



Phase I Environmental Site Assessment

REPORT DATE: November 13, 2024

PROPERTY INFORMATION:

Sunbrite Cleaners
1468 E Grand Avenue
Arroyo Grande, San Luis Obispo County, California 93420

PROJECT INFORMATION:

AEI Project No. 501106
Site Assessment Date: November 5, 2024

PREPARED FOR:

ATC Square, LLC
281 Miller Way
Arroyo Grande, California 93420

PREPARED BY:

AEI Consultants - Corporate Headquarters
2500 Camino Diablo
Walnut Creek, California 94597



November 13, 2024

Tracy Liskey Del Rio
ATC Square, LLC
281 Miller Way
Arroyo Grande, California 93420

Subject: Phase I Environmental Site Assessment
Sunbrite Cleaners
1468 E Grand Avenue
Arroyo Grande, California 93420
AEI Project No. 501106

Dear Tracy Liskey Del Rio:

AEI Consultants is pleased to provide the *Phase I Environmental Site Assessment* of the above referenced property. This assessment was authorized and performed in accordance with the scope of services engaged.

We appreciate the opportunity to provide services to you. If you have any questions concerning this report, or if we can assist you in any other matter, please contact me at (925) 746-6000 or jhertz@aeiconsultants.com.

Sincerely,

A handwritten signature in black ink that reads "Justin Hertz". The script is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Justin Hertz
Business Development Manager
AEI Consultants

PROJECT SUMMARY

1468 E Grand Avenue, Arroyo Grande, San Luis Obispo County, California 93420
AEI Project No. 501106

Report Section		REC	CREC	HREC	OEC	Recommended Action
1.0	Introduction					None
2.0	Site and Vicinity Description					None
3.0	Historical Records Review				✓	None
4.0	Regulatory Agency Records Review				✓	None
5.0	Regulatory Database Records Review				✓	None
6.0	Interviews and User Provided Information				✓	None
7.0	Site Reconnaissance					None
8.1	Asbestos-Containing Building Materials					None
8.2	Lead-Based Paint					None
8.3	Naturally-Occurring Radon					None
8.4	Suspect Mold or Microbial Growth Conditions					None

TABLE OF CONTENTS

REPORT VIABILITY	4
EXECUTIVE SUMMARY	5
Findings and Opinions	6
Conclusions	7
Recommendations	7
1.0 INTRODUCTION	8
1.1 Scope of Work	8
1.2 Additional Services	8
1.3 Significant Assumptions	8
1.4 Limitations	9
1.5 Limiting Conditions/Deviations	10
1.6 Data Failure and Data Gaps	10
1.7 Reliance	11
2.0 SITE AND VICINITY DESCRIPTION	12
2.1 Site Location and Description	12
2.2 On-Site Utilities	12
2.3 Site and Vicinity Characteristics	12
2.4 Physical Setting	13
3.0 HISTORICAL RECORDS REVIEW	14
3.1 Aerial Photographs	14
3.2 Sanborn Fire Insurance Maps	15
3.3 City Directories	15
3.4 Historical Topographic Maps	16
3.5 Chain of Title	16
4.0 REGULATORY AGENCY RECORDS REVIEW	17
4.1 Local Environmental Health Department and/or State Environmental Agency	17
4.2 Fire Department	17
4.3 Building Department	17
4.4 Planning Department	18
4.5 Assessor's Office	18
4.6 Other Agencies Searched	18
4.7 Oil and Gas Wells	19
4.8 Oil and Gas Pipelines	19
5.0 REGULATORY DATABASE RECORDS REVIEW	20
5.1 Records Summary	20
5.2 Vapor Migration	22
5.3 Per- and Polyfluoroalkyl Substances (PFAS)	24
6.0 INTERVIEWS AND USER PROVIDED INFORMATION	26
6.1 Interviews	26
6.2 User Provided Information	27
6.3 Previous Reports and Other Provided Documentation	28
6.4 Environmental Lien and AUL Search	28
7.0 SITE RECONNAISSANCE	29
7.1 Subject Property Reconnaissance Findings	30
7.2 Adjoining Property Reconnaissance Findings	30
8.0 NON-ASTM SERVICES	32
8.1 Asbestos-Containing Building Materials	32
8.2 Lead-Based Paint	33
8.3 Naturally-Occurring Radon	34
8.4 Suspect Mold or Microbial Growth Conditions	35
9.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONALS	37
10.0 REFERENCES	38

TABLE OF APPENDICES

APPENDIX A: FIGURES
APPENDIX B: PROPERTY PHOTOGRAPHS
APPENDIX C: REGULATORY DATABASE
APPENDIX D: HISTORICAL SOURCES
APPENDIX E: REGULATORY AGENCY RECORDS
APPENDIX F: PREVIOUS REPORTS
APPENDIX G: OTHER SUPPORTING DOCUMENTATION
APPENDIX H: QUALIFICATIONS
APPENDIX I: COMMONLY USED ACRONYMS & ABBREVIATIONS

REPORT VIABILITY

Site Visit	November 5, 2024
Regulatory Database	October 22, 2024
Interview(s)	Property Owner: N/A Key Site Manager: November 5, 2024
EP Declaration	November 13, 2024
Environmental Lien Search (if conducted by AEI)	N/A
Report Viability per ASTM E1527-21	April 20, 2025

The dates listed are required for Users who are using the report in connection with CERCLA liability protections. The User may have their own criteria when the report is being used for business risk purposes, and not CERCLA liability protections.

EXECUTIVE SUMMARY

AEI Consultants (AEI) was retained by ATC Square, LLC to conduct a Phase I ESA in conformance with AEI's contract and the scope and limitations of ASTM Standard Practice E1527-21 and the EPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), for the property located at 1468 E Grand Avenue, Arroyo Grande, San Luis Obispo County, California (the "subject property"). Any exceptions to, or deletions from, this practice are described in Sections 1.4, 1.5, and 1.6 of this report.

