

**PHASE I ENVIRONMENTAL SITE ASSESSMENT:  
RESIDENTIAL PROPERTY  
633 BATH STREET  
SANTA BARBARA, CALIFORNIA**

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Included in CD-ROM in Report Pocket:

Map Findings, Historical Map Findings, Orphan Summary, Government Records Searched, GEOCHECK Addendum

## 1 SUMMARY

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This Phase I Environmental Site Assessment (ESA) of a residential property located at 633 Bath Street, Santa Barbara, Santa Barbara County, California (subject site) was performed by-TRAK Environmental Group, Inc. (TRAK) for the City of Santa Barbara Redevelopment Agency. The subject site includes a residential home located on an approximately 0.03-acre parcel. The residential home was built prior to 1930. The site is located in an area of commercial and residential land uses.

This Phase I ESA was performed in general accordance with the All Appropriate Inquiries Final Rule and scope and limitations of American Society for Testing and Materials (ASTM) Standard Practice E 1527-05, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. TRAK finds the following:

- The subject site is located at 633 Bath Street, Santa Barbara, Santa Barbara County, California. The residential home was constructed prior to 1930. The site is located in an area of commercial, and residential land uses.
- The building was constructed prior to 1930. Based on the age of construction, building materials in such structures may contain asbestos containing materials (ACM). To evaluate this possibility, suspect ACM, in the form of ceiling insulation, roofing, and flooring materials, were noted and sampled onsite.

None of the collected samples were identified as asbestos-containing construction materials. Of the 9 samples obtained for analysis, all samples reported non-detect.

- Based on TRAK's inspection and review of available government agency database records, it is our opinion that there are no onsite recognized environmental conditions, as defined by ASTM E-1527-05, and TRAK does not recommend any additional environmental investigation onsite at this time for purposes of appropriate inquiry.
- Based on TRAK's review of available government agency database records, it is our opinion that there are no recognized environmental conditions, as defined by ASTM E-1527-05, from adjacent or nearby properties that are likely to have impacted the subject site, and TRAK does not recommend any additional environmental investigation at this time for purposes of appropriate inquiry.

This summary is subject to the limitations presented in Section 11.

## 2 INTRODUCTION

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The following report is a Phase I ESA of a property located at 633 Bath Street, in the City of Santa Barbara, California. The Phase I ESA was performed by TRAK in general accordance with the All Appropriate Inquiries Final Rule and scope and limitations of American Society for Testing and Materials (ASTM) Standard Practice E 1527-05, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. Minor format modifications have been made by TRAK to the suggested table of contents to assist in reading and understanding the report findings.

### 2.1 PURPOSE

The purpose of this Phase I Environmental Site Assessment (ESA) was to identify the potential for recognized environmental conditions (RECs) to exist at the site. The term recognized environmental conditions means the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include *de minimis* conditions, which generally do not present a material risk of harm to public health or the environment and generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

#### 2.1.1 Scope of Services

The following sections of this report describe TRAK's work scope:

- Section 3, **Site Description**, is a compilation of information concerning the site location, physical setting (topography, soil and groundwater conditions), and adjacent property use.
- Section 4, **User Provided Information**, is a compilation of user provided information (e.g., available title records, environmental liens, specialized knowledge, valuation

reduction information for environmental issues, owner, property manager and occupant information).

- Section 5, **Records Review**, is a compilation of TRAK's review of several databases available from Federal, State, and local regulatory agencies regarding hazardous substance use, storage, or disposal at the subject site; and for off-site facilities within the search distances specified in the ASTM standard. This Chapter includes results of interviews and telephone conversations conducted by TRAK with local regulatory personnel.
- Section 6, **Site History**, summarizes the history of the site and adjoining properties based on various sources which may include a review of aerial photographs, city or suburban directories, historical maps, and information provided to TRAK by the client, such as a chain-of-title or preliminary title report.
- Section 7, **Site Reconnaissance and Interviews**, describes TRAK's observations made during the site reconnaissance and interviews.
- Section 8, **Findings and Conclusions**, is a presentation of our findings and conclusions regarding recognized environmental conditions, historical recognized environmental conditions and de minimis conditions, among other environmental conditions and presents our opinion regarding the presence of recognized environmental conditions at the site.
- Section 9 presents TRAK's **Recommendations**.
- Section 10, **Deviations**, provides a statement regarding deviations and/or deletions from, or additions to, the Standard Practice for Environmental Site Assessments (ASTM E1527-05).
- Section 11 presents the **Limitations** of this assessment.
- Section 12 includes a reference regarding the **Qualifications of Environmental Professionals** performing the assessment.
- Section 13 presents our **References**.
- **Tables** are included within the chapters where they are referenced.

- **Figures** are included in the tabbed section at the end of the report text. Photographs of the site are included with the plates.
- The **Appendices** contain the regulatory database report, copies of regulatory agency file information, previous reports about the site (if available), copies of site history information (such as historical topographic maps and aerial photographs, as appropriate), and tax assessor map.

### 3 SITE DESCRIPTION

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The site setting is presented in this Section to describe the condition of the site at the time of the Phase I ESA. Tables 3-1 through 3-3 summarize the physical characteristics of the site and adjacent properties. The site location is shown on Figure 1.

The information presented in Table 3-1 includes the physical location of the site, as well as the size, and current and proposed use of the subject property. This information was obtained from review of various maps (such as topographic maps, aerial photographs, and tax assessor maps), and/or review of public records at city and/or county offices. As shown on Figure 1, the subject property is located in an area of commercial, and residential land uses.

#### 3.1 SITE DESCRIPTION

Table 3-1 provides information regarding the location of the subject property. Additional site description information was obtained during the site reconnaissance visit. Please refer to Chapter 6 of this report for this information.

**TABLE 3-1  
SITE LOCATION AND LAND USE**

LOCATION	633 Bath Street, Santa Barbara, California.
ASSESSOR'S PARCEL #	037-113-014.
SIZE	Approximately 0.03 acre parcel.
CURRENT USE	Residential home.
PROPOSED USE	Unknown.

#### 3.2 REGIONAL HYDROGEOLOGY

Information regarding regional hydrogeology is reported below. This information was obtained from available previous reports, published data, and maps of the site vicinity.

The groundwater depths in the local area range from approximately 9 feet bgs to 13 feet bgs, as reported in the *Soil and Groundwater Assessment* (Rincon Consultants, Inc., February 22, 2006) for 18 West Cota Street <1/8 mile southwest of the subject site. Groundwater flow direction is reported to be southeast.

### 3.3 ADJACENT AREA LAND USE

A brief drive-by survey of the area adjacent to the parcel was performed on July 6, 2007, the same day as site reconnaissance visit. Results of this survey are presented in Table 3-3.

**TABLE 3-2  
PROPERTIES ADJACENT TO PARCEL**

<b>Direction</b>	<b>Land Use Description</b>
NORTH	Bath Street beyond which are residential homes.
SOUTH	A garage beyond which is Mission Creek.
EAST	A residential home beyond which is Bath Street.
WEST	Multi-family residential home beyond which is Ortega Street.

## **4 USER PROVIDED INFORMATION**

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### **4.1 LOCATION AND LEGAL DESCRIPTION**

The subject property is located at 633 Bath Street in the City of Santa Barbara, Santa Barbara County, California, in an area of commercial, and residential land uses. The legal description was not provided to TRAK by the client.

