



# H O V E Y ENVIRONMENTAL

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## **PHASE I ENVIRONMENTAL SITE ASSESSMENT**

**123 MAIN STREET  
SAN DIEGO, CALIFORNIA**

Submitted To:

Submitted By:  
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Principal Environmental Specialist  
Hovey Environmental LLC

Report #

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## EXECUTIVE SUMMARY

A Phase I Environmental Site Assessment (ESA) was performed at 123 Main Street in San Diego, California. The site assessment included a site reconnaissance and review of government and historical documents relating to the site and surrounding area. All practices conformed to ASTM standard 1527-13 “Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process” and 40 CFR 312 “Standards and Practices for All Appropriate Inquiries.”

The surrounding area is primarily commercial. Development of the region took place early in the 1900’s, with the subject property being developed on or about 1920. The site was an automotive repair facility until the late 1930’s. In the mid 1940’s, the site was excavated and the current building constructed. The site is composed entirely of one three-story structure, which includes a below-grade basement, main level and mezzanine, and upper level.

A site reconnaissance was performed on May 12, 2016. The building is currently vacant, though was recently used as XXX in the basement level, XXXX in the main level and mezzanine, and XXXX on the upper level. No visual indications of environmental degradation or a recognized environmental condition were noted on site. The site is currently owned by XXXXXXXX.

The subject property is listed with the San Diego County Hazardous Materials Management Division under XXXXXXXXXXXXXXXX; however, it is at inactive status because this business is no longer at the site. The subject property is also listed as a historic auto station.

There fifty-eight (58) sites listed with releases of hazardous materials to the soil, groundwater, or air within a one-mile radius of the subject property. Review of contaminant monitoring reports along with local topography and hydrology indicates a low probability of contamination migration to the subject property.

Hovey Environmental LLC has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 (Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process) and 40 CFR Part 312 (Standards and Practices for All Appropriate Inquiries) at the property located at 123 Main Street in San Diego, California. This assessment has revealed no evidence of recognized environmental conditions in connection with the property. While there does appear to have been an automotive repair facility at the site in

the 1930's, this is unlikely to have any current impact on the property given the amount of time that has elapsed and significant excavation that took place at the property to construct the structure currently on site.

## 1 INTRODUCTION

This report summarizes the findings of the Phase I Environmental Site Assessment (ESA) at 123 Main Street in San Diego, California. The ESA was performed in accordance with the recommended practices described in the American Society of Testing Materials (ASTM) Standard E 1527-13: "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process" and 40 CFR 312 "Standards and Practices for All Appropriate Inquiries." The purpose of the ESA is to determine the existence of or potential for any recognized environmental conditions. A recognized environmental condition is defined 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; or (3) under conditions that pose a material threat of a future release to the environment." (ASTM E1527-13).

The Phase I ESA was requested by XXXXXX, as part of the due diligence in the purchase of the property. The ESA was conducted by performing a site reconnaissance and records review. The site reconnaissance included an on-site inspection of the property with observations made that could indicate a recognized environmental condition. Detailed notes and photographs were taken to corroborate any observations made. A property owner questionnaire relating to present and past activities on the subject property was also reviewed.

Records were obtained from government and historical sources. Physical characteristics of the subject property and surrounding area were reviewed to determine the likelihood for contaminant migration to or from the subject property. Table 1.1 lists documents reviewed in relation to physical characteristics of the area. Historical records were reviewed to determine all past uses on the property and any pertinent practices in the surrounding area that may indicate a recognized

environmental condition on the property. Table 1.2 lists historical documents reviewed. Regulatory records review included searches of entities or conditions surrounding the property that have the potential to create a recognized environmental condition on the property. Table 1.3 lists federal, state, and local government databases and records searched for environmental contamination information.

The Phase I Environmental Site Assessment was limited to the scope outlined above and to what was reasonably ascertainable. Data gaps encountered in the review of records relating to the property are described in section 6 of this report.

All aspects of the Phase I ESA were performed by Caroline Hovey. Mrs. Hovey meets the requirements for an environmental professional, as defined by 40 CFR 312 and ASTM 1527-13 (see Appendix H for further details.)