Pertinent subject property information is noted below:

Property Information	
Site Address(es)	1468 E Grand Avenue, Arroyo Grande, San Luis Obispo County, California 93420
Property ID (APN or Block/Lot)	077-341-073, 077-341-086
Location	North side of East Grand Avenue and east side of Courtland Street
Site and Building Information	
Approximate Site Acreage/Source	2.52 (parent parcel)/Assessor
Number of Buildings	1
Building Construction Date(s)/Source	1982/Assessor
Building Square Footage (SF)/Source	1,560/Assessor
Number of Floors/Stories	1
Basement or Subgrade Area(s)	None identified
Number of Units	One
Additional Improvements	Shared parking areas and associated landscaping
Property Type	Dry Cleaner
On-site Occupant(s)	Sunbrite Cleaners
Current On-site Operations/Use	Commercial dry cleaning activities
Current Use of Hazardous Substances	Yes; refer to Section 7.1
Regulatory Information	
Regulatory Database Listing(s)	FINDS, DRYCLEANERS, EMI, CERS, CUPA Listings, HWTS (x2), HAZNET

A chronological summary of historical subject property information is as follows:

Date Range	Subject Property Description and Occupancy (Historical Addresses)	Source(s)
Prior to 1939	Unknown use/Data failure; refer to Section 1.6.1	Topographic maps
1939-1978	Agricultural/vacant land	Topographic maps, aerial photographs
1982-Present	Current subject property unit and larger parent parcel building constructed for retail/commercial use; subject property was occupied by Paint Master in 1985 and Sunbrite Cleaners from 1988 to present day	Aerial photographs, city directories, building permits, site observation

The immediately surrounding properties consist of the following:

Direction	Tenant/Use (Address)	Regulatory Database Listing(s)
North/East	Smart & Final Extra (1464 E. Grand Avenue)	Yes; refer to Section 5.1
South	Blast 825 Brewery (1462 E. Grand Avenue) and Gill's Liquor & Foodmart/gas station (1488, 1490 E. Grand Avenue)	Yes; refer to Section 5.1

Direction	Tenant/Use (Address)	Regulatory Database Listing(s)
West	Courtland Street followed by Pacific Premier Bank (1530 E. Grand Avenue) and Arroyo Grande Apartments (241 Courtland Street)	Yes; refer to Section 5.1

FINDINGS AND OPINIONS

Significant Data Gap(s) is defined by the current ASTM Standard E1527 as a data gap that affects the ability of the environmental professional to identify a recognized environmental condition.

AEI did not identify significant data gaps which affected our ability to identify RECs.

Recognized Environmental Condition (REC) is defined by the current ASTM Standard E1527 as (1) the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment.

- AEI did not identify evidence of RECs during the course of this assessment.

Controlled Recognized Environmental Condition (CREC) is defined by the current ASTM Standard E1527 as a recognized environmental condition affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities with hazardous substances or petroleum products allowed to remain in place subject to implementation of required controls (for example, activity and use limitations or other property use limitations).

- AEI did not identify evidence of CRECs during the course of this assessment.

Historical Recognized Environmental Condition (HREC) is defined by the current ASTM Standard E1527 as a previous release of hazardous substances or petroleum products affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities and meeting unrestricted use criteria established by the applicable regulatory authority or authorities without subjecting the subject property to any controls (for example, activity and use limitations or other property use limitations).

- AEI did not identify evidence of HRECs during the course of this assessment.

Other Environmental Considerations include, but are not limited to, de minimis conditions and/or business environmental risks such as the presence of ACMs, LBP, radon, mold, and lead in drinking water, which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues required to be investigated in the ASTM Standard. These may also affect the liabilities and financial obligations of the client, the health and safety of site occupants, and the value and marketability of the subject property.

- The subject property has been occupied by a dry cleaning business from as early as 1987 to present day. Dry cleaning operations typically use chlorinated solvents, particularly tetrachloroethylene (PCE), during the dry cleaning process. These solvents, even when properly stored and disposed of, can be released from these facilities in small, frequent releases through floor drains, cracked concrete, and sewer systems. Chlorinated solvents are highly mobile chemicals that can easily accumulate in the soil and migrate to the groundwater beneath a facility. No floor drains were noted in the general vicinity of the machine or stored chemicals. LandAmerica Assessment Corporation (LAC) performed a subsurface investigation in May 2005 to determine if the site had been impacted by a release of dry cleaning fluid. The investigation consisted of advancing three outdoor soil borings (B-1, B-2, B-4) to a depth of 15 feet bgs and one indoor boring (B-3) to a depth of 8 feet bgs. A total of six soil samples (the deepest sample from each boring and shallower samples from B-2 and B-3) were analyzed for VOCs by EPA Method 8260B. The laboratory analytical report indicated that no VOCs, including PCE, were detected in the soil samples. However, it should be noted that the 2005 investigation was limited in scope, as it did not include groundwater or soil vapor sampling. Based on the 2005 investigation results and the fact that PCE use was reportedly discontinued by the dry cleaner before 2005, the long-term on-site dry cleaning operation does not represent a REC at this time. However, should the User of this report desire a greater degree of certainty regarding the potential for contamination in groundwater or soil vapor at the site, additional investigations would be required.

CONCLUSIONS

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Standard Practice E1527-21, of 1468 E Grand Avenue, Arroyo Grande, San Luis Obispo County, California, the *subject property*. Any exceptions to, or deletions from, this practice are described in Sections 1.4, 1.5, and 1.6 of this report.

This assessment has revealed no evidence of recognized environmental conditions, controlled recognized environmental conditions, or significant data gaps in connection with the subject property.

RECOMMENDATIONS

AEI recommends no further investigation for the subject property at this time.

1.0 INTRODUCTION

This report documents the methods and findings of the Phase I Environmental Site Assessment performed in conformance with AEI's contract and scope and limitations of ASTM Standard Practice E1527-21 and the EPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), for the property located at 1468 E Grand Avenue, Arroyo Grande, San Luis Obispo County, California ([Appendix A: Figures](#) and [Appendix B: Property Photographs](#)).

1.1 SCOPE OF WORK

The purpose of the Phase I ESA is to assist the client in identifying potential RECs, in accordance with the most current ASTM E1527 Standard associated with the presence of any hazardous substances or petroleum products, their use, storage, and disposal at and in the vicinity of the subject property. Property assessment activities focused on: 1) a review of federal, state, tribal, and local databases that identify and describe underground fuel tank sites, leaking underground fuel tank sites, hazardous waste generation sites, and hazardous waste storage and disposal facility sites within the ASTM approximate minimum search distance; 2) a property and surrounding site reconnaissance, and interviews with the past and present owners and current occupants and operators to identify potential environmental contamination; and 3) a review of historical sources to help ascertain previous land use at the site and in the surrounding area.

1.2 ADDITIONAL SERVICES

Other Environmental Considerations such as ACMs, LBP, lead in drinking water, radon, mold, and wetlands can result in business environmental risks for property owners which may disrupt current or planned operations or cash flow and are generally beyond the scope of a Phase I assessment as defined by the current ASTM Standard E1527. Based upon the agreed-on scope of services this ESA did not include subsurface or other invasive assessments, business environmental risks, or other services not specifically identified and discussed herein.