### **4.2 TITLE RECORDS**

A Preliminary Title Report for 633 Bath Street, Santa Barbara, California was not provided to TRAK by the user for review to identify environmental liens or activity and use limitations, if any, that are currently recorded against the property. However, deed information was obtained from the Santa Barbara County Tax Assessor and the title to the property is vested in: The Daniel and Anna Lopez Living Trust.

### **4.3 ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS**

TRAK reviewed the EDR Environmental Lien Search Report, prepared by Environmental Data Resources, Inc. (EDR) of Southport, Connecticut. The EDR Environmental Lien Search Report is intended to assist in the search for environmental liens filed in land title records. Data provided in the EDR Environmental Lien Search Report include deed information, legal description, findings regarding environmental liens, and findings regarding other activity and use limitations (AULs).

No environmental liens or other activity and use limitations were found for the site. The entire EDR Environmental Lien Search Report is included in Appendix B.

The user of this Phase I ESA was asked to complete a User Questionnaire, regarding any knowledge of the existence of environmental liens encumbering the site property, or activity and land use limitations in connection to the site. Response provided by the user (Mr. Marck Aguilar, City of Santa Barbara Redevelopment Agency) on July 17, 2007, as documented on the User Questionnaire, was that the user was not aware of any environmental liens filed or

recorded against the property, nor of any activity and land use limitations in place, recorded or filed. A copy of the User Questionnaire is included in Appendix A.

#### 4.4 SPECIALIZED KNOWLEDGE

One of the questions of the User Questionnaire is whether the user has specialized knowledge and experience or actual knowledge that may be material to recognized environmental conditions in connection to the site or nearby properties. Response provided by the user (Mr. Marck Aguilar, City of Santa Barbara Redevelopment Agency) on July 17, 2007, as documented on the User Questionnaire, was that the user knew of no commonly known or reasonably ascertainable information likely to be of help in identifying such conditions. A copy of the User Questionnaire is included in Appendix A.

#### 4.5 COMMONLY KNOWN OR RESONABLY ASCERTAINABLE INFORMATION

The User Questionnaire asks whether the user is aware of commonly known or reasonably ascertainable information about the subject property, which would help the environmental professional to identify conditions indicative of releases or threatened releases. Response from the user (Mr. Marck Aguilar, City of Santa Barbara Redevelopment Agency) on July 17, 2007, as documented on the User Questionnaire, was that the user did not know of commonly known or reasonably ascertainable information likely to be of help in identifying such conditions. A copy of the User Questionnaire is included in Appendix A.

#### 4.6 VALUATION REDUCTION FOR ENVIRONMENTAL LIENS

The User Questionnaire asks the user if the purchase price being paid for the property reasonably reflects the fair market value of the property, and if not, has the user considered whether the difference may be due to known or suspected contamination. Response from the user (Mr. Marck Aguilar, City of Santa Barbara Redevelopment Agency) on July 17, 2007, as documented on the User Questionnaire, was that the user is not aware of any valuation reduction for environmental liens or environmental conditions regarding the subject property. A copy of the User Questionnaire can be found in Appendix A.

#### 4.7 OWNER, PROPERTY MANAGER, AND OCCUPANT INFORMATION

The User provided TRAK with information regarding the owner, property manager, and occupant information. Ms. Angelina Lopez currently occupies the subject site.

#### 4.8 REASON FOR PERFORMING PHASE I

The reason for completing this Phase I ESA was for purposes of qualifying for Landowner Liability Protections (LLPs) under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) unless otherwise so stated in this report.

## 5 RECORDS REVIEW

Government agency database records are sources of information that may be helpful in evaluating activities that may have contributed to a release of hazardous substances or petroleum hydrocarbons to soil and/or groundwater.

TRAK contracted a government database search completed by Environmental Data Resources, Inc. (EDR) of Southport, Connecticut. Databases searched are summarized below in Table 5-1. The acronyms used in Table 5-1 are defined in EDR's report for Inquiry Number 1986280.2s in its Executive Summary (Pages 1 through 13). The EDR Radius Map (Executive Summary, Overview Map, Detail Map, Map Findings Summary) report is included in Appendix C.

**TABLE 5-1  
RECORDS REVIEWED AND SEARCH DISTANCES**

<b>ASTM Standard</b>			
<b>Federal</b>	<b>Distance</b>	<b>State and Tribal</b>	<b>Distance</b>
NPL	1-mile	AWP	1-mile
CERCLIS	½-mile	CAL-SITES/BEP	½-mile
NFRAP	½-mile	SWIS (SWF/LF)/WMUDS	½-mile
RCRA-TSD	½-mile	SWAT	½-mile
RCRA-GEN (LQG&SQG)	Site & Adjoining	LUST	½-mile
ERNS	Site	UST/CA FID	Site & Adjoining
RCRA-CORRACTS	1-mile	HIST UST	Site & Adjoining
INSTITUTIONAL CONTROLS	Site	CORTESE	½-mile
ENGINEERING CONTROLS	Site	CHMIRS	Site & Adjoining
		NOTIFY 65	1-mile
		Toxic Pits	1-mile
<b>ASTM Supplemental</b>			
<b>Federal</b>	<b>Distance</b>		
FINDS	Site & Adjoining		
<b>Tribal, State or Local</b>	<b>Distance</b>		
HAZNET	Site & Adjoining		
CA SLIC	½-mile		
WDS	Site		
CLEANERS	Site & Adjoining		
VCP	½-mile		
AST	Site		

EDR utilizes a geographical information system to plot the locations of reported spills, leaks, incidents, etc. This information is reviewed by TRAK to help establish if the site or nearby properties have been included in the noted databases and lists. The EDR report includes two maps (following Executive Summary Page 13 of EDR's report) that show the locations of the listed properties with respect to the site, and a summary of pertinent information for these properties. The summaries include the name of the responsible party, the property address, the distance and direction from the approximate center of the subject site, and the databases and lists on which the property appears (see Executive Summary Pages 1 through 13 of the EDR report). Additional details regarding listed sites may be found on Pages 6 through 205 of the EDR report. Database dates are also included in the EDR report.

## 5.1 RESULTS OF DATABASE SEARCH

The following sections in this chapter contain information on the results of EDR's record search. Listed search distances are those specified in the ASTM standard. The subject site was not listed in any of the databases searched.

### 5.1.1 Federal Lists

NPL National Priority List (NPL) sites are Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) sites that the United States Environmental Protection Agency (US EPA) has identified as having priority to address conditions believed to pose a threat to public health and/or the environment. No NPL or proposed NPL sites were listed within the ASTM search distance.

CERCLIS The CERCLIS list is a compilation of sites reported to the US EPA that have been investigated or are under investigation for a release or potential release of hazardous materials. No CERCLIS sites were listed within the ASTM search distance.

NFRAP As of February 1995, CERCLIS sites designated "No Further Remedial Action Planned" (NFRAP) have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed

on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration. No NFRAP sites were listed within the ASTM search distance.

RCRA-TSD Resource Conservation and Recovery Information System (RCRIS) includes selective information on sites which transport, store, treat and/or dispose of hazardous waste (referred to as TSD sites) as defined by the Resource Conservation and Recovery Act (RCRA). No TSD sites were listed within the ASTM search distance.

RCRA-GEN RCRIS also includes RCRA generator (GEN) listings that indicate hazardous wastes are generated on a facility's premises as part of the company's business practices. No large quantity generator (LQG) facilities were listed within the ASTM search distance. No small quantity generator (SQG) facilities were listed within the ASTM search distance.

