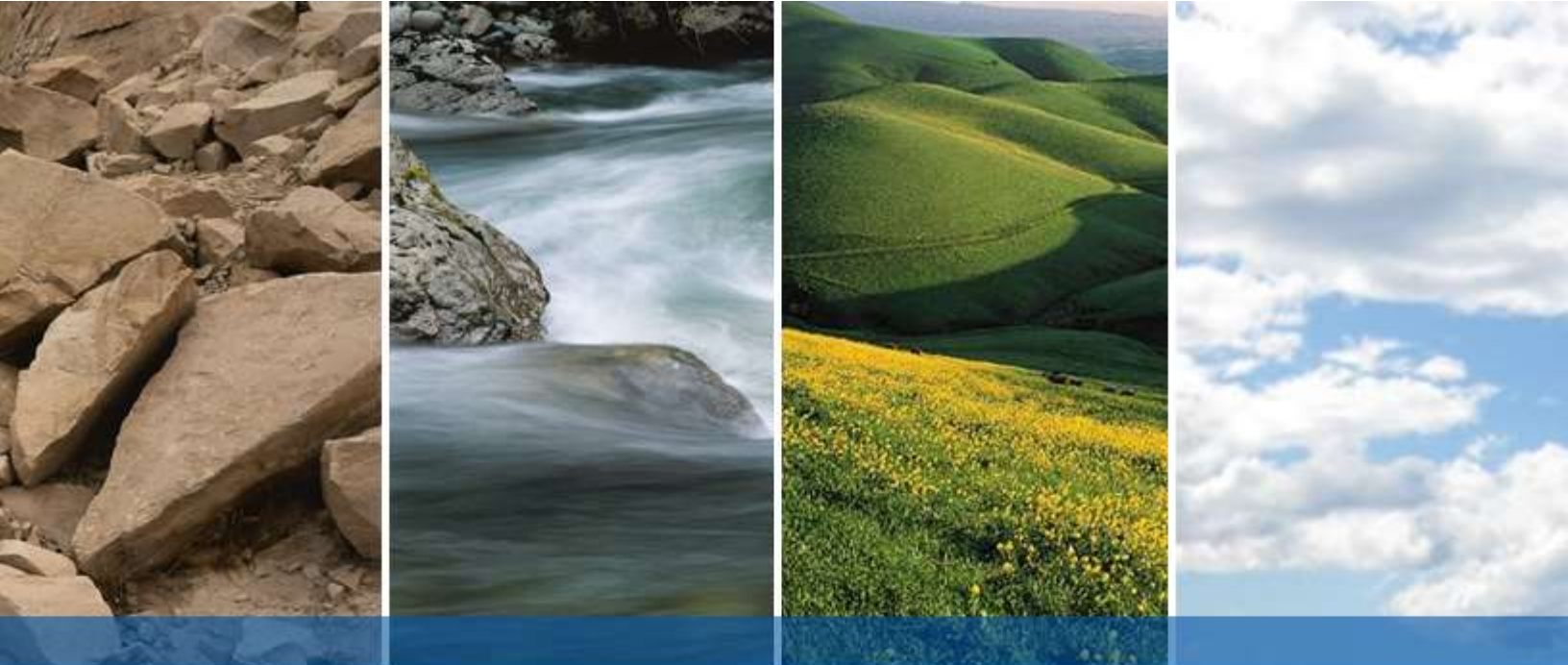


Appendix E
Phase I Environmental Site Assessment



**EXPOSITION CENTER
SAN MATEO BASINS 2 AND 3
SAN MATEO, CALIFORNIA**

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Submitted to

City of San Mateo
C/O Margaret M. Regan
Stantec (formerly MWH Global)
3010 W Charleston, Suite 100
Las Vegas, NV 89012

Prepared by

ENGEO Incorporated

March 28, 2017

Project No.

13231.000.000

Project No.
13231.000.000

March 28, 2017

City of San Mateo
C/O Ms. Margaret M. Regan
Stantec (formerly MWH Global)
3010 W Charleston, Suite 100
Las Vegas, NV 89012

Subject: Exposition Center
San Mateo Basins 2 and 3
San Mateo, California

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Dear Ms. Regan:

ENGEO is pleased to present our phase I environmental site assessment of the subject property (Study Areas 1 and 2), located in San Mateo, California. The attached report includes a description of the site assessment activities, along with ENGEO's findings, opinions, and conclusions regarding the Study Areas.

ENGEO has the specific qualifications based on education, training, and experience to assess the nature, history, and setting of the Study Areas, and has developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312. We declare that, to the best of our professional knowledge and belief, the responsible charge for this study meets the definition of Environmental Professional as defined in Section 312.10 of 40 CFR Part 312 and ASTM 1527-13.


We are pleased to be of service to you on this project. If you have any questions concerning the contents of our report, please contact us.

Sincerely,

ENGEO Incorporated



Yanet Zepeda
yz/ja/cjn



Jeffrey A. Adams, PhD

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EXECUTIVE SUMMARY

ENGEO conducted a phase I environmental site assessment for two portions of the property located within the City of San Mateo Exposition Center, located at 2495 South Delaware Street in San Mateo, California (Study Area 1 and Study Area 2). Study Area 1 and Study Area 2, approximately 1 and 2.2 acres in area, respectively, occupy portions of the parent parcel identified by Assessor's Parcel Number (APN) 040-030-220.

Study Area 1 and Study Area 2 are situated within the City of San Mateo Exposition Center. Study Area 1 is currently occupied by an asphalt-paved parking lot. Study Area 2 is currently occupied by a gravel parking yard with stored trailers, trucks, and large metal containers. The parent parcel of Study Areas 1 and 2 is bound by Saratoga Drive to the north and east, South Delaware Street to the west and a school and park to the south.

Review of historical records indicates that Study Area 1 has been occupied by paved parking since at least 1974; prior to 1974 the Study Area was undeveloped with the exception of some land disturbance possibly associated with an adjacent airport in the 1940s. Study Area 2 remained undeveloped until at least 2005, at which time it began to be used as a parking yard.

This assessment included a review of local, state, tribal, and federal environmental record sources, standard historical sources, aerial photographs, fire insurance maps and physical setting sources. A reconnaissance of Study Areas 1 and 2 was conducted to review site use and current conditions to check for the storage, use, production or disposal of hazardous or potentially hazardous materials.