1.3 SIGNIFICANT ASSUMPTIONS

The following assumptions are made by AEI in this report. AEI relied on information derived from secondary sources including governmental agencies, the client, designated representatives of the client, property contact, property owner, property owner representatives, computer databases, and personal interviews. AEI has reviewed and evaluated the thoroughness and reliability of the information derived from secondary sources including government agencies, the client, designated representatives of the client, property contact, property owner, property owner representatives, computer databases, or personal interviews. It appears that all information obtained from outside sources and reviewed for this assessment is thorough and reliable. However, AEI cannot guarantee the thoroughness or reliability of this information.

Groundwater flow, unless otherwise specified by on-site well data or well data from the subject property or nearby sites, is inferred from contour information depicted on the USGS topographic maps. AEI assumes the property has been correctly and accurately identified by the client, designated representative of the client, property contact, property owner, and property owner's representatives.

1.4 LIMITATIONS

Property conditions, as well as local, state, tribal, and federal regulations can change significantly over time. Therefore, the recommendations and conclusions presented as a result of this assessment apply strictly to the environmental regulations and property conditions existing at the time the assessment was performed. Available information has been analyzed using currently accepted assessment techniques and it is believed that the inferences made are reasonably representative of the property. AEI makes no warranty, expressed or implied, except that the services have been performed in accordance with generally accepted environmental property assessment practices applicable at the time and location of the assessment.

Considerations identified by ASTM as beyond the scope of a Phase I ESA that may affect business environmental risk at a given property include the following: ACMs, radon, LBP, lead in drinking water, wetlands, regulatory compliance, cultural and historical resources, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality, mold, and high voltage lines. These environmental issues or conditions may warrant assessment based on the type of the property transaction; however, they are considered non-scope issues under the current ASTM Standard E1527.

If requested by the client, these non-scope issues are discussed herein. Otherwise, the purpose of this assessment is solely to satisfy one of the requirements for qualification of the innocent landowner defense, contiguous property owner or bona fide prospective purchaser under CERCLA. The current ASTM Standard E1527 and the United States EPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312) constitute the "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice" as defined in:

1. 42 U.S.C. § 9601(35)(B), referenced in the current ASTM Standard E1527.
2. Sections 101(35)(B) (ii) and (iii) of CERCLA and referenced in the EPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312).
3. 42 U.S.C. § 9601(40) and 42 U.S.C. § 9607(q).

The Phase I Environmental Site Assessment is not, and should not be construed as, a warranty or guarantee about the presence or absence of environmental contaminants that may affect the property. Neither is the assessment intended to assure clear title to the property in question. The sole purpose of assessment into property title records is to ascertain a historical basis of prior land use. All findings, conclusions, and recommendations stated in this report are based upon facts, circumstances, and industry-accepted procedures for such services as they existed at the time this report was prepared (i.e., federal, state, and local laws, rules, regulations, market conditions, economic conditions, political climate, and other applicable matters). All findings, conclusions, and recommendations stated in this report are based on the data and information provided, current subject property use, and observations and conditions that existed on the date and time of the property reconnaissance.

Responses received from local, state, or federal agencies or other secondary sources of information after the issuance of this report may change certain facts, findings, conclusions, or circumstances to the report. A change in any fact, circumstance, or industry-accepted procedure upon which this report was based may adversely affect the findings, conclusions, and recommendations expressed in this report.

AEI's limited radon screening, if included, is intended to provide a preliminary screening to evaluate the potential presence of elevated radon concentrations at the site. The proposed scope is not intended to define the full extent of the presence of radon at the subject property. As such, the results should be used for lending purposes only. The recommendations and conclusions presented as a result of the limited preliminary radon screening apply strictly to the property conditions existing at the time the sampling was performed. The sample analytical results are only valid for the time, place, and condition of the site at the time of collection and AEI does not warrant that the results will be repeatable or are representative of past or future conditions.

1.5 LIMITING CONDITIONS/DEVIATIONS

The performance of this assessment was limited by the following:

- While additional assessments may have been conducted on the subject property, these documents must be provided for AEI's review in order for the information to be summarized/included in this report. Please refer to [Section 6.3](#) for a summary of previous reports and other documentation provided to AEI during this assessment.
- The User did not complete the ASTM User Questionnaire or provide the User information to AEI. AEI assumes that qualification for the LLPs is being established by the User in documentation outside of this assessment.
- The subject property owner was not interviewed during this assessment. Based on information obtained from other sources, including the key site manager, this limiting condition is not expected to alter the overall findings of this assessment.
- Due to the large volume of materials within portions of the building and vehicles parked within exterior areas, direct visual observation of many of the floor and wall areas of the building and exterior ground surfaces was not possible. Features may be present that were not observed during AEI's field reconnaissance.

1.6 DATA FAILURE AND DATA GAPS

According to the current ASTM Standard E1527, data gaps occur when the Environmental Professional is unable to obtain information required by the Standard, despite good faith efforts to gather such information. Pursuant to the current ASTM Standard E1527, only significant data gaps, defined as those that affect the ability of the Environmental Professional to identify RECs, need to be documented.

Data failure is one type of data gap. According to the current ASTM Standard E1527, data failure occurs when all of the standard historical sources that are reasonably ascertainable and likely to be useful have been reviewed and yet the objectives have not been met. Pursuant to the current ASTM Standard E1527, historical sources are required to document property use back to the property's first developed use or back to 1940, whichever is earlier, or periods of five years or greater.

1.6.1 DATA FAILURE

The following data failure was identified during the course of this assessment:

Data Failure	As noted in Section 3.0, the earliest historical resource obtained during this assessment indicated that the subject property was developed agriculturally. The lack of historical sources for the subject property dating
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	back to first developed use represents historical data source failure. However, as it is assumed that the subject property would have been previously used for agricultural purposes, if not undeveloped, this data failure is not expected to significantly alter the findings of this assessment.
Information/Sources Consulted	Aerial photographs, city directories, historical topographic maps

1.6.2 SIGNIFICANT DATA GAPS

AEI did not identify significant data gaps which affected our ability to identify RECs.

1.7 RELIANCE

All reports, both verbal and written, are for the benefit of ATC Square, LLC. This report has no other purpose and may not be relied upon by any other person or entity without the written consent of AEI. Either verbally or in writing, third parties may come into possession of this report or all or part of the information generated as a result of this work. In the absence of a written agreement with AEI granting such rights, no third parties shall have rights of recourse or recovery whatsoever under any course of action against AEI, its officers, employees, vendors, successors or assigns.