**Table 1.1 Physical setting sources reviewed during the Phase I ESA.**

<b>ACRONYM</b>	<b>DESCRIPTION / SOURCE</b>	<b>SEARCH RADIUS</b>
USGS DEM	United States Geologic Survey 7.5' Digital Elevation Model	regional
FEMA	Flood Zone Data	regional
NWI	National Wetlands Inventory	regional
AQUIFLOW	general direction of groundwater	1.0 mile radius
USGS	Geologic Age and Rock Stratigraphic Unit	1.0 mile radius
STATSGO	State Soil Geographic Database	1.0 mile radius
SSURGO	Soil Survey Geographic Database	1.0 mile radius
PWS	Public Water Systems	1.0 mile radius
PWS ENF	Public Water Systems Violation and Enforcement Data	1.0 mile radius
USGS Water Wells	USGS National Water Inventory System (NWIS)	1.0 mile radius
Water Well Database	Department of Water Resources	1.0 mile radius
California Drinking Water Quality Database	Department of Health Services	1.0 mile radius
California Oil and Gas Well Locations	Department of Conservation	1.0 mile radius
RADON	Department of Health Services, EPA, & USGS Databases	regional
Airport Landing Facilities	Private and public use landing facilities	regional
Epicenters	World earthquake epicenters, Richter 5 or greater	regional

**Table 1.2 Historical sources reviewed during the Phase I ESA.**

<b>DESCRIPTION / SOURCE</b>	<b>SEARCH RADIUS</b>
City Directory	subject property and adjacent properties
Building Permits	subject property
Sanborn Fire Insurance Maps	subject property
Aerial Photography	regional
USGS Topographic Maps	regional

**Table 1.3 Regulatory records reviewed during the Phase I ESA.**

<b>ACRONYM</b>	<b>DESCRIPTION</b>	<b>SEARCH RADIUS</b>
NPL	National Priority List	1.0 miles
NPL LIENS	Federal Superfund Liens	1.0 miles
DELISTED NPL	National Priority List Deletions	1.0 miles
CERCLIS	Comprehensive Environmental Response, Compensation, and Liability Information System	0.5 miles
CERCLIS-NFRAP	CERCLIS No Further Remedial Action Planned	0.5 miles
RCRA CORRACTS	Resource Conservation & Recovery Act Corrective Action Report	1.0 miles
RCRA-TSDF	Treatment, Storage and Disposal facility	0.5 miles
RCRA-LQG	RCRA - Large Quantity Generators	0.25 miles
RCRA-SQG	RCRA - Small Quantity Generators	0.25 miles
RCRA-CESQG	RCRA - Conditionally Exempt Small Quantity Generators	0.25 miles
US ENG CONTROLS	Engineering Controls Sites List	0.5 miles
US INST CONTROL	Sites with Institutional Controls	0.5 miles
LUCIS	Land Use Control Information System	0.5 miles
ERNS	Emergency Response Notification System	subject property
RESPONSE	State Response Sites, state equivalent NPL	1.0 miles
ENVIROSTOR	EnviroStor Database, state equivalent CERCLIS	1.0 miles
SWF/LF (SWIS)	Solid Waste Information System	0.5 miles
LUST	Leaking Underground Storage Tanks	0.5 miles
SLIC	Statewide Spills, Leaks, Investigation & Cleanup Cost Recovery Listings	0.5 miles
UST	Active Underground Storage Tank Facilities	0.25 miles
VCP	Voluntary Cleanup Program Properties	0.5 miles
US BROWNFIELDS	A Listing of Brownfields Sites	0.5 miles
ODI	Open Dump Inventory	0.5 miles
DEBRIS REGION 9	Torres Martinez Reservation Illegal Dump Site Locations	0.5 miles
WMUDS/SWAT	Waste Management Unit Database	0.5 miles
SWRCY	Recycler Database	0.5 miles
HAULERS	Registered Waste Tire Haulers Listing	subject property
INDIAN ODI	Report on the Status of Open Dumps on Indian Lands	0.5 miles
HIST CAL-SITES	Calsites Database; potential or confirmed hazardous substance release properties	1.0 miles
SCH	School Property Evaluation Program	0.25 miles
TOXIC PITS	Toxic Pits Cleanup Act Sites	1.0 miles
CDL	Clandestine Drug Labs	subject property
CA FID UST	Facility Inventory Database of Underground Storage Tanks	0.25 miles
HIST UST	Hazardous Substance Storage Container Database of Underground Storage Tanks	0.25 miles
SWEEPS UST	Statewide Environmental Evaluation & Planning System Underground Storage Tank Listing	0.25 miles
LIENS 2	CERCLA Lien Information	subject property
LIENS	Environmental Liens Listing	subject property
DEED	Deed Restriction Listing	subject property
HMIRS	Hazardous Materials Information Reporting System	subject property
CHMIRS	California Hazardous Material Incident Report System	subject property
LDS	Land Disposal Sites Listing	subject property
MCS	Military Cleanup Sites Listing	subject property
RCRA NonGen / NLR	RCRA - Non Generators	0.25 miles
DOT OPS	Incident and Accident Data	subject property
DOD	Department of Defense Sites	1.0 miles
FUDS	Formerly Used Defense Sites	1.0 miles
CONSENT	Superfund (CERCLA) Consent Decrees	1.0 miles
ROD	Records Of Decision	1.0 miles
UMTRA	Uranium Mill Tailings Sites	0.5 miles
MINES	Mines Master Index File	0.25 miles
TRIS	Toxic Chemical Release Inventory System	subject property
TSCA	Toxic Substances Control Act	subject property