The site reconnaissance and records review did not find documentation or physical evidence of soil or groundwater impairments associated with the use or past use of Study Areas 1 and 2. A review of regulatory databases maintained by county, state, tribal, and federal agencies found no documentation of hazardous materials violations or discharge on Study Areas 1 and 2 and did not identify contaminated facilities within the appropriate American Society for Testing and Materials (ASTM) search distances that would reasonably be expected to impact the Study Area.

Based on the findings of this assessment, no Recognized Environmental Conditions (RECs), controlled RECs, or Historical RECs have been identified for Study Areas 1 and/or 2.

Based on the review of regulatory databases and site reconnaissance, we present information on a feature of potential environmental concern that was contained in the databases related to the Study Areas. This feature was not considered to be an REC. We briefly discuss the feature below.

- The parent parcel (040-030-020), outside of Study Areas 1 and 2 is associated with a former leaking underground storage tank (LUST) case. The LUST case is located approximately 650 feet east of Study Area 1 and 850 feet northwest of Study Area 2. The LUST was removed in 1997 (See Figure 2). The San Mateo County Groundwater Protection Program issued a Closure Memorandum dated January 28, 2002 for the LUST case. It is our opinion that the risk of potential environmental impact to Study Areas 1 and 2 is low.

ENGEO has performed a phase I environmental site assessment in general conformance with the scope and limitations of ASTM E1527 of approximately 1 and 2.2-acre portions of the parent parcel identified by Assessor's Parcel Number (APN) 040-030-220, San Mateo, California, Study Area 1 and Study Area 2. Any exceptions to, or deletions from, this practice are described in Section(s) 1.7 and 6.2 of this report.

ENGEO recommends no further environmental studies at this time.

We understand that material offhaul may occur as part of future development. It may be prudent to perform a preliminary material offhaul screening program with laboratory analysis to evaluate potential offhaul disposal and reuse options.

1.0 INTRODUCTION

ENGEO conducted a phase I environmental site assessment for two portions of the subject property (Study Area 1 and Study Area 2) located within the City of San Mateo Exposition Center at 2495 South Delaware Street in San Mateo, California (Figure 1). Study Area 1 is currently occupied by an asphalt-paved parking lot. Study Area 2 is currently occupied by a gravel parking yard with stored trailers, trucks and large metal containers.

1.1 SITE LOCATION

The two separate study areas are located within the City of San Mateo Exposition center located at 2495 South Delaware Street in San Mateo, California (Figure 1). Study Area 1 and Study Area 2, approximately 1 and 2.2 acres in area, respectively, occupy portions of the property identified as Assessor's Parcel Number (APN) 040-030-220 (Figure 3). The parent parcel of Study Area 1 and 2 is bound by Saratoga Drive to the north and east, South Delaware Street to the west and a school and park to the south.

1.2 SITE AND VICINITY CHARACTERISTICS

According to published topographic maps, Study Areas 1 and 2 are relatively level, situated at an elevation of approximately 11 feet above mean sea level (msl) (Figure 4). Review of the regional geologic mapping by Brabb et al (1998) found that the Study Areas are underlain by historic artificial fill consisting of loose to very well consolidated gravel, sand, silt and clay in various combinations.

Geoscheck – Physical Setting Source Summary of the Environmental Resources Data report (Appendix A) indicated no Federal United States Geological Survey (USGS) wells located within 1 mile of the Study Areas. The Physical Setting Source Summary also provided hydrogeologic information for use as an indicator of groundwater flow direction in the immediate area. This section indicated no wells located within 1 mile of the Study Areas.

We reviewed the Department of Water Resources On-line Water Data Library for depth to water in the vicinity of the Study Areas. The website did not identify any wells within 1 mile of the Study Areas.

We reviewed EnviroStor, a website maintained by the State of California, Department of Toxic Substances Control, and GeoTracker, a website maintained by the State of California, Water Resources Control Board, for nearby facilities with records that include depth to groundwater measurements. The following information was obtained regarding local groundwater conditions.

TABLE 1.2-1: Local Groundwater Conditions

PROXIMITY TO STUDY AREA 1	PROXIMITY TO STUDY AREA 2	REPORTED DEPTH TO GROUNDWATER	REPORTED GROUNDWATER FLOW DIRECTION
800 feet south	1,500 feet west	2½ to 4 feet	north-northeast
1,000 feet south	1,800 feet southwest	6 to 7 feet	northeast
1,200 feet north	2,350 feet northwest	5 to 6 feet	west-southwest

The site-specific depth to groundwater and direction of groundwater flow was not determined as part of this assessment. Fluctuations in groundwater levels may occur seasonally and over a period of years due to variations in precipitation, temperature, and other factors.

We reviewed the Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR) website and map database to determine if any historic oil and/or gas wells were located within Study Areas 1 and 2. No geothermal wells were mapped within 1 mile of Study Areas 1 and 2.

1.3 CURRENT USE OF STUDY AREAS/DESCRIPTION OF SITE IMPROVEMENTS

Study Area 1 and Study Area 2, approximately 1 and 2.2 acres in area, respectively, occupy portions of the City of San Mateo Exposition Center. Study Area 1 is currently occupied by an asphalt-paved parking lot. Study Area 2 is currently occupied by a gravel parking yard with stored trailers, trucks, and large metal containers.

1.4 CURRENT USE OF ADJOINING PROPERTIES

The parent parcel of the two Study Areas is located in a mixed-use area of San Mateo. The parent parcel is bound by Saratoga Drive to the north and east, South Delaware Street to the west and a school and park to the south.

1.5 PURPOSE OF PHASE I ENVIRONMENTAL SITE ASSESSMENT

This assessment was performed at the request of City of San Mateo and Stantec (formerly MWH Global) for the purpose of environmental due diligence during property acquisition. The objective of this phase I environmental site assessment is to identify Recognized Environmental Conditions (RECs) associated with the Study Area. As defined in the ASTM Standard Practice E 1527-13, an REC is “the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.”

1.6 DETAILED SCOPE OF SERVICES

The scope of services performed included the following:

- A review of publicly available and practically reviewable standard local, state, tribal, and federal environmental record sources.
- A review of publicly available and practically reviewable standard historical sources, aerial photographs, fire insurance maps and physical setting sources.
- A reconnaissance of Study Areas 1 and 2 to review site use and current conditions. The reconnaissance was conducted to check for the storage, use, production or disposal of hazardous or potentially hazardous materials.
- Preparation of this report with our findings, opinions, and conclusions.