ERNS The Emergency Response Notification System (ERNS) listing is a compilation of reported spills of petroleum products or hazardous substances. The subject site was not listed in the ERNS database.

CORRACTS The RCRA Corrective Action Report (CORRACTS) identifies hazardous waste handlers with RCRA corrective action activity. One CORRACTS site was listed within the ASTM search distance. Safety-Kleen Corporation 7-177-01 (EDR ID No. 122) located at 214 Montecito Drive ½ - 1 mile east was listed as the facility was assigned a medium corrective action priority.

INSTITUTIONAL CONTROLS Institutional Controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls. No INSTITUTIONAL CONTROLS were listed within the ASTM search distance.

ENGINEERING CONTROLS An Engineering Control listing is a listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for

regulated substances to enter environmental media or effect human health. No ENGINEERING CONTROLS were listed within the ASTM search distance.

### 5.1.2 State and Tribal Lists

CAL-SITES The California Environmental Protection Agency (Cal/EPA) maintains a database of potentially hazardous waste facilities identified as the Cal-Sites list. The Cal-Sites list was formerly known as the Abandoned Sites Program Information System (ASPIS). The sites are identified through the historical Abandoned Site Survey Program and federal, state, and county funded site evaluation programs. The Cal-Sites list also includes the Bond Expenditure Plan (BEP) and Annual Workplan (AWP) sites. Only the sites reported on the AWP are searched for a one-mile radius; other sites are searched for a ½-mile radius. Sites designated as “No further action” are typically not included in the records review. The Department of Toxic Substances and Control (DTSC) is the lead agency for Cal-Sites. No AWP facilities were listed within the ASTM search distances. One BEP site was listed. CalTrans 1 – 101 (EDR ID No AA117) located at 236 State Street ½ - 1 mile east was listed as this site is to be remediated by Caltrans with oversight by Santa Barbara County Fire Department.

SWIS/WMUDS The California Integrated Waste Management Board (CIWMB) maintains the SWIS database of information regarding active, inactive, and closed landfills, and transfer and composting stations. The database is published annually. SWIS is also known as Solid Waste Fills/Land Fills (SWF/LF). No SWIS LF sites were listed within the ASTM search distance.

The Waste Management Unit Database (WMUDS) is used by the state for program tracking and inventory of waste management units. No WMUDS sites were listed within the ASTM search distance.

SWAT The Solid Waste Assessment Test (SWAT) database contains information regarding solid waste landfills where known migration of hazardous chemicals has been reported from investigations conducted at the landfills. No SWAT sites were listed within the ASTM search distance.

**LUST**

Fifty-seven properties are located within the ASTM search distance appeared on the State of California’s LUST list. This LUST site is summarized in Table 4-2 below, and briefly discussed. The LUST sites listed, have been closed (24 sites), or are cross or down gradient and in TRAK’s opinion are unlikely to impact the subject site.

**TABLE 5-2  
LUST LOCATIONS**

<b>Facility</b>	<b>Address</b>	<b>EDR ID No.</b>	<b>Approximate Distance from Subject Site</b>	<b>Type/Media Impacted</b>	<b>Status</b>
Santa Barbara Refrigeration	302 Cota Street	A2	0 – 1/8 mile southeast	Gasoline/ Soil only.	Case closed.
The Opportunity Shop	127 Canon Perdido	22	1/8 – ¼ mile north-northwest	Gasoline/ Drinking water aquifer affected.	Case closed.
Former Kelly’s Auto Repair	915 St. Vincent	26	1/8 – ¼ mile northwest	Not reported/ Undefined.	Leak being confirmed.
Polycarp	923 St. Vincent	G36	1/8 – ¼ mile northwest	Chlorinated hydrocarbons/ Other groundwater affected.	Leak being confirmed.
S.B. Mazda/Van Wyks	630 Chapala Street	E14	1/8 – ¼ mile east-northeast	Gasoline/ Soil only.	Case closed.
Elanora Hoffmann	601 Chapala Street	F24	1/8 – ¼ mile east-northeast	Not reported/ Not reported.	Preliminary site assessment underway.
Courtesy Motors	527 Chapala Street	I42	¼ - ½ mile east	Gasoline/ Drinking water aquifer affected.	Case closed.
Variant Parcel	932 De La Vina Street	43	¼ - ½ mile north-northwest	Waste Oil/ Drinking water aquifer affected.	Case closed.
Firestone Tire	506 Chapala Street	I44	¼ - ½ mile east	Lubricating oil/ Soil only.	Case closed.
Tony’s Body and Fender	18 Cota Street	K46	¼ - ½ mile east-northeast	Gasoline/ Soil only.	Leak being confirmed.
Safina Enterprises	18 Cota Street	K47	¼ - ½ mile east-northeast	Gasoline/ Other groundwater affected.	Not reported.
Canon Perdido Car Wash	112 W. Canon Perdido Street	L48	¼ - ½ mile north	Gasoline/ Other groundwater affected.	Remedial action (cleanup) underway.

GTE California	101 Canon Perdido	L48	¼ - ½ mile north	Gasoline/ Drinking water aquifer affected.	Case closed.
International Auto Haus	403 De La Vina Street	M52	¼ - ½ mile east-southeast	Waste oil/ Soil only.	Case closed.
Tosco – 76 SS#4081	303 Carrillo Street	55	¼ - ½ mile northwest	Gasoline/ Soil only.	Post remedial action monitoring.
S. B. City/ Imperial Muffler	927 Chapala Street	56	¼ - ½ mile north	Not reported/ Soil only.	Remedial Plan.
Virginia Hotel LTD	17Haley Street	57	¼ - ½ mile east-northeast	Heater fuel/ Soil only.	Case closed.
Tire Pro's	401 Carrillo Street	58	¼ - ½ mile west-northwest	Waste oil/ Soil only.	Case closed.
Lago/Santa Barbara City	201 Carrillo Street	N60	¼ - ½ mile north-northwest	Gasoline/ Drinking water aquifer affected.	Post remedial action monitoring
Former Gas Station	201 Carrillo Street	N61	¼ - ½ mile north-northwest	Gasoline/ Drinking water aquifer affected.	Post remedial action monitoring
Kurt L. Hiete	414 Chapala Street	O63	¼ - ½ mile east	Gasoline/ Drinking water aquifer affected.	Preliminary site assessment workplan submitted.
Lyons Building	27 E. Cota Street	P65	¼ - ½ mile east-northeast	Misc. motor vehicle fuels/ Drinking water affected.	Preliminary site assessment underway.
Hughes Property	401 Chapala Street	O67	¼ - ½ mile east	Not reported/ Drinking water affected.	Case closed.
Auto Repair (Former)	126 Carrillo Street	Q70	¼ - ½ mile north-northwest	Not reported/ Drinking water affected.	Remedial action (cleanup) underway.
S. B. City Fire Station #1	121 Carrillo Street	Q71, Q72, Q73	¼ - ½ mile north-northwest	Gasoline/ Drinking water aquifer affected.	Remedial action (cleanup) underway.
Seaside Shell	101 W. Carrillo Street	Q75	¼ - ½ mile north-northwest	Gasoline/ Other groundwater affected.	Leak being confirmed.
First Interstate Bank	901 State Street	77	¼ - ½ mile north	Misc. motor vehicle fuels/ Soil only.	Case closed.
Chevron #9	401 Montecito Street	R80	¼ - ½ mile east-northeast	Not reported/ Drinking water affected.	Remedial action (cleanup) underway.
Mobil Oil Station 99-CTL	311 Castillo Street	R81	¼ - ½ mile southeast	Gasoline/ Drinking water aquifer affected.	Post remedial action monitoring.