**Table 1.3 Regulatory records reviewed during the Phase I ESA (continued).**

<b>ACRONYM</b>	<b>DESCRIPTION</b>	<b>SEARCH RADIUS</b>
FTTS	FIFRA/ TSCA Tracking System - Federal Insecticide, Fungicide, & Rodenticide Act / Toxic Substances Control Act	subject property
HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing	subject property
ICIS	Integrated Compliance Information System	subject property
PADS	PCB Activity Database System	subject property
MLTS	Material Licensing Tracking System	subject property
FINDS	Facility Index System/Facility Registry System	subject property
RAATS	RCRA Administrative Action Tracking System	subject property
RMP	Risk Management Plans	subject property
BRS	Biennial Reporting System	subject property
CA BOND EXP. PLAN	Bond Expenditure Plan	1.0 miles
NPDES	NPDES Permits Listing	subject property
UIC	UIC Listing of underground control injection wells	subject property
CORTESE	"Cortese" Hazardous Waste & Substances Sites List	0.5 miles
HIST CORTESE	Hazardous Waste & Substance Site List	0.5 miles
NOTIFY 65	Proposition 65 Records	1.0 miles
DRYCLEANERS	Cleaner Facilities	0.25 miles
WIP	Well Investigation Program Case List	0.25 miles
ENF	Enforcement Action Listing	subject property
HAZNET	Facility and Manifest Data	subject property
EMI	Emissions Inventory Data	subject property
INDIAN RESERV	Indian Reservations	1.0 miles
US FIN ASSUR	Financial Assurance Information	subject property
PCB TRANSFORMER	PCB Transformer Registration Database	subject property
MWMP	Medical Waste Management Program Listing	0.25 miles
COAL ASH DOE	Steam-Electric Plan Operation Data	subject property
COAL ASH EPA	Coal Combustion Residues Surface Impoundments List	0.5 miles
HWT	Registered Hazardous Waste Transporter Database	0.25 miles
HWP	EnviroStor Permitted Facilities Listing	1.0 miles
2020 COR ACTION	2020 Corrective Action Program List	0.25 miles
WDS	Waste Discharge System	subject property
US AIRS (AFS)	Aerometric Information Retrieval System Facility Subsystem	subject property
EPA WATCH LIST	EPA watch list	subject property
EDR MGP	EDR Proprietary Manufactured Gas Plants	1.0 miles
EDR US Hist Auto Stat	EDR Exclusive Historic Gas Stations	0.25 miles
EDR US Hist Cleaners	EDR Exclusive Historic Dry Cleaners	0.25 miles
HMMMD	Hazardous Materials Management Division Database	subject property



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## 2 SITE DESCRIPTION

The subject property is located at 123 Main Street at the southeast corner of Main Street and Main Avenue. The property faces north. The total lot size is approximately 11,000 square feet with all areas developed. There is one structure on site with three levels plus a below-grade level basement area. The structure encompasses the entire lot size.

The property is currently vacant, but was recently used as XXXX on the main level and XXXX on the basement level. XXXXX equipment is still in place, though no business is conducted at this time.

The subject property utilizes city water. Wastewater is handled by city sewage system. Storm drains run from the property to the alley at the south side of the property and Main Street at the west side of the property.

The surrounding area is primarily commercial with some residential properties one to two blocks to the north and south. A vicinity map is provided in Appendix A and sketch of the subject property is provided in Appendix B.

There are no known environmental liens or activity and use limitations on the property. There are no known valuation reductions due to environmental issues on site.

## 3 USER PROVIDED INFORMATION / INTERVIEWS

Property information supplied by the owners, users, and other persons is provided in Appendix E. A transaction screen questionnaire was completed by XXXXXXXX. The questionnaire states the property has been under the current ownership since 1985. XXXX was operated on site from 2010 to 2015 on the main level and second level mezzanine. XXXXX was operated on the basement

level from 2014 to 2015. XXXXXX were operated on site from 1988 to 2008. The questionnaire indicates the property on site is 66 years old (built in 1950).