1.7 SIGNIFICANT ASSUMPTIONS OR DEVIATIONS FROM ASTM STANDARD PRACTICE

No significant assumptions or deviations were encountered during this assessment. Data gaps identified during the preparation of this report are presented in Section 6.2.

1.8 LIMITATIONS AND EXCEPTIONS OF ASSESSMENT

The professional staff at ENGEO strives to perform its services in a proper and professional manner with reasonable care and competence but is not infallible. The recommendations and conclusions presented in this report were based on the findings of our study, which were developed solely from the contracted services. The findings of the report are based in part on contracted database research, out-of-house reports and personal communications. The opinions formed by ENGEO are based on the assumed accuracy of the relied upon data in conjunction with our relevant professional experience related to such data interpretation. ENGEO assumes no liability for the validity of the materials relied upon in the preparation of this report.

This document must not be subject to unauthorized reuse; that is, reuse without written authorization of ENGEO. Such authorization is essential because it requires ENGEO to evaluate the document's applicability given new circumstances, not the least of which is passage of time. The findings from a phase I environmental site assessment are valid for one year after completion of the report. Updates of portions of the assessment may be necessary after a period of 180 days after completion.

This phase I environmental site assessment is not intended to represent a complete soil or groundwater characterization, nor define the depth or extent of soil or groundwater contamination. It is intended to provide an evaluation of potential environmental concerns associated with the use of Study Areas 1 and 2. A more extensive assessment that would include a subsurface exploration with laboratory testing of soil and groundwater samples could provide more definitive information concerning site-specific conditions. If additional assessment activities are considered for Study Areas 1 and 2 and if other entities are retained to provide such services, ENGEO cannot be held responsible for any and all claims arising from or resulting from the performance of such services by other persons or entities. ENGEO can also not be held responsible from any and all claims arising or resulting from clarifications, adjustments, modifications, discrepancies or other changes necessary to reflect changed field or other conditions.

1.9 SPECIAL TERMS AND CONDITIONS

ENGEO has prepared this report for the exclusive use of City of San Mateo and Stantec. It is recognized and agreed that ENGEO has assumed responsibility only for undertaking the study for the client. The responsibility for disclosures or reports to a third party and for remedial or mitigative action shall be solely that of the Client.

Laboratory testing of soil or groundwater samples was not within the scope of the contracted services. The assessment did not include an asbestos survey, an evaluation of lead-based paint, an inspection of light ballasts for polychlorinated biphenyls (PCBs), a radon evaluation, or a mold survey.

This report is based upon field and other conditions discovered at the time of preparation of ENGEO's assessment. Visual observations referenced in this report are intended only to represent conditions at the time of the reconnaissance. ENGEO would not be aware of site contamination, such as dumping and/or accidental spillage, that occurred subsequent to the reconnaissance conducted by ENGEO personnel.

2.0 USER-PROVIDED INFORMATION

2.1 PROPERTY RECORDS

2.1.1 Title Report/Ownership

The Title Report lists recorded land title detail, ownership fees, leases, land contracts, easements, liens, deficiencies, and other encumbrances attached to or recorded against a subject property. Laws and regulations pertaining to land trusts vary from state to state and the detail of information presented in a Title Report can vary greatly by jurisdiction. As a result, ENGEO utilizes a Title Report, when provided to us, as a supplement to other historical record sources.

A Preliminary Title Report for the parent parcel of the Study Areas was not provided for our review prior to the publication of this document.

2.1.2 Environmental Liens and Activity Use Limitations

Environmental Data Resources, Inc. (EDR) provided an Environmental Lien Search Report for the parent parcel of Study Areas 1 and 2 prepared by NETR Real Estate Research and Information. The report, which is included in Appendix D, did not list environmental liens associated with the APN of the parent parcel of Study Areas 1 and 2.

2.2 USER KNOWLEDGE OF STUDY AREA

Ms. Dana Stoehr, Key Site Manager of the City of San Mateo Exposition Center, completed Key Site Manager and Client environmental site assessment questionnaires pertaining to user-related applicable environmental information regarding the Site. In the questionnaires, Ms. Stoehr did not identify potential environmentally related issues with the Site. However, Ms. Stoehr did acknowledge an underground storage tank had been previously present within the parent parcel of the Site. The questionnaires are presented in their entirety in Appendix G.

3.0 RECORDS REVIEW

3.1 PREVIOUS ENVIRONMENTAL REPORTS

We were not provided and did not encounter in our research previous environmental reports for Study Areas 1 and/or 2 during our records review. See section 3.4 for a summary of the files identified during our agency file review activities.

3.2 HISTORICAL RECORD SOURCES

The purpose of the historical record review is to develop a history of the previous uses or occupancies of Study Areas 1 and 2 and surrounding area in order to identify those uses or

occupancies that are likely to have led to recognized environmental conditions on Study Area 1 and/or 2.

3.2.1 Historical Topographic Maps

Historical USGS topographic maps were reviewed to determine if discernible changes in topography or improvements pertaining to Study Areas 1 and 2 had been recorded. The following maps were provided to us through an EDR Historical Topographic Map Report, presented in Appendix C.

TABLE 3.2.1-1: Historical Topographic Maps

QUAD	YEAR	SERIES	SCALE
San Mateo	1896	15	1:62500
San Mateo	1899	15	1:62500
San Mateo	1915	15	1:62500
San Mateo	1939	15	1:62500
San Mateo	1947	7.5	1:24000
San Mateo	1949	7.5	1:24000
San Mateo	1956	7.5	1:24000
San Mateo	1968	7.5	1:24000
San Mateo	1973	7.5	1:24000
San Mateo	1980	7.5	1:24000
San Mateo	1993	7.5	1:24000
San Mateo	1997	7.5	1:24000
San Mateo	2012	7.5	1:24000

1896, 1899, and 1915 Maps – The parent parcel of Study Areas 1 and 2 is mapped within bay marshland. A railroad and sparse development with an area identified as Homestead is shown to the west of the Study Areas. No structures are depicted within Study Area 1 or 2.