Former Phillip Station	331 Montecito Street	S82	¼ - ½ mile southeast	Gasoline/ Drinking water aquifer affected.	Remedial action (cleanup) underway.
Arco Service Station #1766	328 Montecito Street	S84	¼ - ½ mile south east	Gasoline/ Drinking water aquifer affected.	Remedial action (cleanup) underway.
Ablitt's Cleaners	14 W. Gutierrez Street	85	¼ - ½ mile east	Gasoline/ Drinking water aquifer affected.	Case closed.
Union Pacific RR/Fiesta Car Wash	240 Montecito Street	86	¼ - ½ mile southeast	Gasoline/ Drinking water aquifer affected.	Leak being confirmed.
Haley/State Street Sidewalk	436 State Street	T87	¼ - ½ mile east	Gasoline/ Drinking water aquifer affected.	Leak being confirmed.
Drayton Automotive	436 State Street	T88	¼ - ½ mile east	Gasoline/ Undefined.	Leak being confirmed.
Pep Boys	424 State Street	T90	¼ - ½ mile east	Gasoline/ Drinking water aquifer affected.	Case closed. Leak being confirmed.
Former Automotive Shop	315 Chapala Street	91	¼ - ½ mile east-southeast	Waste oil/ Drinking water aquifer affected.	Case closed.
Santa Barbara City Hall	735 Anacapa Street	92	¼ - ½ mile northeast	Gasoline/ Soil only.	Case closed.
Former Auto Dealer	410 State Street	T93	¼ - ½ mile east	Waste oil/ Soil only.	Case closed.
Melni Bus Company	622 Anacapa Street	U95	¼ - ½ mile northeast	Not reported/ Undefined.	Case closed.
Gold's Gym Sidewalk	21 Carrillo Street	V96	¼ - ½ mile north	Gasoline/ Undefined.	Leak being confirmed.
Gold's Gym	21 Carrillo Street	V97	¼ - ½ mile north	Gasoline/ Undefined.	Leak being confirmed.
El Paseo Partnership	825 Anacapa Street	98	¼ - ½ mile north-northeast	Gasoline/ Drinking water aquifer affected.	Remedial action (cleanup) underway.
Auto Spray King	526 Anacapa Street	W99	¼ - ½ mile east-northeast	Waste Oil/ Drinking water aquifer affected.	Preliminary site assessment underway.
Work, Inc.	330 State Street	X102	¼ - ½ mile east	Gasoline/ Drinking water aquifer affected.	Case closed.
91866	902 Anacapa Street	103	¼ - ½ mile north-northeast	Gasoline/ Other groundwater affected.	Leak being confirmed.
Hazard Estate	115/117 De La Guerra Street	Y105	¼ - ½ mile north-northeast	Gasoline/ Soil only.	Case closed.

Channel City Lumber	211 Yanonali Street	106	¼ - ½ mile southeast	Gasoline/ Drinking water aquifer affected.	Case closed.
Santa Barbara Club	1105 Chapala Street	107	¼ - ½ mile north-northwest	Unknown/ Soil only.	Case closed.
Shell, Buczkowski, LTD.	33 Montecito Street	108	¼ - ½ mile east	Gasoline/ Drinking water aquifer affected.	Case closed.
Chevron Products USA	631 Carrillo Street	Z111	¼ - ½ mile west	Not reported/ Drinking water aquifer affected.	Remediation Plan.
Equilon Enterprises LLC/ Shell	636 Carrillo Street	Z112	¼ - ½ mile west	Gasoline/ Soil only.	Leak being confirmed.
Former Gas Station	636 Santa Barbara Street	113	¼ - ½ mile northeast	Not reported/ Soil only.	Preliminary site assessment workplan submitted.
Santa Barbara Schools	724 Santa Barbara Street	114	¼ - ½ mile northeast	Gasoline/ Drinking water aquifer affected.	Case closed.

UST/CA FID

The California UST database is a list of registered underground storage tanks within California that has also been commonly known as the SWEEPS Report. No UST sites were listed within the ASTM search distance.

The Facility Inventory Database (CA FID) contains active and inactive underground storage tank (UST) locations. The source is the State Water Resource Control Board. No CA FID sites were listed within the ASTM search distance.

VCP

This database contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs. One VCP site was listed within the ASTM search distance. Edison/Santa Barbara (EDR ID No. Y110) located at 136 De La Guerra Street ¼ - ½ mile north-northeast was listed as DTSC has approved the final remediation plan (RAP) for the site.

HIST UST This database identifies historical registered USTs. No HIST UST sites were listed within the ASTM search distance.

CORTESE This database identifies public drinking water wells with detectable levels of contamination, hazardous substance sites selected for remedial action, sites with known toxic material identified through the abandoned site assessment program, sites with USTs having a reportable release, and solid waste disposal facilities from which there is known migration. The source is the Cal/EPA Office of Emergency Information. Twenty-four CORTESE sites were listed within the ASTM search distance. Twenty-one of the twenty-four sites, The Opportunity Shop, Variant Parcel, GTE California, Lago/Santa Barbara City, S. B. City Fire Station #1, Seaside Shell, First Interstate Bank, Santa Barbara City Hall, Santa Barbara Club, S. B. Mazda/Van Wyks, Courtesy Motors, Firestone Tire, Tony's Body and Fender, Kurt L. Hiete, Arco #1766, Ablitt's Cleaners, Former Phillips Station, Former Automotive Shop, Former Auto Dealer, Work, Inc., and Channel City Lumber are discussed above under LUST. Wall Electric (EDR ID No. 68) located at 512 Gutierrez Street ¼ - ½ mile south-southeast, Cito Corporation (EDR ID No. 101) located at 520 Montecito Street ¼ - ½ mile south-southeast, and Goldberg/Goss-Jewett (EDR ID No. M53) located at 220 Gutierrez Street ¼ - ½ mile east-southeast were all listed with no other information given.

CHMIRS The California Hazardous Material Incident Report System (CHMIRS) contains information on reported hazardous material incidents (i.e., accidental releases or spills). The source is the California Office of Emergency Services. No CHMIRS sites were listed within the ASTM search distance.

NOTIFY 65 Notify 65 records contain facility notifications about any release that could impact drinking water and thereby expose the public to a potential health risk. The data come from the State Water Resource Control Board's Proposition 65 database. Three Notify 65 sites were listed within the ASTM search distance. Courtesy Motors (EDR ID No. I42) located at 527 Chapala Street ¼ - ½ mile east Mobil Oil Corporation 11-J7Y (EDR ID No. R79) located at 311 Castillo Street ¼ - ½ mile south-southeast MTD (EDR ID No. 123) located at 550 E. Cota Street ½ - 1 mile northeast

TOXIC PITS This database is a list of Toxic Pits cleanup sites and identifies sites suspected of containing hazardous wastes where cleanup has not yet been completed. The data come from the State Water Resource Control Board. No Toxic Pits sites were listed within the ASTM search distance.

### 5.1.3 Supplemental Federal, Tribal, State, and Local Lists

FINDS Facility Index System/Facility Identification Initiative Program Summary Report (FINDS) contains both facility information and pointers to other sources that contain more detail. No FINDS sites were listed within the ASTM search distance.

HAZNET The HAZNET database is extracted from the copies of hazardous waste manifests received each year by the California Department of Toxic Substance Control (DTSC). No sites were listed within the ASTM search distance.