Reliance is provided in accordance with ATC Square, LLC and AEI's contract and Terms and Conditions dated October 21, 2024. The limitation of liability defined in the contracted terms is the aggregate limit of AEI's liability to the client and all relying parties.

2.0 SITE AND VICINITY DESCRIPTION

2.1 SITE LOCATION AND DESCRIPTION

Property Information	
Site Address(es)	1468 E Grand Avenue, Arroyo Grande, San Luis Obispo County, California 93420
Property ID (APN or Block/Lot)	077-341-073, 077-341-086
Location	North side of East Grand Avenue and east side of Courtland Street
Site and Building Information	
Approximate Site Acreage/Source	2.52 (parent parcel)/Assessor
Number of Buildings	1
Building Construction Date(s)/Source	1982/Assessor
Building Square Footage (SF)/Source	1,560/Assessor
Number of Floors/Stories	1
Basement or Subgrade Area(s)	None identified
Number of Units	One
Additional Improvements	Shared parking areas and associated landscaping
Property Type	Dry Cleaner
On-site Occupant(s)	Sunbrite Cleaners
Current On-site Operations/Use	Commercial dry cleaning activities
Current Use of Hazardous Substances	Yes; refer to Section 7.1
Regulatory Information	
Regulatory Database Listing(s)	FINDS, DRYCLEANERS, EMI, CERS, CUPA Listings, HWTS (x2), HAZNET

2.2 ON-SITE UTILITIES

Utility	Source/System Information
Heating System	Natural gas
Cooling System	Electricity
Potable Water	City of Arroyo Grande
Sewage Disposal/Treatment	City of Arroyo Grande

Utility source/system information listed in the table above is provided by the City of Arroyo Grande.

2.3 SITE AND VICINITY CHARACTERISTICS

The subject property is located in a mixed residential and commercial area of Arroyo Grande, California. The immediately surrounding properties consist of the following:

Direction	Tenant/Use (Address)	Regulatory Database Listing(s)
North/East	Smart & Final Extra (1464 E. Grand Avenue)	Yes; refer to Section 5.1
South	Blast 825 Brewery (1462 E. Grand Avenue) and Gill's Liquor & Foodmart/gas station (1488, 1490 E. Grand Avenue)	Yes; refer to Section 5.1
West	Courtland Street followed by Pacific Premier Bank (1530 E. Grand Avenue) and Arroyo Grande Apartments (241 Courtland Street)	Yes; refer to Section 5.1

2.4 PHYSICAL SETTING

Geologic Unit	Qoa: Older Quaternary alluvium and marine deposits, age Pleistocene Source: USGS and United States Department of the Interior
Soil Series	184: Oceano sand, 0 to 9 percent slopes Source: USDA Soil Survey
Groundwater Flow Direction	South/southwest Source: Topographic map interpretation and EDR GeoCheck
Estimated Depth to Groundwater	25 to 47 feet bgs Source: LUST case data for a nearby site at 1294 Grand Ave, obtained via Geotracker
Surface waters on the subject property or adjoining sites	None
Additional Notes	None

Note: Groundwater flow direction can be influenced locally and regionally by the presence of local wetland features, surface topography, recharge and discharge areas, horizontal and vertical inconsistencies in the types and location of subsurface soils, and proximity to water pumping wells. Depth and gradient of the water table can change seasonally in response to variation in precipitation and recharge, and over time, in response to urban development such as storm water controls, impervious surfaces, pumping wells, cleanup activities, dewatering, seawater intrusion barrier projects near the coast, and other factors.

3.0 HISTORICAL RECORDS REVIEW

Reasonably ascertainable standard historical sources as outlined in the current ASTM Standard E1527 were used to determine previous uses and occupancies of the subject property that are likely to have led to RECs in connection with the subject property. A chronological summary of historical data found, including but not limited to aerial photographs, historical city directories, Sanborn fire insurance maps, historical topographic maps, and agency records, is as follows:

Date Range	Subject Property Description and Occupancy (Historical Addresses)	Source(s)
Prior to 1939	Unknown use/Data failure; refer to Section 1.6.1	Topographic maps
1939-1978	Agricultural/vacant land	Topographic maps, aerial photographs
1982-Present	Current subject property unit and larger parent parcel building constructed for retail/commercial use; subject property was occupied by Paint Master in 1985 and Sunbrite Cleaners from 1988 to present day	Aerial photographs, city directories, building permits, site observation

The subject property has been occupied by a dry cleaning business from as early as 1987 to present day. Dry cleaning operations typically use chlorinated solvents, particularly tetrachloroethylene (PCE), during the dry cleaning process. These solvents, even when properly stored and disposed of, can be released from these facilities in small, frequent releases through floor drains, cracked concrete, and sewer systems. Chlorinated solvents are highly mobile chemicals that can easily accumulate in the soil and migrate to the groundwater beneath a facility. No floor drains were noted in the general vicinity of the machine or stored chemicals. LandAmerica Assessment Corporation (LAC) performed a subsurface investigation in May 2005 to determine if the site had been impacted by a release of dry cleaning fluid. The investigation consisted of advancing three outdoor soil borings (B-1, B-2, B-4) to a depth of 15 feet bgs and one indoor boring (B-3) to a depth of 8 feet bgs. A total of six soil samples (the deepest sample from each boring and shallower samples from B-2 and B-3) were analyzed for VOCs by EPA Method 8260B. The laboratory analytical report indicated that no VOCs, including PCE, were detected in the soil samples. However, it should be noted that the 2005 investigation was limited in scope, as it did not include groundwater or soil vapor sampling. Based on the 2005 investigation results and the fact that PCE use was reportedly discontinued by the dry cleaner before 2005, the long-term on-site dry cleaning operation does not represent a REC at this time. However, should the User of this report desire a greater degree of certainty regarding the potential for contamination in groundwater or soil vapor at the site, additional investigations would be required.

If available, copies of historical sources are provided in [Appendix D](#).