1939 Map – The parent parcel of Study Areas 1 and 2 and surrounding area are no longer mapped as marshland. A tributary of Seal Creek is mapped traversing Study Area 1. A road is mapped immediately north of Study Area 2. Bay Meadows racetrack is mapped immediately south of Study Area 2. Two structures are mapped within the parent parcel of the two Study Areas. Development of the surrounding area has progressed north, west and south of the Study Areas. No structures are depicted within Study Area 1 or 2.

1947, 1949 Maps – Bay Meadows Airport is mapped immediately adjacent to Study Areas 1 and 2, occupying the parent parcel. Development of the surrounding area has progressed. No structures are depicted within Study Area 1 or 2.

1956, 1968, 1973 Maps – Bay Meadows Airport is no longer mapped within the parent parcel of Study Areas 1 and 2. The area occupied by the parent parcel is identified as Fiesta Grounds and County Fairgrounds. Eight structures are mapped within the parent parcel but do not occupy Study Area 1 or 2. North of Study Areas 1 and 2, Fiesta Gardens School and the County Fairground are now shown. Development of the surrounding area has progressed.

1980, 1993, 1997, 2012 Map – The mapped conditions of Study Areas 1 and 2 and the surrounding areas appear similar to the previous maps, with the exception of the 2012 map where a formerly mapped structure associated with the Bay Meadows Racetrack immediately south of Study Area 2 is no longer mapped.

3.2.2 Aerial Photographs

The following aerial photographs, provided by EDR, were reviewed for information regarding past conditions and land use at Study Areas 1 and 2 and in the immediate vicinity. These photographs are presented in Appendix E.

TABLE 3.2.2-1: Aerial Photographs

FLYER	YEAR	SCALE
USDA	1943	1"=500'
USGS	1946	1"=500'
USGS	1956	1"=500'
USGS	1963	1"=500'
USGS	1968	1"=500'
USGS	1974	1"=500'
USDA	1982	1"=500'
USGS/DOQQ	1993	1"=500'
USDA	1998	1"=500'
USDA/NAIP	2005	1"=500'
USDA/NAIP	2009	1"=500'
USDA/NAIP	2010	1"=500'
USDA/NAIP	2012	1"=500'

1943 Photograph – Study Areas 1 and 2 appear to be undeveloped. A road is visible immediately north of Study Area 2. Two or more structures and disturbed land are visible in the parent parcel of the Study Areas. North of the Study Areas, undeveloped land and Seal Creek tributaries are visible. The Bay Meadows Racetrack is visible south of the Study Areas. West of the Study Areas, residential development is visible.

1946 Photograph – Study Area 2 conditions appear similar to the 1943 photograph. Land disturbance, possibly related to Bay Meadows Airport, is visible across Study Area 1. Progress of residential development in the surrounding areas is visible.

1956 Photograph – Study Areas 1 and 2 still appear undeveloped. Several structures are now visible within the parent parcel of the study areas, including a structure immediately south of Study Area 1. Residential and likely commercial development north, south and west of the Study Areas has progressed.

1963, 1968 Photographs – Study Area 1 and 2 conditions appear similar to the 1956 photograph. The structure immediately south of Study Area 1 is no longer visible within the parent parcel.

1974, 1982 Photographs – Study Area 2 conditions appear similar to the 1963 and 1968 photographs. Study Area 1 appears to have been paved for parking use.

1993, 1998 Photographs – Study Areas 1 and 2 conditions appear similar to the 1974 and 1982 photographs. The portion of the parent parcel immediately west of Study Area 2 appears to be undergoing development into a parking area.

2005, 2009, 2010, 2012 Photographs – Re-paving activities are apparent at Study Area 1. Study Area 2 is used trailer parking with conditions generally reflecting current conditions.

3.2.3 Fire Insurance Maps

EDR prepared a Sanborn Fire insurance map search for the Study Area and surrounding properties. We reviewed maps reported for 1927, 1950, 1953, 1956, 1961 and 1969. The maps listed were blank within the bounds of Study Areas 1 and 2.

3.2.4 City Directory

City Directories, published since the 18th century for major towns and cities, lists the name of the resident or business associated with each address. A city directory search conducted by EDR is located in Appendix F. The listings found for 2495 South Delaware Street are listed in Table 3.1.4-1.

TABLE 3.2.4-1: City Directory Listings

YEAR	LISTINGS
2013	Butler Amusements Inc., Jockey Club, Ovations Fanfare, San Mateo County Event Center, Vitamix
2003	Canvas Collectibles Inc., Deejohns Christmas Trees, Ovations, San Mateo County Expo Center
1999	Deejohns Christmas Trees, San Mateo County Exposition Center, Sodexo
1995	Deejohns Christmas Trees, Fine Host Corp.
1992	Deejohns Christmas Trees, Fine Host Corp., San Mateo Exposition
1985	San Mateo County Fair Center, San Mateo County Fairgrounds, San Mateo County Fair & Exposition
1980	Araserv S Mt Fairground, San Mateo County Fair & Exposition
1977	San Mateo County Fair & Exposition
1970	Convention Assn, Peninsula Art Assn, Peninsula Model Railroad, San Mateo County Fair & Convention, San Mateo County Fairgrounds

3.3 ENVIRONMENTAL RECORD SOURCES

EDR performed a search of federal, tribal, state, and local databases regarding the parent parcel of the Study Area and nearby properties. Details regarding the databases searched by EDR are provided in Appendix A. A list of the facilities documented by EDR within the approximate minimum search distance of the parent parcel of Study Areas 1 and 2 is provided below.

3.3.1 Standard Environmental Records

3.3.1.1 Parent Parcel of Subject Study Areas

The following databases includes facilities listed on the Standard Environmental Record sources. The listed facilities are associated with the parent parcel and are located outside of Study Areas 1 and 2.

TABLE 3.3.1.1-1: Standard Environmental Records for parent parcel of Target Study Areas 1 and 2

DATABASE	NUMBER OF CASES
LUST	2
AST	1

3.3.1.2 Other Properties

The following databases includes facilities listed within the appropriate ASTM search distances of the parent parcel of Study Areas 1 and 2 on Standard Environmental Records sources.

TABLE 3.3.1.2-1: Standard Environmental Records for Surrounding Properties

DATABASE	NUMBER OF CASES
RCRA-SQG	11
ENVIROSTOR	4
LUST	86
SLIC	4
UST	3
AST	3
VCP	1

3.3.2 Additional Environmental Records

3.3.2.1 Parent Parcel of Subject Study Areas

The following databases include facilities listed on the Additional Environmental Record sources. The listed facilities are associated with the parent parcel and are located outside of Study Areas 1 and 2.