The questionnaire indicates no known hazardous materials handling, storage, or disposal at the subject property or surrounding properties, other than removal of asbestos wrapped pipes that were disposed of off-site. The questionnaire did not indicate any knowledge of a release of hazardous materials or chemicals of concerns at the subject property or surrounding properties.

XXXXXX indicated the proposed use of the property will include office space on the upper level. There were no indications of the proposed use of the main or basement level.

## **4 SITE RECONNAISSANCE**

The subject property was visited on May 12, 2016. XXXXXX was on site at the time of the site reconnaissance along with XXXXXXXXXXXX. All interior and exterior areas were accessed for visual observation.

The property is delineated by sidewalks to the north and west, and by an alley to the south. The east side of the building is shared with the adjacent building. The entire property is occupied by the building on site. There is no exposed soil, vegetation, or open space on the property. The below-grade basement extends under the sidewalks on the north and west sides of the building.

There were no hazardous materials observed on site, other than small containers of paint and cleaners typical of an office, restaurant, or commercial structure. Multiple areas of moisture intrusion and mold growth were noted within the building, particularly in the lower level; however, this is outside of the scope of the Phase I Environmental Site Assessment and is addressed in a supplemental moisture and mold evaluation report. No visual indications of a recognized environmental condition were noted on site during the site reconnaissance.

A sketch of the site is provided in Appendix B and photographs from the site reconnaissance are provided in Appendix C.

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## 5 RECORDS REVIEW

### 5.1 PHYSICAL SETTING DATA

Information on topography, hydrology, and environmentally sensitive lands was accessed for the subject property and surrounding area. The records reviewed are listed in Table 1.1 (Page 3), and is provided in detail in Appendix E.

The property is located at XX° XX' XX.X" latitude by XXX° X' XX.XX" longitude. The approximate elevation at this location is XXX feet above sea level. The highest elevation of the surrounding area is approximately XXX feet above sea level located one mile to the north. The elevation within one mile to the south, east, and west are all lower than the subject property.

Information on groundwater flow was not available for the property. Only one groundwater well was listed in the area and the direction and velocity of flow at this location was indeterminate. Based on the regional topography, groundwater flow direction is likely to be from north to south.

There are no wetlands, sensitive lands, open water areas, or open spaces located within a mile radius of the subject property. The subject property is not within a 100-year or 500-year flood zone.

The region is in an EPA Radon Zone 3 with indoor average levels less than 2pCi/L, indicating there is unlikely to be radon in this area.

## 5.2 HISTORICAL USE DATA

Several historical records and databases were reviewed to determine past practices at the subject property. The records searched are listed in Table 1.2 (Page 3) and detailed results are provided in Appendix D. Historical data was obtained from building permit reports, city directories, aerial photographs, historic topographic maps, Sanborn fire insurance maps, and historic county records.

Sanborn Fire Insurance maps from 1920 to 1970 were available for review. Maps from 1956 to 1970 show XXXX on site. The 1950 map does not have any label other storage of dry goods at the southeast corner of the property. The 1920 map shows the west half of the property was the XXXXXX with a capacity for 24 automobiles. The east half of the property was partially used as XXXXX. A close-up image from 1970, 1950, and 1920 Sanborn maps are shown below.

1970 Fire Insurance Map

1950 Fire Insurance Map

1920 Fire Insurance Map

City directories dating back to 1903 were reviewed to determine past businesses on site as well as adjoining properties. The subject property and surrounding properties were first listed in city directories in 1921. At that time as well as 1927, the property use was listed as a garage. In 1927 there is also batteries listed in the property use. In 1933 and 1938 the property use was listed as auto repair. From 1943 to 1985 the property use was listed as XXXX. From 1989 to 1992 the property use was listed as XXXXX. In 2000 the property was listed as XXXXX. In 2006 to 2008 the property was listed as XXXX. The final listing in 2013 was XXXX. The adjoining property was listed as XXXXX from 1927 to 1938, then as XXXXX in 1948 and XXXXX in 1952.

Building permits were issued for the subject property in 2011, 2012, and 2014. Permits pertained to general remodeling, plumbing, electrical, and mechanical improvements. There were no hazardous materials permits or permits for monitoring wells for soil vapor extraction for the subject property or adjoining properties.