3.1 AERIAL PHOTOGRAPHS

AEI reviewed aerial photographs of the subject property and surrounding area. A search was made of the EDR collection of aerial photographs. Aerial photographs were reviewed for the following years (1939-2020, non-inclusive):

Year(s)	Subject Property Description	Adjoining Site Descriptions
1939, 1949, 1956, 1960	Agricultural land	NORTH/EAST: Agricultural land SOUTH: Agricultural land WEST: Agricultural land, commercial buildings and a farmstead

Year(s)	Subject Property Description	Adjoining Site Descriptions
1963, 1976*, 1978*	Vacant land	NORTH/EAST: No significant changes SOUTH: No significant changes WEST: No significant changes
1981	Current unit and parent parcel structure under construction	NORTH/EAST: Commercial building under construction SOUTH: Construction site WEST: No significant changes
1994	Current unit and parent parcel structure/ parking lots	NORTH/EAST: Commercial building SOUTH: Parking lot, vacant land and gas station WEST: Vacant land
2006, 2009, 2012, 2016, 2020	No significant changes	NORTH/EAST: No significant changes SOUTH: No significant changes WEST: Current improvements across a roadway

*Due to poor image quality and/or scale, detailed observation of site features was not possible.

Subject property:

- Agricultural land - refer to Section 3.0

Adjoining Site(s):

- Gas station - refer to Section 5.1

3.2 SANBORN FIRE INSURANCE MAPS

Sanborn Fire Insurance maps were developed in the late 1800s and early 1900s for use as an assessment tool for fire insurance rates in urbanized areas. A search was made of the EDR collection of Sanborn Fire Insurance maps.

Sanborn map coverage was not available for the subject property.

3.3 CITY DIRECTORIES

A search of historical city directories was conducted for the subject property utilizing EDR. Refer to the appendices for a complete list of historical subject property tenants identified by EDR. Directories were reviewed in approximate five-year increments from 1977-2020, non-inclusive. The following table summarizes the results of the city directory search for the subject property.

Subject Property

Year(s)	Address - Occupant Listed
1977	1468 E. Grand Avenue - Not listed
1981	1468 E. Grand Avenue - Not listed
1985	1468 E. Grand Avenue - Paint Master
1990	1468 E. Grand Avenue - Not listed
1992	1468 E. Grand Avenue - Sunbrite Cleaners
1995	1468 E. Grand Avenue - Sunbrite Cleaners

Year(s)	Address - Occupant Listed
2000	1468 E. Grand Avenue - Sunbrite Cleaners
2005	1468 E. Grand Avenue - Sunbrite Cleaners
2010	1468 E. Grand Avenue - Sunbrite Cleaners
2014	1468 E. Grand Avenue - Sunbrite Cleaners
2017	1468 E. Grand Avenue - Sunbrite Cleaners
2020	1468 E. Grand Avenue - Sunbrite Cleaners

If listed above, XXXX indicates that the address is valid but there is no occupancy information available.

The table below summarizes the search of historical city directories conducted for the adjoining sites. Refer to the appendices for a complete list of historical adjoining occupants identified during the review of city directories obtained from EDR.

Adjoining Sites

Direction	Address(es)	Potential Listings of Concern
North/ East	1464 E. Grand Avenue	None identified
South	1462 E. Grand Avenue 1488, 1490 E. Grand Avenue	1490 E. Grand Ave - Gilli's Food Mart (2010-2020), Jiffy Food Store (1977-2000)
West	1530 E. Grand Avenue 241 Courtland Street	None identified

Subject property:

- Drycleaner - refer to Sections 5.1, 6.3 and 7.0.

Adjoining Site(s):

- Gas station - refer to Section 5.1

3.4 HISTORICAL TOPOGRAPHIC MAPS

AEI reviewed historical topographic maps utilizing EDR. Historical topographic maps were reviewed for the years 1897-2021, non-inclusive. No additional historical information was obtained from available topographic maps.

3.5 CHAIN OF TITLE

Based on the quality of information obtained from other sources, a chain of title search was not performed as part of this assessment.

4.0 REGULATORY AGENCY RECORDS REVIEW

Local and state agencies, such as environmental health departments, fire prevention bureaus, and building and planning departments are contacted to identify any current or previous reports of hazardous substance use, storage, and/or unauthorized releases that may have impacted the subject property. In addition, information pertaining to AULs, defined as legal or physical restrictions, or limitations on the use of, or access to, a site or facility, is requested.

4.1 LOCAL ENVIRONMENTAL HEALTH DEPARTMENT AND/OR STATE ENVIRONMENTAL AGENCY

Agency	Date Contacted	Method of Contact	Name & Title of Contact	Agency Response
County of San Luis Obispo Environmental Health Services	October 28, 2024	Online	Public Records	Records discussed below

Records Summary

Date	Occupant	Document Type	Document Notes/Violations
1998	Sunbrite Cleaners	HMBP	Facility stores 80 gallons of PCE
1999, 2001, 2002, 2003	Sunbrite Cleaners	CUPA Inspection	Minor and major violations noted in 2001 and 2002. No violations noted in 1999, 2003. Facility is noted to be clean and well maintained, and has discontinued their use of PCE as of 2003
2003	Sunbrite Cleaners	Master File Record	Inactive PR for cleaners, they no longer store HM or generate HW

Refer to Section 3.0 for further discussion.

4.2 FIRE DEPARTMENT

Agency	Date Contacted	Method of Contact	Name & Title of Contact	Agency Response
Five Cities Fire Authority	October 28, 2024	Telephone	Administrative Assistant	No subject property records on file

According to the Five Cities Fire Department, all records pertaining to the current and/or historical hazardous materials usage, storage or releases, as well as the presence of USTs, is maintained by County of San Luis Obispo County Environmental Health Services.

4.3 BUILDING DEPARTMENT

Agency	Date Contacted	Method of Contact	Name & Title of Contact	Agency Response
Arroyo Grande Building Department	October 28, 2024	Email	City Clerk	Records discussed below

Records Summary

Year(s)	Owner/Applicant	Description of Permit and Building Use
1981	Central Coast Shopping Center Inc.	One-story 7,328 square feet retail building (Building A)
1987	Sunbrite Cleaners	Tenant Improvements (1,560 square feet)

Year(s)	Owner/Applicant	Description of Permit and Building Use
1987	Sunbrite Cleaners	Gas service request

Environmental concerns associated with the on-site dry cleaner are further discussed in Section 6.3 and 7.1.