TABLE 3.3.2.1-1: Additional Environmental Records for parent parcel of Target Study Area

DATABASE	NUMBER OF CASES
HIST UST	2
San Mateo Co. BI	1
HAZNET	4
HIST CORTESE	1

3.3.2.2 Other Properties

The following databases includes facilities listed within the appropriate ASTM search distances of the parent parcel of Study Areas 1 and 2 on the Additional Environmental Record sources.

TABLE 3.3.2.2-1: Additional Environmental Records for Surrounding Properties

DATABASE	NUMBER OF CASES
WMUDS/SWAT	1
SWRCY	1
SWEEPS UST	26
HIST UST	25
CA FID UST	23
RCRA Non-Gen	1
FINDS	1
San Mateo Co. BI	57
DRY CLEANERS	1
EMI	1
HAZNET	4
HIST CORTESE	32
Notify 65	5
WDS	1

Based on the distances to the identified database sites, regional topographic gradient, and the EDR findings, it is unlikely that the above database sites pose an environmental risk to Study Areas 1 and/or 2.

Two of three unique cases listed under the “Orphan Summary” list appear to be located beyond the ASTM recommended radius search criteria. The third unique orphan summary case listed as an RGA LUST case is Honda of San Mateo with an associated address of 101 25th Avenue. The same site was listed as a LUST site under the mapped sites summary and would not be anticipated to pose an environmental risk to Study Areas 1 or 2.

3.4 REGULATORY AGENCY FILES AND RECORDS

The following agencies were contacted pertaining to possible past development and/or activity at the parent parcel of Study Areas 1 and 2.

- City of San Mateo Building Department
- City of San Mateo Fire Department
- City of San Mateo Public Works Department
- San Mateo County Department of Environmental Health
- San Mateo County Assessor's Office
- California Department of Forestry and Fire Protection

City of San Mateo Building Department – The City of San Mateo Building Department provided building permit records. Relevant records included permit applications for the installation and repair of underground storage tanks and above ground storage tanks located on the parent parcel, outside of Study Areas 1 and 2. Records reviewed included the following:

- Building permit application dated June 11, 1997 for the installation of an above-ground gasoline tank for motor vehicle fuel.
- Building permit application dated April 30, 1997 for the removal of an underground fuel tank.

City of San Mateo Fire Department – The City of San Mateo Fire Department provided permit records. A summary of the relevant records is below. The documented facilities are outside of Study Areas 1 and 2.

- Permit issued for removal of one (1) UST on April 17, 1997.
- Four (4) permit applications for one (1) 2,500-gallon propane tank truck to be stored at San Mateo County Fairgrounds dated April 11, 1986, April 24, 1987, April 27, 1988 and April 3, 1990.
- Permit application for installation of one (1) 1,000-gallon UST dated December 3, 1980.

City of San Mateo Public Works Department – The City of San Mateo Public Works Department provided records for our review. Relevant, documented facilities are outside of Study Area 1 and 2 and included the following:

- Drawing titled "Gasoline Storage Tank and Pump Installation" for a 1,000-gallon-capacity fiberglass tank dated December 3, 1980.

San Mateo County Department of Environmental Health – We reviewed documentation related to hazardous materials provided by the San Mateo County Department of Environmental Health. We reviewed records pertaining to a LUST located within the parent parcel and outside of Study Areas 1 and 2. A summary of the information contained in a San Mateo County Groundwater Protection Program Closure Memorandum dated January 28, 2002 pertaining the LUST case is provided below.

- Tank (UST) containing gasoline was removed from the parent parcel of Study Areas 1 and 2. The UST was located approximately 650 feet east of Study Area 1 and 850 feet northwest

of Study Area 2. At the time of removal, soil and groundwater samples were found to contain petroleum hydrocarbons. Monitoring wells were constructed and sampled quarterly. Groundwater flow direction was determined to be directed north. Based on a review of the documents provided, the final quarterly sampling event was conducted in summer 2001 and detected 52 micrograms per liter (µg/L) TPH-g, 0.6 µg/L benzene, and 4 µg/L MTBE. Based on the results of the sampling event, the San Mateo County closure memorandum states the groundwater plume appears to be local and is stable.

San Mateo County Assessor's Office – We spoke with a representative at the San Mateo County Assessor's Office and they confirmed the APN of 040-030-220 and associated address belongs to the parent parcel of Study Areas 1 and 2.

California Department of Forestry and Fire Protection – A representative of the California Department of Forestry and Fire Protection was contacted for a file review; however, we did not receive files for review prior to publishing this report

We also reviewed GeoTracker, a website maintained by the State of California, Water Resources Control Board, and EnviroStor, a website maintained by the State of California, Department of Toxic Substances Control for information regarding Study Areas 1 and 2. The parent parcel of Study Areas 1 and 2 was listed on GeoTracker as a LUST cleanup site. The case, which is listed as closed as of September 30, 2002, is discussed above in section 3.4. The Study Areas are not listed within either database.

4.0 SITE RECONNAISSANCE

4.1 METHODOLOGY

ENGEO conducted a reconnaissance of Study Areas 1 and 2 on February 2, 2017. The reconnaissance was performed by Yanet Zepeda, a Staff Engineer of ENGEO. The Study Areas were viewed for hazardous materials storage, superficial staining or discoloration, debris, stressed vegetation, or other conditions that may be indicative of potential sources of soil or groundwater contamination. The areas were also checked for evidence of fill/ventilation pipes, ground subsidence, or other evidence of existing or preexisting underground storage tanks. Study Area 2 contained one administrative office trailer for which access was not provided during our site reconnaissance. We do not consider this a significant data gap. Photographs taken during the site reconnaissance are presented in Figure 5.

4.2 GENERAL SITE SETTING

Study Area 1 and Study Area 2, respectively, occupy portions of the City of San Mateo Exposition Center. The topography of Study Areas 1 and 2 is relatively level. Study Area 1 is currently occupied by an asphalt-paved parking lot. Study Area 1 is accessible by two site entrances located on South Delaware Street and Saratoga Drive. Trees, bushes, and grasses vegetate the perimeter of Study Area 1 to the north, west, and east. Study Area 2 is currently occupied by an unpaved parking yard. Study Area 2 is accessible via the site entry on Saratoga Drive located on the northeastern portion of the parent parcel. The parking yard is populated by buses, trailers and recreational vehicles of various sizes. One administrative office trailer is situated on the southwestern corner of Study Area 2.

