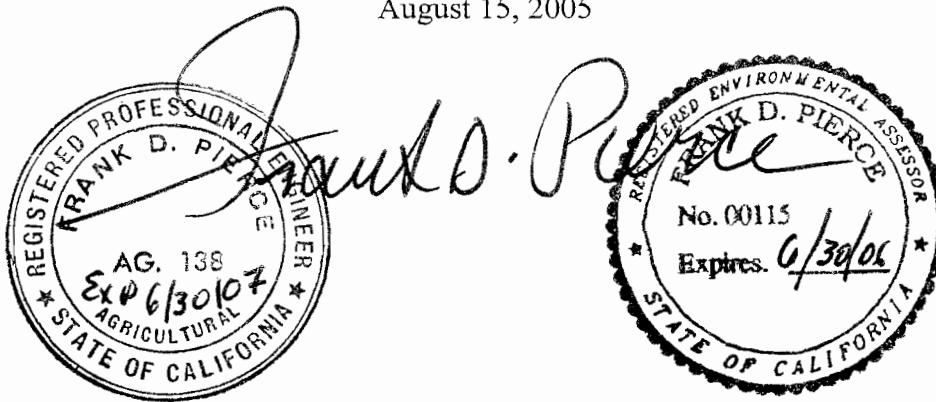
# PHASE I ENVIRONMENTAL SITE ASSESSMENT

For

1132 Madison Lane  
APN 261-041-027  
Salinas, California

Madison Business Park  
P.O. Box 1309  
Seaside, CA 93955

August 15, 2005



Prepared by

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## 1.0 EXECUTIVE SUMMARY

Joseph and Marline Welcome of Salinas, California contracted Lee & Pierce on August 1, 2005 to perform a Phase I Environmental Site Assessment (ESA) of 1132 Madison Lane located in Salinas, California. The subject property, totaling approximately 4.79-acres, is further identified as Assessor Parcel Number (APN) 261-041-027. According to records at the Monterey County Assessor's Office, Joseph H. & Marline J. Welcome, are listed as owning the subject property. (See Location Map, Appendix 8.1.1 and Assessor's Parcel Map, Appendix 8.1.3). This assessment is being prepared for the benefit of Joseph and Marline Welcome.

The United States Environmental Protection Agency (U.S. EPA) maintains lists of contaminated properties under the federal Superfund program pursuant to the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (CERCLA). Listed sites are ranked according to their potential risks to human health and the environment. Those sites, which present the greatest risk, are added to the National Priority List (NPL).

The property under assessment is not listed in any of the databases searched by EDR (Environmental Data Resources, Inc.). EDR identified seven RCRA-SQG sites located within a ¼-mile radius of the subject property. EDR also identified three CORTESE sites located within a ½-mile radius of the subject property (each of which are also LUST sites), two NOTIFY 65 sites located within a 1-mile radius of the subject property, three LUST sites within approximately a ½-mile radius of the subject property, two UST sites within approximately a 1/8-mile radius of the subject property, four CA FID UST sites, and five HIST UST sites within an approximate ¼-mile radius of the subject property. (Refer to Table 1 for an EDR Findings Summary).

A site inspection of the subject property was conducted on August 9, 2005. (See Aerial Photo/Site Plan, Appendix 8.1.4 and Site Photographs, Appendix 8.1.6). No potential environmental impacts from the adjacent properties were noted during the site inspection, and this assessment has revealed no evidence of recognized environmental conditions in connection with the subject property except for the following items:

- 1) Due to the age of the buildings, it is recommended that an asbestos survey be conducted prior to demolition of any building on the subject property built before approximately the 1970s. It is also assumed that lead based paint would also be present on these structures.
- 2) Perform general clean up of trash, junk, and debris located on the subject property in storage areas such as the 1132 Madison yard and the residential backyards.
- 3) Properly store automotive vehicles onsite by properly draining automotive fluids prior to long term storage, and insure proper storage and/or disposal of automotive related parts and/or fluids in accordance with applicable regulation. This would include the maintenance and use of the previously implemented runoff protection system as directed by the MCDEH.
- 4) Conduct scraping or removal of all surface materials impacted by automotive fluids/oil. Removed material determined to meet hazardous waste criteria is to be disposed of in accordance with applicable regulations.

## 6.0 FINDINGS AND CONCLUSIONS

Lee & Pierce Inc. has conducted a Phase I ESA of the subject property, APN 261-041-027, in Salinas, California, in general conformance with the scope and limitations of ASTM Practice E 1527-00. Any exceptions to, or deletions from this practice are described in Section 2.4 of this report.

This assessment has revealed no evidence of open, or active, hazardous materials or incidents of concern surrounding the subject property, or issues of potential environmental concern in connection with the subject property except for the following items:

- 1) Due to the age of the buildings, it is recommended that an asbestos survey be conducted prior to demolition of any building on the subject property built before approximately the 1970s. It is also assumed that lead based paint would also be present on these structures.
- 2) Perform general clean up of trash, junk, and debris located on the subject property in storage areas such as the 1132 Madison yard and the residential backyards.
- 3) Properly store automotive vehicles onsite by properly draining automotive fluids prior to long term storage, and insure proper storage and/or disposal of automotive related parts and/or fluids in accordance with applicable regulation. This would include the maintenance and use of the previously implemented runoff protection system as directed by the MCDEH.
- 4) Conduct scraping or removal of all surface materials impacted by automotive fluids/oil. Removed material determined to meet hazardous waste criteria is to be disposed of in accordance with applicable regulations.

In addition, if the proposed future use of the site is for conversion to residential, a detailed sampling and evaluation may be required by the MCDEH.