4.4 PLANNING DEPARTMENT

Agency	Date Contacted	Method of Contact	Name & Title of Contact	Agency Response
Arroyo Grande Planning Department	October 28, 2024	Online	N/A	No evidence indicating the existence of AULs on file for the subject property

4.5 ASSESSOR'S OFFICE

Agency	Date Contacted	Method of Contact	Name & Title of Contact	Agency Response
San Luis Obispo County Assessor's Office	October 28, 2024	Online	N/A	Information obtained is discussed below

Records Summary

APN	077-341-073, 077-341-086
Acreage	2.52 acres (parent parcel)
Construction Date	1982
Building Square Footage	22,565 square feet (parent parcel)
Current Owner	Not provided
Additional Information	Not provided

4.6 OTHER AGENCIES SEARCHED

Agency	Date Contacted	Method of Contact	Name & Title of Contact	Agency Response
CA State Water Resources Control Board (SWRCB) GeoTracker	October 28, 2024	Online	N/A	No subject property records on file
SWRCB GeoTracker Historical Hazardous Substance Storage Information	October 28, 2024	Online	N/A	No subject property records on file
CA Department of Toxic Substances Control (DTSC) Hazardous Waste Tracking System (HWTS)	October 28, 2024	Online	N/A	Records discussed below
CA DTSC EnviroStor	October 28, 2024	Online	N/A	No subject property records on file
CalEPA Regulated Site Portal	October 28, 2024	Online	N/A	Records discussed below

Agency	Date Contacted	Method of Contact	Name & Title of Contact	Agency Response
San Luis Obispo County Air Pollution Control (SLOAPCD)	October 28, 2024	Online	Public Records	Records discussed below

DTSC HWTS

According to HWTS records, the subject property, identified as Sunbrite Cleaners at 1468 E. Grand Avenue, was issued EPA ID Number CAD982024374 on June 17, 1988. This facility generated 0.5 tons of halogenated solvent/PCE waste in 1993. The subject property, identified as Sunbrite Cleaners at 1468 E. Grand Avenue, was issued EPA ID Number CAL000125306 on March 26, 1996. No hazardous waste manifests were provided and the facility is listed as being inactive as of 2016. Refer to Section 6.3 and 7.1.

CalEPA

According to records, the subject property, identified as Sunbrite Cleaners at 1468 E. Grand Avenue, is characterized as an US EPA Air Emission Inventory System on the Cal/EPA Regulated Sites Portal. Refer to Section 6.3 and 7.1.

SLOAPCD

According to the records, Sunbrite Cleaners was issued a permit to operate a drycleaning equipment (DetriX Model 11-20, 40 pounds capacity dry-to-dry cleaning machine) using green earth solvent in 2008. The permit was cancelled on February 9, 2017. Refer to Section 6.3 and 7.1.

4.7 OIL AND GAS WELLS

Agency	Date Referenced	Resource	Oil or gas wells located within 500 feet of the subject property
California Geologic Energy Management Division (CalGEM)	October 28, 2024	CalGEM Map	No

4.8 OIL AND GAS PIPELINES

Agency	Date Referenced	Resource	Pipelines located within 500 feet of the subject property
National Pipeline Mapping System (NPMS)	October 28, 2024	NPMS Public Map Viewer	Information obtained is discussed below

According to information obtained from the NPMS Public Map Viewer, an active underground petroleum pipeline operated is located along East Grand Avenue. No stressed vegetation was observed near the pipeline during AEI's reconnaissance and subject property staff reported no known environmental concerns associated with the pipeline. Releases from this pipeline (other than those caused by a third party) would be the responsibility of the operator. Based on this information, and the lack of a documented release identified in the regulatory database, no further action regarding the pipeline is warranted at this time.

5.0 REGULATORY DATABASE RECORDS REVIEW

AEI contracted EDR to conduct a search of publicly available information from federal, state, tribal, and local databases containing known and suspected sites of environmental contamination and sites of potential environmental significance. Data gathered during the current regulatory database search is compiled by EDR into one regulatory database report. Location information for listed sites is designated using geocoded information provided by federal, state, or local agencies and commonly used mapping databases with the exception of "Orphan" sites. Due to poor or inadequate address information, Orphan sites are identified but not geocoded/mapped by EDR, rather, information is provided based upon vicinity zip codes, city name, and state. The minimum search distance from the federal and state environmental records database listings specified in the current ASTM Standard E1527 is included in [Section 5.1](#). A copy of the regulatory database report, which includes detailed descriptions of the databases noted below as well as the total number of sites identified, is included in [Appendix C](#) of this report.

In determining if a listed site is a potential environmental concern to the subject property, AEI generally applies the following criteria to classify the site as lower potential environmental concern: 1) the site only holds an operating permit (which does not imply a release), 2) the site's distance from, and/or topographic position relative to, the subject property, and/or 3) the site has recently been granted "No Further Action" by the appropriate regulatory agency.

Regulatory database listings associated with the subject property, adjoining site(s) and/or nearby sites of concern that were determined to warrant additional discussion, if any, are identified and further discussed in [Section 5.1](#).

5.1 RECORDS SUMMARY

Database	Search Distance (Miles)	Subject Property	Adjoining Site(s)	Other Nearby Sites of Concern
Federal NPL (Superfund) sites	1.0			
Federal Delisted NPL sites	0.5			
Federal CERCLA removals/orders sites	0.5			
Federal CERCLA sites with NFRAP	0.5			
Federal RCRA facilities undergoing Corrective Action	1.0			
Federal RCRA TSD facilities	0.5			
Federal RCRA generators (LQG, SQG, VSQG)	SP/ADJ		✓	
Federal RCRA NonGen/NLR sites	SP/ADJ		✓	
Federal IC/EC sites	SP			
Federal ERNS sites	SP			
State/tribal "Superfund" equivalent sites	1.0			
State/tribal hazardous waste facilities	0.5			
State/tribal landfill and solid waste disposal facilities	0.5			
State/tribal leaking storage tanks	0.5			
State/tribal registered storage tanks	SP/ADJ		✓	
State/tribal voluntary cleanup sites	0.5			

Database	Search Distance (Miles)	Subject Property	Adjoining Site(s)	Other Nearby Sites of Concern
State/tribal IC/EC registries	SP			
State/tribal brownfield sites	0.5			
Orphans	N/A			
Additional Environmental Record lists	SP/ADJ	✓	✓	

Facility Name	Sunbrite Cleaners
Address	1468 East Grand Avenue
Distance & Direction	Subject Property
Hydrologic Position	N/A
Databases Listed	FINDS, DRYCLEANERS, EMI, CERS, CUPA Listings, HWTS (x2), HAZNET
Comments	<p>According to DRYCLEANERS listing, Sunbrite Cleaners was issued a permit to operate dry cleaning equipment at an unknown date. According to EMI listing, Sunbrite Cleaners was issued an air emission permit between 1997 and 2018. No violations were reported.</p> <p>The subject property is listed as a FINDS site in association with the RCRA EMI.</p> <p>According to CUPA Listing, Sunbrite was listed as a hazardous materials disclosure facility (FA0001491) in the San Luis Obispo County CUPA database. No additional information was provided in the database report.</p> <p>According to HWTS and HAZNET listings, Sunbrite Cleaners generated 0.5 tons of halogenated solvents, 0.18 tons of solids with halogenated organic compounds, 0.125 tons of still bottoms with halogenated organics in 1991, 1992 and 1993. No violations were reported.</p> <p>Refer to Section 6.3 and 7.1 for further details.</p>