4.3 EXTERIOR OBSERVATIONS

Structures. One administrative office trailer structure was observed within Study Area 2.

Hazardous Substances and Petroleum Products in Connection with Identified Uses. No hazardous substances were observed within Study Areas 1 and 2 at the time of our reconnaissance.

Storage Tanks. No above-ground storage tanks or evidence of existing underground storage tanks was observed during the site reconnaissance.

Odors. No odors indicative of hazardous materials or petroleum material impacts were noted at the time of the reconnaissance.

Pools of Potentially Hazardous Liquid. No pools of potentially hazardous liquid were observed within the Study Area at the time of our reconnaissance.

Drums. No drums were observed on the Study Areas at the time of the reconnaissance.

Polychlorinated Biphenyls (PCBs). No PCB-containing materials, including transformers, were observed within the Study Areas during the reconnaissance.

Pits, Ponds and Lagoons. No pits, ponds or lagoons were observed within Study Areas 1 and 2 at the time of our reconnaissance.

Stained Soil/Pavement. No stained soil or pavement was observed within Study Areas 1 and 2 at the time of our reconnaissance.

Stressed Vegetation. No signs of stressed vegetation were observed the within Study Areas 1 and 2 at the time of our reconnaissance.

Solid Waste/Debris. One active yard waste bin was observed within Study Area 2, located adjacent the administrative office trailer. Additionally, piles of construction materials including wood, tires and steel were observed within Study Area 2.

Stockpiles/Fill Material. No stockpiles or fill material was observed during the reconnaissance.

Wastewater. No wastewater conveyance systems were observed at Study Areas 1 and/or 2 during the reconnaissance.

Wells. No wells were found within the Study Areas during our site reconnaissance.

Septic Systems. No septic systems were found within the Study Areas during our site reconnaissance.

4.4 INTERIOR OBSERVATIONS

The administrative office trailer could not be accessed during our reconnaissance.

4.5 ASBESTOS-CONTAINING MATERIALS AND LEAD-BASED PAINT

An asbestos and lead-based paint survey was not conducted as part of this assessment. The only structure is the administrative office trailer, and it is unlikely that the trailer contains asbestos-containing materials or lead-based paint.

4.6 INDOOR AIR QUALITY

An evaluation of indoor air quality, mold, or radon was not included as part of the contracted scope of services. The California Department of Health Services has conducted studies of radon risks throughout the state, sorted by zip code. Results of the studies indicate that 68 tests were conducted within the Study Area zip code, with one test exceeding the current EPA action level of 4 picocuries per liter [pCi/L]¹).

In accordance with ASTM E2600-10 (Tier 1) (*Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions*); There are no potential petroleum hydrocarbon sources for vapor intrusion within 1/10 mile of Study Areas 1 and 2 and one potential volatile organic compound (VOC) source within 1/3 mile of the Study Area. It is our opinion that the identified site does not represent a vapor intrusion concern for Study Area 1 or 2.

5.0 INTERVIEWS

Ms. Dana Stoehr, Key Site Manager of the City of San Mateo Exposition Center, completed environmental site assessment questionnaires pertaining to Key Site Manager and Client-related applicable environmental information regarding the Site. In the questionnaires, Ms. Stoehr did not identify potential environmentally related issues with the Site. However, Ms. Stoehr did acknowledge an underground storage tank had been previously present within the parent parcel of the Site. The questionnaires are presented in their entirety in Appendix G. A summary is provided below.

Ms. Stoehr is unaware of commonly known, reasonably ascertainable, or specialized knowledge indicative of releases or threatened releases that is material to the potential presence of Recognized Environmental Conditions.

6.0 EVALUATION

6.1 FINDINGS

The reconnaissance and records research did not find documentation or physical evidence of soil or groundwater impairments associated with the current or past use of Study Areas 1 and 2. A review of regulatory databases maintained by county, state and federal agencies found no documentation of hazardous materials violations or discharge on Study Areas 1 and 2. No documented soil or groundwater contamination associated with abutting properties was found from the records research that would be expected to impact Study Areas 1 or 2.

¹ California Department of Health Services – Division of Drinking Water and Environmental Management – Radon (<http://www.cdph.ca.gov/HealthInfo/environhealth/Documents/Radon/CaliforniaRadonDatabase.pdf>).

6.2 OPINIONS AND DATA GAPS

It is our opinion that the findings of this study are based on a sufficient level of information obtained during our contracted scope of services to render a conclusion as to whether additional appropriate investigation is required to identify the presence or likely presence of a REC. The following data gaps were identified:

- A Preliminary Title Report for the parent parcel of the Study Area was not provided for our review prior to the publication of this report.
- The interior of the administrative office trailer on Study Area 2 could not be accessed at the time of site reconnaissance.
- We did not receive files from the California Department of Forestry and Fire Protection prior to the publication of this report.

The data gaps identified during this process do not affect the conclusions as to the presence or lack of presence of RECs within the Study Areas.

6.3 CONCLUSIONS

The study included a review of local, state and federal environmental record sources, standard historical sources, aerial photographs, fire insurance maps and physical setting sources; a reconnaissance of Study Areas 1 and 2 to review site use and current conditions to check for the storage, use, production or disposal of hazardous or potentially hazardous materials.

The site reconnaissance and records review did not find documentation or physical evidence of soil or groundwater impairments associated with the use or past use of Study Areas 1 and 2. A review of regulatory databases maintained by county, state, tribal, and federal agencies found no documentation of hazardous materials violations or discharge on Study Areas 1 and 2 and did not identify contaminated facilities within the appropriate American Society for Testing and Materials (ASTM) search distances that would reasonably be expected to impact the Study Area.

Based on the findings of this assessment, no Recognized Environmental Conditions (RECs), controlled RECs, or Historical RECs are identified for Study Areas 1 and/or 2.

Based on the review of regulatory databases and site reconnaissance, we present information on a feature of potential environmental concern that was contained in the databases related to the Study Areas. This feature was not considered to be an REC. We briefly discuss the feature below.