Historic topographic maps are available for the years 1903 – 2012 and aerial photographs are available from 1949 to 2012. The earliest topographic maps from 1903 and 1904 show very few streets in the area. A significant increase in streets are evident in the topographic map of 1930, indicating rapid development of the area between this time. In the earliest aerial photograph from 1949, the area was fully developed with no notable regional changes from that time until 2012.

Based on the historical sources reviewed, the subject property was developed earlier than 1950, as indicated in the questionnaire. The property was first used as an automotive repair facility in the 1920's and 1930's. It appears the property was then developed into a commercial site in the 1940's and the structure on site has not changed since that time.

## **5.3 ENVIRONMENTAL & REGULATORY DATA**

Table 1.3 (Page 4) lists all federal, state, and local databases accessed to obtain information on potential environmental hazards at the subject property and in the surrounding area. Research results are provided in Appendix E.

The subject property was identified in the San Diego Hazardous Materials Management Division (HMMD) database and in the historic auto station database. The HMMD record is an inactive permit for XXXXX, though the record does not indicate why XXXXX was registered with HMMD. The historic auto station records show the following four listings. These all pre-date the excavation and construction of the current building.

1921: XXXX Garage (automobile repairing)

1930: XXXXXX (gasoline and oil service stations)

1933: XXXXXXXX (automobile repairing)

1938 XXXXXXXX (automobile repairing)

Fifty-eight (58) separate addresses were identified in the databases searched, seventeen (17) of which have reported environmental releases. Five of these sites are located at an elevation equal to or greater than the subject property. Each of these sites have undergone remedial action and the cases closed by the San Diego County Hazardous Materials Management Division (HMMD).

All sites within a one-third (1/3) mile radius were evaluated using the Environmental Data Resources Vapor Encroachment Screen (VEC) to determine the probability of a recognized environmental condition on site due to vapor encroachment from a surrounding site. Results revealed no sites with potential vapor encroachment to the subject property.

## **6 DATA GAPS**

No data gaps were encountered in the Phase I Environmental Site Assessment. All areas of the subject property were accessible for on-site inspection. Complete historical data was available for the subject property.

## **7 NON-SCOPE CONSIDERATIONS**

The Phase I Environmental Site Assessment does not include evaluations or testing for moisture intrusion or subsequent microbial growth which could become an indoor air contaminant. A

supplemental Preliminary Moisture & Mold Evaluation Report has been prepared for the subject property.

The Phase I ESA does not include evaluations or testing for asbestos or lead based paint. The presence of these substances in building materials are not considered a hazard unless disturbed. Any demolition, renovations, remodeling, repair, or repainting activities at the subject property should be done in accordance with the EPA Renovation, Repair, and Repainting Rule (RRP Rule), as well as the Clean Air Act Asbestos National Emissions Standards for Hazardous Air Pollutants (NESHAP). The current owners disclosed the presence of asbestos in the building that was removed. Additional testing for asbestos-containment materials and lead based paint is needed prior to any demolition at the subject property.

## **8 FINDINGS AND OPINIONS**

The environmental assessment performed at 123 Main Street indicated a potential concern due to the presence of an historic auto station on site in the 1920's and 1930's. Review of the few records available for this site indicate it was an automotive repair facility. In the 1940's the current building was constructed on site. This would have included extensive soil excavation in order to build the below-grade basement area. Due to the length of time since any automotive repair has taken place on site and due to excavation that took place on site, it is unlikely there are any residual impacts from the operations of the garage in the 1930's.

The site reconnaissance performed on May 12, 2016 and review of recent activities in and around the subject property indicate no current source of a recognized environmental condition on site.

Investigation into environmental degradation in the surrounding areas revealed a low probability that the subject property contains a recognized environmental condition due to contamination migration from the surrounding area. While the surrounding area has multiple areas identified as containing a recognized environmental condition local topography, hydrology, and physical characteristics indicate a low probability of contaminant traveling to the subject property from this site.

## 9 CONCLUSION

Hovey Environmental LLC has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 (Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process) and 40 CFR Part 312 (Standards and Practices for All Appropriate Inquiries) at 123 Main Street in San Diego, California. This assessment has revealed no evidence of recognized environmental conditions in connection with the property. While there does appear to have been an automotive repair facility at the site in the 1920's and 1930's, this is unlikely to have any current impact on the property given the amount of time that has elapsed and significant excavation that took place at the property to construct the structure currently on site.

## 10 SIGNATURE OF INSPECTOR

I certify that the above findings, opinions, and recommendations are true and accurate to the best of my knowledge, and represent the most current knowledge of environmental assessment methods.



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