Facility Name	Rent A Center
Address	1446 E. Grand Avenue
Distance & Direction	Parent Parcel, on the other side of Smart & Final
Hydrologic Position	Cross-gradient
Databases Listed	CUPA Listings
Comments	<p>According to the database report, Rent A Center was listed as a hazardous waste generator facility (FA0007815) in the San Luis Obispo County CUPA database. No violations were reported. Based on the lack of evidence of a release, subsequent abatement of violations identified, and operation during a time of stringent regulatory oversight, the review of regulatory agency files for this site was not deemed necessary, and the site does not represent a REC.</p>

Facility Name	Lucky Stores, Smart & Final
Address	1464 E. Grand Avenue
Distance & Direction	Adjoining to the north/east
Hydrologic Position	Cross-gradient
Databases Listed	HWTS (x2), HAZNET (x2), RCRA NonGen/NLR, E. MANIFEST, CERS HAZ WASTE, CUPA Listings, CERS
Comments	<p>According to HWTS, HAZNET, RCRA NonGen/NLR and E. MANIFEST listings, Lucky Stores generated other organic solids in 1997 and Smart & Final generated off-specification, aged or surplus organics, liquids with pH<=2, other organic solids, alkaline solution without metals, other inorganic solid waste</p>

	between 2012 and 2021. According to CERS, CERS HAZ WASTE and CUPA Listings, Smart and Final was issued a permit to store hazardous materials and generate hazardous waste. No violations were reported. Based on the lack of evidence of a release, the review of regulatory agency files for this site was not deemed necessary, and the site does not represent a REC.
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Facility Name	Mims Market, G&T Fuel Mart Inc., Gill's Food Mart, EZ Service Inc., Harken Marketing Co.
Address	1490 E. Grand Avenue
Distance & Direction	Adjoining to the south
Hydrologic Position	Cross- to down-gradient
Databases Listed	HIST UST (x2), SWEEPS UST, CA FID UST, UST (x2), UST FINDER, RCRA NonGen/NLR, RCRA SQG, CUPA Listings, HWTS (x3), HAZNET (x2), CERS HAZ WASTE, CERS TANKS, CERS
Comments	According to HIST UST, SWEEPS UST and CA FID UST listings, this site was formerly equipped with one 10,000-gallon gasoline UST and one 10,000-gallon diesel UST. According to UST and UST FINDER listings, this site is currently equipped with one 5,000-gallon gasoline UST and one 15,000-gallon gasoline UST. According to HWTS, HAZNET, RCRA NonGen/NLR and RCRA SQG listings, Gills Food Mart generated off-specification aged or surplus organics, unspecified oil-containing waste, and tank bottom waste between 2004 and 2022 and Harken Marketing Co. generated unspecified oil-containing waste in 1989. No violations were reported. According to CERS, CERS HAZ WASTE, CERS TANKS and CUPA Listings, Gills Food Mart was issued a permit to store hazardous materials, generate hazardous waste and operate underground storage tanks. Violations were issued between 2013 and 2022, which were subsequently corrected. Based on the lack of evidence of a release, the review of regulatory agency files for this site was not deemed necessary, and the site does not represent a REC.

Facility Name	1 X Smith & Phillips
Address	1524 E. Grand Avenue
Distance & Direction	Adjoining to the West, across road
Hydrologic Position	Cross-gradient
Databases Listed	HWTS, HAZNET
Comments	According to the database report, Smith & Phillips generated waste oil & mixed oil in 1990. No violations were reported. Based on the lack of evidence of a release, the review of regulatory agency files for this site was not deemed necessary, and the site does not represent a REC.

5.2 VAPOR MIGRATION

A vapor encroachment condition (VEC) is the presence or likely presence of Chemical(s) of Concern (COC) vapors in the vadose zone of the subject property caused by the release of vapors from contaminated soil and/or groundwater either on or near the subject property.

AEI conducted a limited screening for potential VECs that may affect the subject property. The VEC screening focused on the current and historical usage of the subject property and also utilized the aforementioned regulatory agency database report provided by EDR to evaluate identified Chemicals of Concern (COCs), including petroleum hydrocarbons.

Determination of AOC

To identify the area of concern (AOC) for contaminated sites with non-petroleum hydrocarbon COCs, AEI utilized the approximate minimum search distance defined by the current ASTM E2600 of 1,760 feet (1/3 mile) from the subject property boundary for COC-contaminated sites. For sites contaminated with petroleum hydrocarbon COCs, AEI utilized the AOC approximate minimum search distance of 528 feet (1/10 mile). The AOC was adjusted accordingly based on review of physical setting characteristics, known release information, property and land features, groundwater flow direction, and soil type, et al.

ASTM's Vapor Encroachment guidance indicates that when groundwater flow direction can be estimated or determined, the cross-gradient or downgradient radius distances can be significantly reduced. AEI calculated the reduced AOC distances when considering groundwater flow direction by utilizing the following default distances, which were determined using the Buonicore Methodology:

Non-petroleum hydrocarbon COCs:

- 1,760 feet in the upgradient direction
- 365 feet in the cross-gradient direction
- 100 feet in the downgradient direction

Petroleum hydrocarbon COCs if Light, Non-Aqueous Phase Liquid, (LNAPL, i.e. floating product) is suspected:

- 528 feet in the upgradient direction
- 165 feet in the cross-gradient direction
- 100 feet in the downgradient direction

Petroleum hydrocarbon COCs if LNAPL is *not* suspected:

- 528 feet in the upgradient direction
- 95 feet in the cross-gradient direction
- 30 feet in the downgradient position

Additional adjustment of the AOC may be conducted based on AEI's professional judgment.

Conclusions

Source	VEC Identified	VEC Not Identified	Comments
Subject Property		✓	N/A
Adjoining and/or Nearby Site(s)		✓	N/A

5.3 PER- AND POLYFLUOROALKYL SUBSTANCES (PFAS)

As defined in Section 3.2.36 of the current ASTM Standard E1527, hazardous substance means “those substances defined as a hazardous substance pursuant to CERCLA 42 USC § 9601(14), as interpreted by EPA regulations and the courts.” Hazardous substances that are not defined (or not yet defined) as hazardous substances under CERCLA are outside of the scope of the current ASTM Standard E1527.