CA SLIC The California Spills, Leaks, Investigations, and Cleanups (CA SLIC) list, which in Los Angeles County is maintained by the Los Angeles Regional Water Quality Control Board (LARWQCB), includes contaminated sites that impact groundwater or have the potential to impact groundwater. Twelve CA SLIC sites were within the ASTM search distance. St. Paul's Cleaners (EDR ID No. J41) located at 407 Bath Street 1/8 – 1/4 southeast was listed as facility status: Case closed. Paseo Nuevo Associates (EDR ID No. 45) located at 651 Paseo Nuevo 1/4 - 1/2 mile north-northeast was listed as facility status: Case closed. City of Santa Barbara (EDR ID No. L54) located at 914 Chapala Street was listed as facility status: Verification monitoring underway. Radio Square-Norvall Bass Dry (EDR ID No. N66) located at 1015 De La Vina 1/4 - 1/2 mile north-northwest was listed as facility status: Remedial action underway. Seaside Shell (EDR ID No. Q76) located at 101 N. Carrillo Street 1/4 - 1/2 mile north-northwest was listed with no other information given. Goldberg/Goss-Jewett (EDR ID No. M53) located at 220 Gutierrez 1/4 - 1/2 mile east-southeast was listed as facility status: Pollution characterization. Caltrans Property (EDR ID No. 59) located at 324 De La Vina 1/4 - 1/2 mile east-southeast was listed as facility status: Verification monitoring underway. City of Santa Barbara (EDR ID No. 78) located at 19 E. Haley Street 1/4 - 1/2 mile east-

northeast was listed as facility status: Verification monitoring underway. Ablitt's Cleaners (EDR ID No. 85) located at 14 W. Gutierrez Street ¼ - ½ mile east was listed as facility status: Remedial action underway. Santa Barbara City Parking Lot (EDR ID No. U94) located at 615 Anacapa Street ¼ - ½ mile northeast was listed as facility status: Verification monitoring underway. Tidewater Marine Facility (EDR ID No. W100) located at 104 E. Haley Street ¼ - ½ mile east-northeast was listed as facility status: Case closed. Santa Barbara City Parking Lot (EDR ID No. X104) located at 321-327 State Street was listed as facility status: Verification monitoring underway.

WDS The Waste Discharge System (WDS) list is a State Water Resources Control Board listing of sites that have been issued waste discharge requirements. The subject site is not listed as a WDS site.

AST The AST list is a State Water Resources Control Board listing of sites that are aboveground petroleum storage tank facilities. The subject site is not listed as an AST site.

CLEANERS This database contains information on the location of dry-cleaning facilities that have EPA ID numbers. The source for this list is the Department of Toxic Substance Control. No DRY CLEANERS site was within the ASTM search distance.

OGW This database contains information on the location and production information for regulated oil and gas wells (OGW) located in the State of California. This database did not contain information regarding the subject site. Information regarding oil and gas fields was also obtained from the 1985 Munger Map Book. No oil or gas fields in the immediate site vicinity were noted in the Munger Map Book.

#### 5.1.4 "Orphan" List

TRAK reviewed the list of sites known as "orphan sites" that could not be plotted by EDR. Based on our review, these orphan sites generally appear to be located hydrologically down- or cross-gradient relative to the subject site and in our opinion therefore are unlikely to have impacted the subject site.

## 5.2 OTHER RECORDS REVIEWED

The following additional sources of environmental records were reviewed during this Phase I ESA for the purposes of meeting the ASTM standard. Discussed information is presented in Appendix A.

### 5.2.1 Santa Barbara County Air Pollution Control District

The Santa Barbara County Air Pollution Control District (SBCAPD) was contacted in regards to permits and notices of violations for the subject site. TRAK received a phone call from Paula of SBCAPD on July 25, 2007 and found that there were no files for the subject site.

### 5.2.2 Central Coast Regional Water Quality Control Board

The CCRWQCB web site was contacted regarding records concerning groundwater for the subject site. The subject site or adjoining addresses did not appear on the LUST database. The SLIC database was searched for possible solvent contamination. The subject site or adjoining addresses did not appear on the SLIC database.

### 5.2.3 Local Electric Utility Company - Polychlorinated Biphenyls

No transformers were observed on the site at the time of the site reconnaissance.

### 5.2.4 City of Santa Barbara Building and Planning Department

TRAK went to the City of Santa Barbara Building Department (CSBBD) on July 25, 2007 for building records for the subject site. TRAK contacted the City of Santa Barbara Planning Department for zoning information. The site is zoned R-4, Hotel-motel multiple residential district). Building records for the subject site are listed in Table 5-3.

**TABLE 5-3  
CITY OF SANTA BARBARA BUILDING RECORDS**

<b>Date</b>	<b>Owner</b>	<b>Address</b>	<b>Type of Permit and Use</b>
4/8/31	D. P. Jackson	633 Bath Street	Building: General repair to dwelling and roof.
1/11/52	Christian Martini	633 Bath Street	Building: Apply asbestos siding to exterior walls.
2/21/89	Daniel Lopez	633 Bath Street	Building: Move meter outside.
7/19/95	Daniel Lopez	633 Bath Street	Building: Demolish nonconforming garage due to flood and deterioration. Rebuild 11 x 18 garage.
4/1/97	Herman/ Dolores Ortega	633 Bath Street	Building: Install new 100-amp overhead electrical service and panel.

#### 5.2.5 County of Santa Barbara Fire Department

TRAK contacted County of Santa Barbara Fire Department (CSBFD) files on July 24, 2007, for the site addresses. Paul Bailey from the CSBFD responded on July 30, 2007, and stated that they had no files for the subject site's address.

#### 5.2.6 City of Santa Barbara Fire Department

TRAK contacted the City of Santa Barbara Fire Department (SBFD) on July 24, 2007. Robin from the SBCFD office responded had not responded before this report was produced. If information received at a later date indicates a change in Findings or Conclusions, an addendum to this report will be written.

#### 5.2.7 Santa Barbara County Tax Assessor's Office

TRAK visited the Santa Barbara County Tax Assessor's Office on July 31, 2007. The subject site address is 633 Bath Street, Santa Barbara and has assessor parcel number (APN) 037-113-010. An APN map is included in Appendix B. Current owner of the parcel with APN 037-113-010 is reported to be The Daniel and Anna Lopez Living Trust according to the Santa Barbara County Tax Assessor's clerk.

### 5.2.8 State Fire Marshall

Lisa Dowdy of the California State Fire Marshall's Office was contacted via facsimile for information regarding underground pipelines on or in the immediate vicinity of the site. Lisa Dowdy from the CSFM office responded on July 24, 2007 and stated that there are no pipelines jurisdictional to the State Fire Marshal in the area for which you have inquired.

**6 SITE HISTORY**

The history of the site was researched to identify obvious uses of the site parcel dating back to the first developed use or 40 years ago, whichever is earlier.

**6.1 HISTORICAL AERIAL PHOTOGRAPHS**

A review of historical aerial photography may indicate past activities at a site that may not be documented by other means, or observed during a site visit. The effectiveness of this technique depends on the scale and quality of the photographs and the available coverage. Aerial photographs were obtained through EDR from several historical photograph collections. A tabulation of the aerial photographs reviewed is presented in Table 5-1. Copies are included in Appendix B.

