

# ATTACHMENT 3

## GEOLOGICAL PHASE I SUMMARY PAGE

### 6 KEY FINDINGS, CONCLUSIONS, AND RECOMMENDATIONS

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This section summarizes the findings and conclusions of this Phase I ESA.

#### 6.1 SUMMARY OF KEY FINDINGS

The following are the key findings for this ESA:

- The site buildings were originally constructed in the early 1930s as the former Ford automobile assembly plant. The automobile assembly plant operated from the 1930s through 1955. The over 500,000 square foot assembly plant also included a separate approximately 12,000 square foot "oil house" building located to the southeast of the main assembly building.
- The assembly plant building was significantly damaged by the Loma Prieta earthquake in 1989 and the buildings lay vacant until purchased by Orton Development in 2004.
- Since 2004, Orton has refurbished both site buildings and has leased the interior units to a mixture tenants ranging from light industrial and product assembly, a restaurant, an events production company, to retail clothing offices and shipment centers. The former oil house structure has been leased to the National Park Service and is now utilized as the "Rosie the Riveter" national historic museum.
- Orton renovations to the site have included removal of former fuel oil ASTs, previously located within the concrete basement of the oil house building. The ASTs were previously used for storage of "Bunker C" heating/fuel oil.
- Orton/Ford Point LLC (the current site owner) also had a 1,000-gallon gasoline UST removed from the site from beneath the eastern parking lot, east of the main assembly plant building. Observations made at the time of UST removal indicated that the UST was in "excellent condition" with "no odors or signs to indicate contamination". However, this UST was never granted regulatory closure as no analytical results for soil confirmation samples were provided to the oversight agency (CCCEHD).
- Off-site USTs previously associated with the oil house structure were removed from the ground in 1998, with no significant soil or groundwater contamination detected at the time of removal.
- Site renovation activities have apparently removed most ACMs from the site and stabilized LBP remaining at the site. The site does have an ACM O&M Plan put in place in 2006.

#### 6.2 DATA GAPS

No information was available regarding historic operations or chemical use, handling, and storage at the former Ford Assembly Plant which operated from the 1930s through 1955. This is considered a significant data gap. According to information provided by the CCCEHD, a former 1,000-gallon gasoline UST was removed from beneath the eastern parking lot, to the east of the

assembly building. CCCEHD inspector observations of the UST removal in September 2005 indicated that the UST was in "excellent condition" with "no odors or signs to indicate contamination". This UST was never granted regulatory closure as no analytical results were provided to the CCCEHD following removal of the UST. In addition, no maps of the location of the UST were included in the CCCEHD file.

### 6.3 CONCLUSIONS

GEOLOGICA has performed a Phase I Environmental Site Assessment for 1414 Harbour Way South in Richmond, California in conformance with Comerica Bank's requirements and ASTM E1527-13. Any exceptions to, or deletions from these practices were described in this report where applicable. Based on the scope of services and limitations of this Phase I ESA, GEOLOGICA identified the following Recognized Environmental Condition:

- Historic use of the property as a Ford Assembly Plant from 1930 to 1955. Such operations typically utilized chlorinated solvents, lubricants, oils, and fuels. This use occurred at a time prior to formal material and waste management protocol. Furthermore, no on-site subsurface testing has apparently been performed beneath or around the former Ford Assembly Plant building.

### 6.4 RECOMMENDATIONS

The site has been redeveloped and the likelihood for potential exposure to subsurface contamination is relatively low. Because it is a historic building, the building will remain. Thus, potential exposure routes might be to building occupants by vapor intrusion or to workers during excavation related to future construction (e.g., utility trenches, etc.). GEOLOGICA recommends:

- A Limited Phase II investigation comprising 8-10 temporary soil vapor probes to be installed and sampled adjacent to the two site buildings. Soil vapor gas would be collected from each probe and analyzed for volatile organic compounds (VOCs) and petroleum hydrocarbons. Soil vapor probes would also be advanced at the former location of the 1,000-gallon gasoline UST, which was removed from the site in September 2005.
- In the event that future excavation is contemplated, appropriate measures, in accordance with applicable regulation, should be taken to manage soils that may contain residual levels of potential contaminants that could be present in soils and/or groundwater on the property. Performance of soil testing and/or development of a formal Soil and Groundwater Management Plan for any property redevelopment may be appropriate, to address soil stockpiling and soil profiling to ensure proper soil disposal and implementation of worker safety measures.

## 7 LIMITATIONS

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This Phase I ESA report has been prepared solely for Comerica Bank, as indicated in GEOLOGICA's response to Comerica's Request for Proposal. Other parties may rely on the findings and conclusions of the report for informational purposes only. However, those who may rely on the findings and conclusions of the report should recognize that this report is not a comprehensive site characterization and should not be construed as such. The findings and conclusions in this report are predicated on a site reconnaissance, a review of specified regulatory records, and a review of the historical usage of the property as presented in this report.

The information obtained is only relevant for the dates of the records reviewed or as of the date of the latest site visit. Thus, the conclusions contained herein are only valid as of the date of the report, and the information should be updated in the future to reflect any changes in circumstances. No guarantee of the results of the study is made within the intent of this report or any subsequent report, correspondence or consultation, either express or implied. The services performed were conducted in accordance with the local standard of care in the geographic region at the time the services were rendered.