- The parent parcel (040-030-020), outside of Study Areas 1 and 2 is associated with a former LUST case. The LUST case is located approximately 650 feet east of Study Area 1 and 850 feet northwest of Study Area 2, was removed in 1997 (Figure 2). The San Mateo County Groundwater Protection Program issued a Closure Memorandum dated January 28, 2002 for the LUST case. It is our opinion that the risk of environmental impact to Study Areas 1 and 2 is low.

ENGEO has performed a phase I environmental site assessment in general conformance with the scope and limitations of ASTM E1527 of approximately 1 and 2.2-acre portions of the parent parcel identified by Assessor's Parcel Number (APN) 040-030-220, San Mateo, California,

Study Area 1 and Study Area 2. Any exceptions to, or deletions from, this practice are described in Section(s) 1.7 and 6.2 of this report.

ENGEO recommends no further environmental studies at this time.

We understand that material offhaul may occur as part of future development. It may be prudent to perform a preliminary material offhaul screening program with laboratory analysis to evaluate potential offhaul disposal and reuse options.

SELECTED REFERENCES

Brabb, E.E., Graymer, R.W., and Jones, D.L., 1998, Geology of the Onshore Part of San Mateo County, California: a digital database: U.S. Geological Survey

Google Maps (<http://maps.google.com>)

San Mateo County (<http://www.smcgov.org/>)

EnviroStor Website, Department of Toxic Substances Control,
<http://www.envirostor.dtsc.ca.gov/public/>

GeoTracker Website, State Water Resources Control Board, (<http://geotracker.swrcb.ca.gov/>)

California Department of Water Resources (<http://www.water.ca.gov/waterdatalibrary/>)

California Department of Conservation (DOGGR) (<http://maps.conservation.ca.gov/doms/doms-app.html>)

California Department of Health Services – Division of Drinking Water and Environmental Management – Radon
(<http://ww2.cdph.ca.gov/HealthInfo/environhealth/Documents/Radon/CaliforniaRadonDatabase.pdf>)



FIGURES

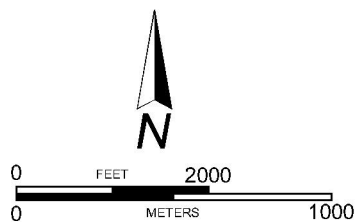
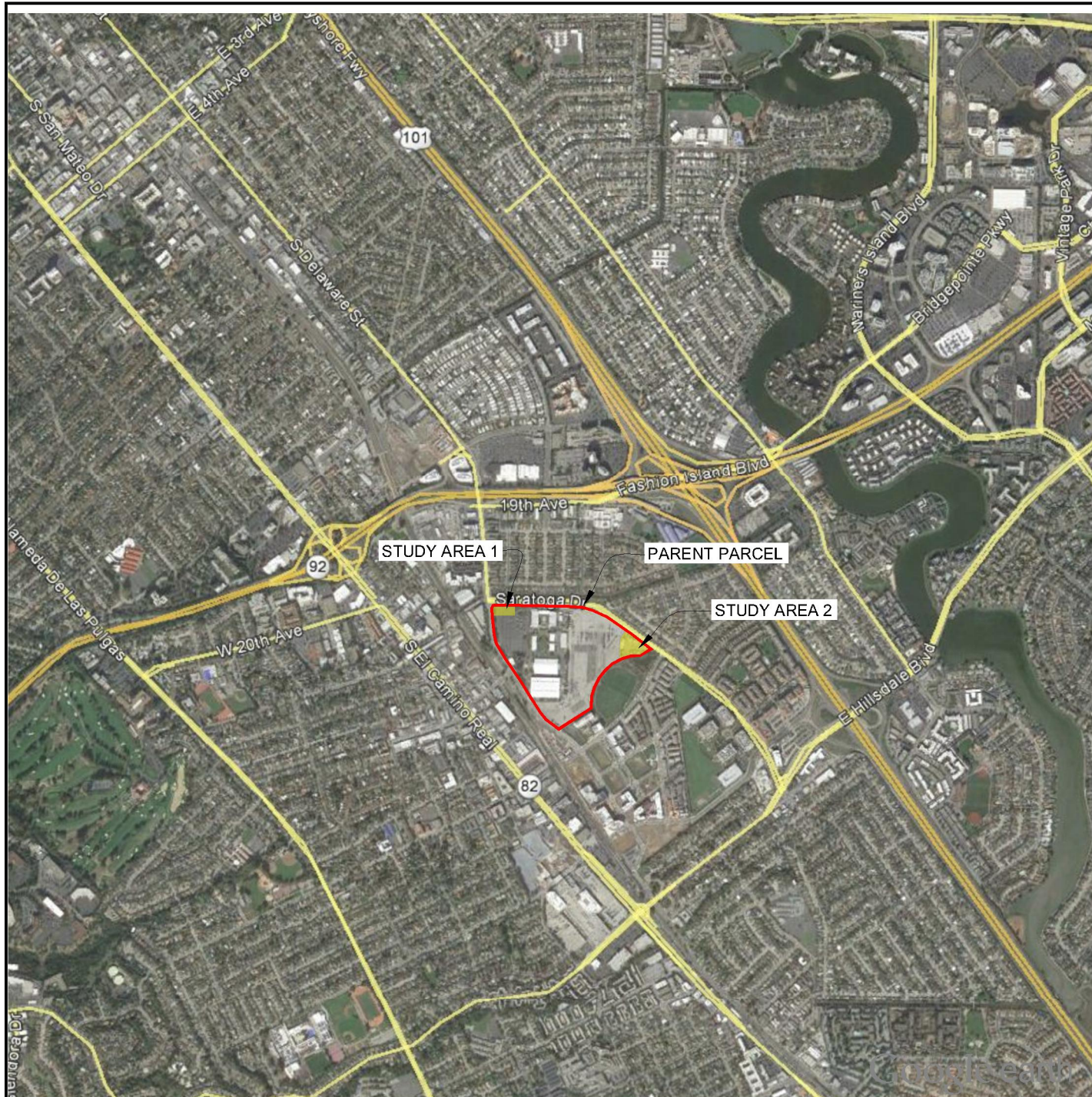
FIGURE 1: Vicinity Map

FIGURE 2: Site Plan

FIGURE 3: Assessor's Parcel Map

FIGURE 4: Topographic Map

FIGURE 5: Site Photographs



BASE MAP SOURCE: GOOGLE EARTH MAPPING SERVICE



VICINITY MAP
SAN MATEO BASINS 2 AND 3 - EXPOSITION CENTER
SAN MATEO, CALIFORNIA

PROJECT NO.: 13231.000.000

SCALE: AS SHOWN

DRAWN BY: SRP

CHECKED BY: SB

FIGURE NO.