**TABLE 6-1  
SUMMARY OF REVIEWED HISTORICAL AERIAL PHOTOGRAPHS**

<b>Date</b>	<b>Scale</b>	<b>Source</b>
1928	1" = 500'	Fairchild
1938	1" = 666'	Fairchild
1947	1" = 666'	Tubis
1956	1" = 266'	Mark Hurd
1967	1" = 166'	Mark Hurd
1975	1" = 333'	Mark Hurd
1977	1" = 666'	Teledyne
1989	1" = 666'	USGS
1994	1" = 666'	USGS
2002	1" = 666'	USGS

**Note:** Aerial photographs only provide information on indications of land use and no conclusions regarding the release of hazardous substances or petroleum products can be drawn from the review of photographs alone.

**Project Site**

Land uses are described for each of the historical periods documented by the aerial photographs, as summarized:

1928 The subject site is occupied by a rectangular-shaped structure fronting Bath Street.

1938 Land use relatively similar to that shown on the 1928 aerial photograph.

1947 Land use relatively similar to that shown on the 1938 aerial photograph.

1956 Land use relatively similar to that shown on the 1947 aerial photograph.

1967 Land use relatively similar to that shown on the 1956 aerial photograph, with the exception of a rectangular-shaped structure fronting Ortega Street extends onto the rear of the subject site's parcel.

1975 Land use relatively similar to that shown on the 1967 aerial photograph.

1989 Land use relatively similar to that shown on the 1975 aerial photograph.

1994 Land use relatively similar to that shown on the 1989 aerial photograph.

2002 Land use relatively similar to that shown on the 1994 aerial photograph.

### **Surrounding Area**

1928 Rectangular-shaped structures appear adjoining to the northwest and southeast of the subject site. Mission Creek is adjoining to the southwest. Residential development occurs in all directions from the subject site.

1938 Land use relatively similar to that shown on the 1928 aerial photograph.

1947 Land use relatively similar to that shown on the 1938 aerial photograph.

1956 Land use relatively similar to that shown on the 1947 aerial photograph.

1967 Land use relatively similar to that shown on the 1956 aerial photograph, with the exception of the adjoining property to the southwest, which has been developed with a rectangular-shaped structure.

1975 Land use relatively similar to that shown on the 1967 aerial photograph.

1989 Rectangular-shaped structures appear adjoining to the north, south, and west. Increased development has occurred in all directions.

1994 Land use relatively similar to that shown on the 1989 aerial photograph.

2002 Land use relatively similar to that shown on the 1994 aerial photograph.

No recognizable environmental concerns were noted on or adjoining the site parcel based on the historical aerial photograph review.

## 6.2 HISTORICAL TOPOGRAPHIC MAPS

Historical topographical maps covering the site were obtained for the years 1903, 1947, 1952, 1967, 1988, and 1995. USGS historical topographic maps were purchased through EDR. The topographic maps reviewed for this assessment are described below. Copies of selected topographic maps are included in the Appendix.

Year	Quadrangle	Series	Scale
1903	Santa Barbara, CA	15 minute	1:62,500
1947	Santa Barbara, CA	7.5 minute	1:25,000
1952	Santa Barbara, CA	7.5 minute	1:24,000
1967 Photorevised	Santa Barbara, CA	7.5 minute	1:24,000
1988 Photorevised	Santa Barbara, CA	7.5 minute	1:24,000
1995 Photorevised	Santa Barbara, CA	7.5 minute	1:24,000

### Project Site

The site is shown as undeveloped land on the 1903 topographic map. The site is shown as developed land on the 1947, 1952, 1967, 1988, and 1995 topographic maps. The site is at an approximate elevation of 40 feet above sea level with a topographic gradient to the southeast.

### Surrounding Areas

On the 1903 topographic map the surrounding area is undeveloped to the north, south and west. Residential and commercial development has occurred to the east. On the 1947, 1952,

1967, 1988, and 1995 topographic maps, the surrounding areas are developed in all directions. The Mission Creek is located adjoining to the southwest running south east to Pacific Ocean.

No recognizable environmental concerns were noted on or adjoining the site parcel based on the historical topographical map review.

### 6.3 HISTORICAL SANBORN MAPS

Historical Sanborn maps covering the site were obtained for the years 1892, 1907, 1930, 1950 and 1969. Historical Sanborn maps were purchased through EDR. The Sanborn maps reviewed for this assessment are described below. Copies of selected Sanborn maps are included in the Appendix.

The 1892 Sanborn map depicts the subject site as vacant. A dwelling is located adjoining to the west and a small square-shaped structure is depicted adjoining to the east. Mission Creek is adjoining to the southwest. A dwelling is also depicted to the north beyond Bath Street.

The 1907 Sanborn map remains relatively unchanged from the 1892 Sanborn map, with the exception of the dwelling located beyond Bath Street to the north has been removed and that parcel is vacant.

The 1930 Sanborn map depicts the subject site with a rectangular-shaped structure labeled as a dwelling. Similar rectangular-shaped structures appear adjoining to the east and west also depicted as dwellings. A rectangular-shaped structure appears fronting Ortega Street and extends to the rear of the subject site to the north of Mission Creek. This structure is depicted as a store.

The 1950 and 1969 Sanborn maps remain relatively unchanged from the 1930 Sanborn map.

### 6.4 HISTORICAL CITY DIRECTORY

The site address of 633 Bath Street, Santa Barbara was listed in the Santa Barbara Directory Company and R. L. Polk & Company searched.

1931 Knowles Sowell

1935 Arthur Brown

1940 Mrs. Mabel Hall

1945 Louis Ochoa

1951 Chris Martini

1955 Chris Martini

1961 Chris Martini

1965 Chris Martini

1970 Herman Ortega

1975 Concepcion Rodriquez

1981 Vacant

1985 Jesus Torres

2002 Angelica Lopez

## 6.5 CHAIN OF TITLE

The client did not provide a 50-Year Chain of Title to TRAK to review as part of this Phase I ESA.

## 7 SITE RECONNAISSANCE AND INTERVIEWS

TRAK's assessment activities included a site reconnaissance and a brief drive-by survey of the area adjacent to the site. This chapter summarizes the findings from the site reconnaissance.

### 7.1 SITE RECONNAISSANCE

Mr. Bob Cashier and Ms. Doreen Amendt of TRAK performed a site reconnaissance on July 31, 2007. The site reconnaissance included a visual review of the site parcel to identify the presence or likely presence of hazardous substances or petroleum hydrocarbons under conditions that indicate an existing release, a past release, or threat of release into structures, soil, groundwater, or surface water at the site (recognized environmental conditions). Table 6-1 summarizes site reconnaissance observations:

**TABLE 7-1  
GENERAL SITE OBSERVATIONS**

<b>GENERAL OBSERVATIONS</b>		<b>Observed</b>	<b>Not Observed</b>
	<b>Remarks</b>		
Current Use	One story residential home currently occupied.	X	
Past Use	Unknown.		X
Structures (Permanent)	One story residential home.	X	
Terrain	Relatively flat.	X	
Hazardous substances and petroleum products use, storage, or disposal	None observed.		X
Storage Tanks (USTs)	None observed.		X
Storage Tanks (ASTs)	None observed.		X
Odors	None observed.		X
Pools of Liquid	None observed.		X
Drums	None observed.		X

TABLE 7-1 (Continued)

<b>GENERAL OBSERVATIONS (continued)</b>		<b>Observed</b>	<b>Not Observed</b>
	<b>Remarks</b>		
Containers where contents, origin unknown	None observed.		X
Electrical equipment	None observed.		X
Chemical storage areas or chemical mixing areas	None observed.		X
<b>INTERIOR OBSERVATIONS</b>		<b>Observed</b>	<b>Not Observed</b>
	<b>Remarks</b>		
Heating/cooling system	None observed.		X
Stains or corrosion	None observed.		X
Drains & piping	None observed.		X
Water supplies (potable and process)	Bathroom and kitchen.	X	
Raw material areas	None observed.		X
Sumps & clarifiers	None observed.		X
Below-grade vaults	None observed.		X
Industrial waste treatment equipment	None observed.		X
<b>EXTERIOR OBSERVATIONS</b>		<b>Observed</b>	<b>Not Observed</b>
	<b>Remarks</b>		
Pits, Ponds, or Lagoons	None observed.		X
Discolored soil or water	None observed.		X
Stressed vegetation	None observed.		X
Stained pavement or concrete	None observed.		X
Wastewater	None observed.		X
Wells	None observed.		X
Wastewater sewers	None observed.		X
Solid waste	None observed.		X
Surface water	None observed.		X
Septic tanks	None observed.		X
Leach Fields	None observed.		X
Sanitary systems	None observed.		X
Catch basins	None observed.		X
Storm drains	None observed.		X
Sumps & clarifiers	None observed.		X
Drains	None observed.		X
Hazardous waste storage	None observed.		X
Below grade vaults	None observed.		X

## 7.2 RESULTS OF SITE RECONNAISSANCE

The subject site includes single-story residential home located on an approximately 0.03-acre parcel presently occupied by Angela Lopez. It is located in a residential area with limited commercial. The home fronts Bath Street and the Mission Creek is located <1/8 mile behind it.

No hazardous materials, ASTs, UST, sumps, or clarifiers were observed.

## 7.3 ASBESTOS-CONTAINING MATERIALS (ACM) SAMPLING

Reconnaissance asbestos inspection and sampling was conducted by Ms. Doreen Amendt under the direction of Mr. Robert Cashier, a Certified Asbestos Consultant. During the site reconnaissance, suspect ACM, in the form of floor cover, ceiling insulation, and roofing cover, were noted and sampled on-site.

### 7.3.1 SURVEY AND SAMPLING RESULTS

On July 31, 2007, an inspector under the supervision of a TRAK California certified asbestos consultant inspected wall materials, flooring cover and ceiling materials, to identify and locate asbestos containing materials (ACM). Due to the homogeneity of the suspect materials, 9 samples were collected at 8 locations and analyzed by an accredited laboratory, certified under the National Voluntary Laboratory Accreditation Program (NVLAP). Samples were analyzed by polarized light microscopy, using EPA's interim method for detection of asbestos in bulk samples. The results of the analysis for all suspect-building materials are provided below:

<b>Sample #</b>	<b>Location/Description</b>	<b>Asbestos % Type</b>
#1	Ceiling Insulation	None Detected
#2	Vinyl flooring kitchen/bath	None Detected
#3	Spray-on acoustic	None Detected
#4	Roof felt	None Detected
#5	Roofing 1 <sup>st</sup> roof	None Detected
#6	Roofing 2 <sup>nd</sup> roof	None Detected
#7	Roof felt	None Detected
#8	Roofing 1 <sup>st</sup> roof	None Detected
#9	Roofing 2 <sup>nd</sup> roof	None Detected

### 7.3.2 DISCUSSION

Asbestos containing materials (ACM) were not reported in any of the ceiling insulation, roofing, and flooring samples taken. Of the 9 samples obtained for analysis, 9 samples reported non-detect.

None of the collected samples are identified as asbestos-containing construction materials. In accordance with 8 CCR 341.6, asbestos-containing construction material is defined as any manufactured construction material which contains more than one tenth of one percent (0.1%) asbestos by weight.

### 7.4 INTERVIEWS

Mrs. Anna Lopez, owner, was onsite during the site reconnaissance. She did not know of any hazardous materials stored onsite or any environmental issues associated with the subject site.

## 8 FINDINGS AND CONCLUSIONS

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TRAK performed this Phase I ESA of the subject property in general accordance with the All Appropriate Inquiries Final Rule and scope and limitations of ASTM Standard Practice E 1527-05, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. Any exceptions to, or deviations from, this practice are described in Section 10 of this report. The purpose of this assessment was to evaluate recognizable environmental conditions associated with the present or past usage, storage, or disposal of hazardous substances or petroleum hydrocarbons at the subject property. The findings and opinions of this Phase I ESA are presented below and are based on TRAK's knowledge of the site from observations and information gathered during our review. These findings and opinions are subject to the limitations presented at the end of this report and may change if additional information becomes available. Based on the foregoing, TRAK finds that:

- The subject site is located at 633 Bath Street, Santa Barbara, Santa Barbara County, California. The residential home was constructed prior to 1930. The site is located in an area of commercial, and residential land uses.
- The building was constructed prior to 1930. Based on the age of construction, building materials in such structures may contain asbestos containing materials (ACM). To evaluate this possibility, suspect ACM, in the form of ceiling insulation, roofing, and flooring materials, were noted and sampled onsite.

None of the collected samples were identified as asbestos-containing construction materials. Of the 9 samples obtained for analysis, all samples reported non-detect.

- Based on TRAK's inspection and review of available government agency database records, it is our opinion that there are no onsite recognized environmental conditions, as defined by ASTM E-1527-05, and TRAK does not recommend any additional environmental investigation onsite at this time for purposes of appropriate inquiry.
- Based on TRAK's review of available government agency database records, it is our opinion that there are no recognized environmental conditions, as defined by ASTM E-1527-05, from adjacent or nearby properties that are likely to have impacted the subject site, and TRAK does not recommend any additional environmental investigation at this time for purposes of appropriate inquiry.

## 9 RECOMMENDATIONS

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This Phase I ESA was performed in general accordance with the All Appropriate Inquiries Final Rule and scope and limitations of ASTM Standard Practice E 1527-05, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. Any exceptions to, or deviations from, this practice are described in Section 10 of this report. The recommendations of this Phase I ESA are presented below and are based on TRAK's knowledge of the site from observations and information gathered during our review.

- TRAK does not recommend any additional environmental investigation at this time for purposes of appropriate inquiry.

## 10 DEVIATIONS

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During the preparation of this Phase I ESA, there were no deviations or deletions from, or additions to, the *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* (ASTM E1527-05).

## 11 LIMITATIONS

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This report was designed to meet the *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*, as outlined by American Society for Testing and Materials (ASTM) Standard Practice E 1527-05. The TRAK Environmental Group, Inc. (TRAK) duties, liabilities, and obligations, and Scope of Work are set forth in its proposal.

This Phase I ESA did not assess environmental issues or concerns that are outside the scope of ASTM Standard Practice E1527-05. Environmental issues or concerns outside the scope of ASTM Standard Practice E1527-05 include, but are not limited to, asbestos-containing materials (ACMs), radon, lead-based paint, lead in drinking water, wetlands, regulatory compliance, cultural and historic resources, health and safety, ecological resources, endangered species, indoor air quality, and high voltage (EMF) power lines. These items, unless specifically included in the TRAK Scope of Work, are not included in this Phase I ESA.

This Phase I ESA did not include subsurface exploration, soil or water sampling, chemical analysis, or evaluation of geotechnical conditions or hazards.