1

G:\Mapping\DRAWING2\Jhw\13231\000\ESA-Expo-SITE\13231000000-2-SitePlan-0217.dwg Plot Date: 2-10-17 spotter



STUDY AREA 1



STUDY AREA 2



BASE MAP SOURCE: GOOGLE EARTH MAPPING SERVICE



SITE PLAN
SAN MATEO BASINS 2 AND 3 - EXPOSITION CENTER
SAN MATEO, CALIFORNIA

PROJECT NO.: 13231.000.000	
SCALE: AS SHOWN	
DRAWN BY: SRP	CHECKED BY: SB

FIGURE NO.
2

ORIGINAL FIGURE PRINTED IN COLOR

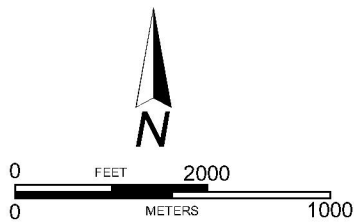
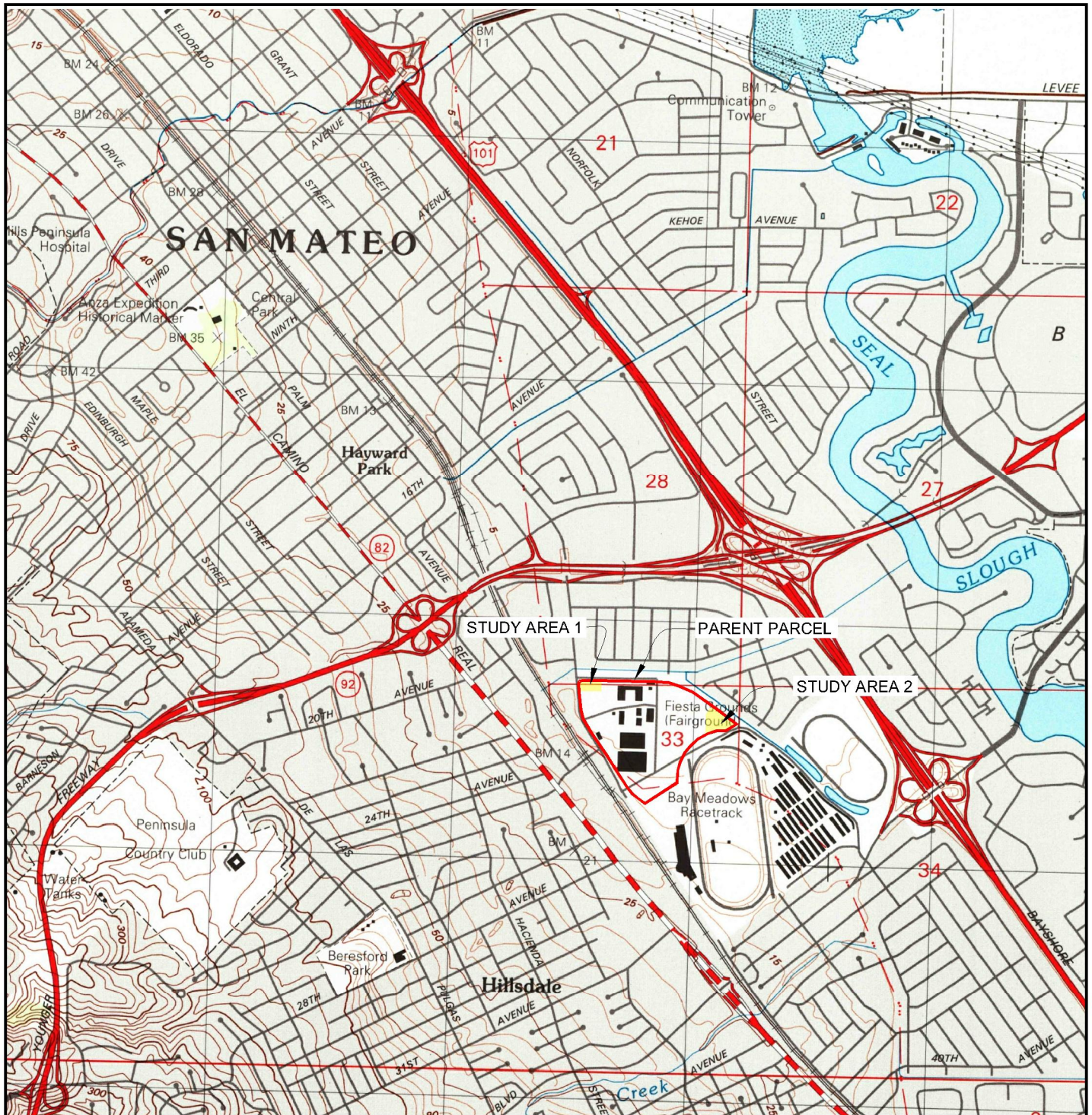


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3

ORIGINAL FIGURE PRINTED IN COLOR

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BASE MAP SOURCE: USGS, 1983



TOPOGRAPHIC MAP
SAN MATEO BASINS 2 AND 3 - EXPOSITION CENTER
SAN MATEO, CALIFORNIA

PROJECT NO.: 13231.000.000

SCALE: AS SHOWN

DRAWN BY: SRP

CHECKED BY: SB

FIGURE NO.

4



PHOTO 1

LOOKING NORTHEAST
STUDY AREA 1



PHOTO 2

CONSTRUCTION DEBRIS PILE AT NORTHERN CORNER
STUDY AREA 2



PHOTO 3

LOOKING EAST
STUDY AREA 2



PHOTO 4

LOOKING WEST
STUDY AREA 2



SITE PHOTOGRAPHS
SAN MATEO BASINS 2 AND 3 - EXPOSITION CENTER
SAN MATEO, CALIFORNIA

PROJECT NO.: 13231.000.000

SCALE: NO SCALE

DRAWN BY: SRP

CHECKED BY: SB

FIGURE NO.

5

Appendix documents available upon request