The professional opinions presented herein apply to site conditions and regulatory standards at the time of the investigation. The investigation was conducted with that level of care and skill ordinarily exercised by reputable members of the profession, practicing in the same locality, under similar budget and time constraints. The passage of time may result in a change in the environmental circumstances at the study site and surrounding properties. Regulatory standards applicable to the subject site are subject to change as a result of legislation or changes in implementation guidelines.

This document was prepared for the sole use of the client, their representatives and assignees. TRAK intends that this document be used only in its entirety. Others who draw conclusions based on information drawn from portions of this report should independently determine the adequacy of the information for their intended use and time.

The findings and recommendations included in this report reflect TRAK's opinion based on the sources are believed, but not guaranteed, to be reliable. TRAK is not responsible for information withheld by agencies, client, or other sources.

## 12 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

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Resumes of environmental professionals performing this environmental site assessment are on file at the TRAK office and are available upon request.

One or more of the parties involved in the preparation of this Phase I ESA meet the definition of environmental professional (§312.10 of 40 C.F.R. 312 and 12.13.2). One or more of the parties involved in the preparation of this Phase I ESA have the specific qualifications base on education, training, and experience to assess a property of the nature, history, and setting of the subject site. We have developed and performed the all appropriate inquiries in conformance with the standards and practices as set forth in 40 C.F.R. Part 312. No other warranty is expressed or intended.

### 13 REFERENCES

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City of Santa Barbara Building and Safety.

City of Santa Barbara Planning Department.

City of Santa Barbara Fire Department.

County of Santa Barbara Fire Department

Rincon Consultants, Inc., *Soil and Groundwater Assessment*, 18 West Cota Street, Santa Barbara, California, February 22, 2006.

Environmental Data Resources, Inc., 2007, *The EDR Radius Map with GeoCheck®*, 633 Bath Street, Santa Barbara, CA, 93101, July 24, 2007.

Santa Barbara County Air Pollution Control District.

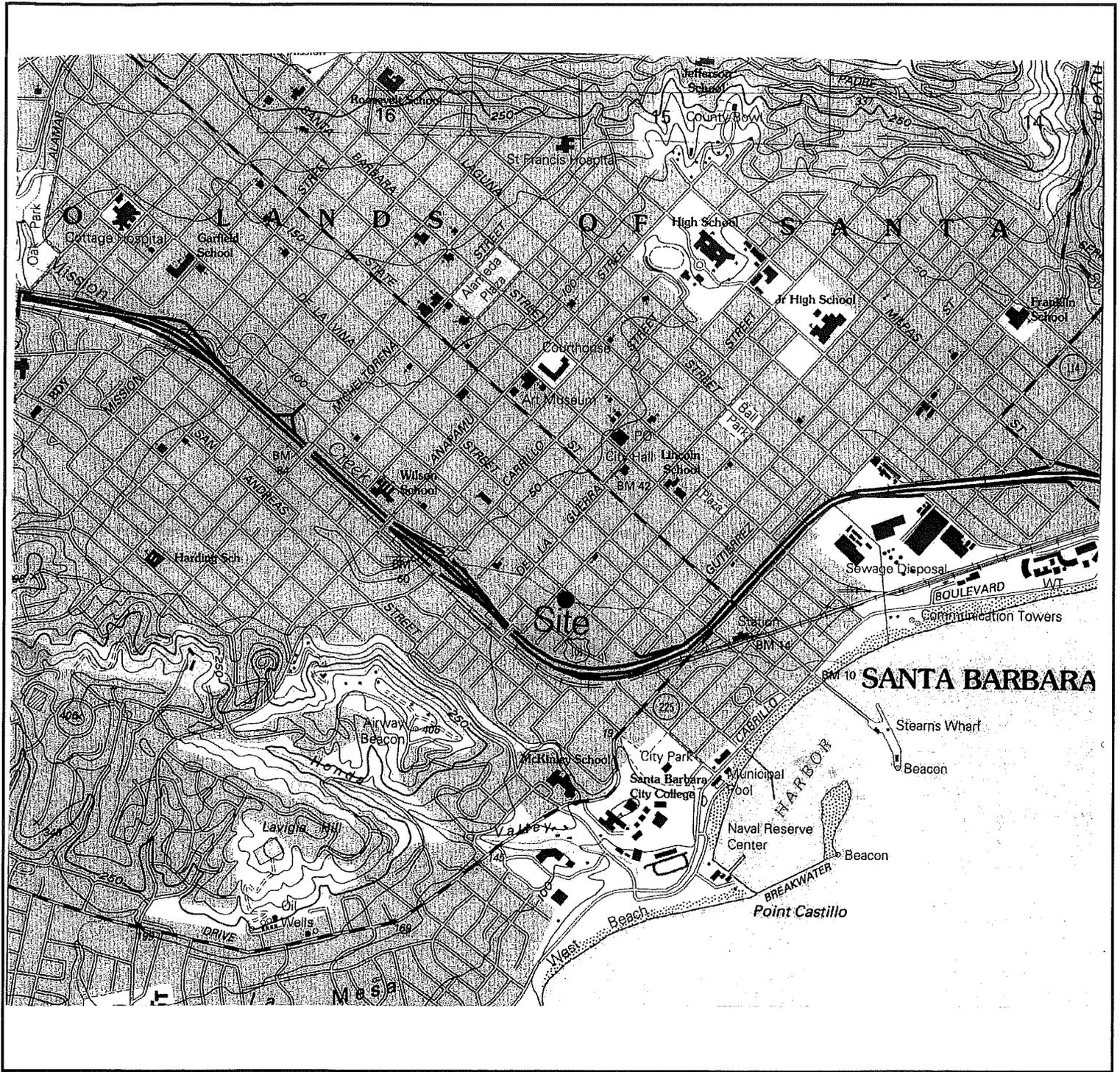
Santa Barbara County Tax Assessor.

**PLATES**

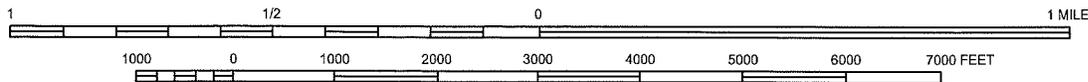
**FIGURE 1**

**FIGURE 2**

**SITE PHOTOGRAPHS**



SCALE 1:24000



**TRAK** Environmental Group

3637 B Arundell Circle  
Ventura, California 93003

FILE NAME:  
1209-SL

DATE:  
8/6/07

SOURCE:  
U.S.G.S. 7.5 MINUTE  
TOPOGRAPHIC QUADRANGLE MAP  
SANTA BARBARA, CA

**SITE LOCATION MAP**

**RESIDENTIAL HOME**

633 BATH STREET  
SANTA BARBARA, CALIFORNIA

FIGURE

1

MISSION CREEK  
RESIDENTIAL

RESIDENTIAL

ONE-STORY  
SINGLE FAMILY HOME

RESIDENTIAL

*BATH STREET*

**LEGEND**

----- PROPERTY BOUNDARY



**TRAK** Environmental Group

3637 B Arundell Circle  
Ventura, California 93003

FILE NAME:  
1209-ST

DATE:  
8/6/2007

SOURCE:

**SITE MAP**

**RESIDENTIAL HOME**  
633 BATH STREET  
SANTA BARBARA, CALIFORNIA

**FIGURE**

**2**



1. View of 633 Bath Street looking southwest.

2. View of west side of exterior of home looking southeast.



3. View of east exterior side of home looking southeast.



4. View of roof of 633 Bath Street.

5. View of interior kitchen and laundry room at 633 Bath Street.



6. View of Mission Creek which flows behind 633 Bath Street.