On July 8, 2024, the Final EPA rule became effective that designates perfluorooctanoic acid (PFOA) and perfluorooctanesulfonic acid (PFOS) as CERCLA hazardous substances. Per the current ASTM Standard E1527, once this rule went into effect, these substances are evaluated within the scope of this standard, and a release or likely release of PFOA and/or PFOS is considered a REC.

Other than PFOA/PFOS, compounds classified as PFAS are not currently classified as hazardous substances under CERCLA, and thus the potential presence of PFAS (other than PFOA/PFOS) is outside of the scope of the current ASTM Standard E1527, and does not constitute a REC at this time. However, the report User should be aware that regulatory criteria and classifications are subject to change.

AEI's research of potential PFAS contamination focuses on the release/likely release of PFOA/PFOS. However, if additional information pertaining to other PFAS is identified, AEI will also assess/discuss these compounds, as deemed applicable/appropriate within the scope of this investigation.

It should be noted that AEI's screening of PFOA/PFOS and other PFAS is based solely on review of the resources cited within this report. Identification, or lack thereof, is not a warranty that PFOA/PFOS or other PFAS contamination is present or absent at a site. Additionally, it should be noted that given the evolving nature of science and regulatory oversight of PFOA/PFOS and other PFAS, additional sources of contamination may exist at the subject property, adjoining sites and/or other nearby sites that were not identified by the limited data and screening tools cited within this report.

5.3.1 PFAS-RELATED REGULATORY DATABASE LISTINGS

As an initial screening tool for potential PFAS contamination, AEI reviewed PFAS-related database listings from EDR.

Location	PFAS Database Listing Identified	PFAS Database Listing Not Identified	Comments
Subject Property		✓	N/A
Adjoining and/or Nearby Site(s)		✓	N/A

5.3.2 POTENTIAL ON-SITE PFAS SOURCES/CONCERNS

AEI researched the standard historical and regulatory sources cited within this report to determine if a release or likely release of PFOA/PFOS has occurred at the subject property.

A voluntary industry phaseout of PFOA and PFOS was first implemented in the late 1990s and was fully implemented for PFOS by 2002 and PFOA by 2015. Although PFOA and PFOS have been generally phased out since 2015, studies have found that precursor PFAS in wastewater treatment systems may form PFOA and PFOS. As such, even after 2015, the presence of PFAS in wastewater discharges is considered a likely source of PFOA and PFOS contamination.

Potential Source	Yes	No
Past or present industrial operations that potentially included the use of PFAS (if "yes" see <i>Potential PFAS Sources from Industrial Uses</i> section/table below)		✓
The use or discharge of AFFF (if "yes" see <i>Potential Sources of AFFF</i> section/table below)		✓
Electroplating (1950s-present) NOTE: Electroplating (specifically hard chromium plating) is an industrial activity where PFAS-containing mist suppressants may have been used		✓
Agricultural uses, specifically 1970s-present that included application of biosolids/WWTP sludge that potentially contained PFAS		✓
Wastewater treatment plant (WWTP) (1960s-present)		✓
Landfill operations / waste disposal areas (1960s-present)		✓
Mining / quarrying / oil production		✓
Commercial car wash (1989-2010)		✓
Dry cleaner and/or commercial laundry (1970s-2010)	✓	

Dry cleaning facilities have been identified as potential sources of per- and polyfluoroalkyl substances (PFAS). PFAS are generally found to leach from clothing and fabrics during the cleaning process. PFAS may be present in wastewater and emissions discharged from dry cleaning facilities. Additionally, lint and generated wastes may contain PFAS. The application of PFAS to textiles has been generally identified since the 1970s.

It does not appear that prior subsurface investigations included an analysis of PFAS (specifically PFOA or PFOS, refer to Section 6.3). However, according to the results of the previous Phase II, no release was identified in on-site soils. As such, it does not appear that prior operations resulted in a release of hazardous substances to the subsurface. Therefore, it is considered unlikely that the prior operations resulted in a release of PFAS.

6.0 INTERVIEWS AND USER PROVIDED INFORMATION

6.1 INTERVIEWS

Pursuant to the current ASTM Standard E1527, the following interviews were performed during this assessment in order to obtain information indicating RECs in connection with the subject property.

6.1.1 OWNER AND KEY SITE MANAGER

Relation to Property	Name	Date Interviewed	Method of Contact	Year First Associated w/ Property	Notes
Owner/Owner Representative	N/A	N/A	N/A	N/A	Not interviewed; refer to Section 1.5
Key Site Manager	Mr. Sang Lee	November 5, 2024	In Person	2004	Interviewed; see Interview Summary table below

INTERVIEW SUMMARY

Question	Owner (Representative) Response/ Comment	Key Site Manager Response/ Comment
Are you aware of any known plans for site redevelopment or change in site use?	N/A	No
Do you have any knowledge of previous environmental investigations conducted on site?	N/A	No
Do you have any knowledge of USTs, clarifiers or oil/water separators, sumps, or other subsurface features?	N/A	No
Do you have any knowledge of current or past industrial operations and/or other operations which would involve the use of hazardous substances and/or petroleum products?	N/A	Yes; dry cleaning
Are you aware of any incidents of flooding, leaks, or other water intrusion, and/or complaints related to indoor air quality?	N/A	No
Are you aware of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, at, or from the subject property?	N/A	No
Are you aware of any pending, threatened or past administrative proceedings relevant to hazardous substances or petroleum products in, on, at, or from the subject property?	N/A	No
Are you aware of any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products?	N/A	No
Are you aware of any fire incidents requiring fire department response?	N/A	No

6.1.2 PAST OWNERS, OPERATORS, AND OCCUPANTS

AEI did not attempt to interview past owners, operators, and occupants of the subject property because information from these sources would likely be duplicative of information already obtained from other sources.

6.1.3 INTERVIEW WITH OTHERS

Information obtained during interviews with local government officials is incorporated into the appropriate segments of this report.

6.2 USER PROVIDED INFORMATION

User provided information is intended to help identify the possibility of RECs in connection with the subject property. According to the current ASTM Standard E1527 and the EPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), certain items should be researched by the prospective landowner or grantee, and the results of such inquiries may be provided to the Environmental Professional. The responsibility for qualifying for LLPs by conducting the inquiries ultimately rests with the User, and providing the information to the Environmental Professional would be prudent if such information is available.

The User did not complete the ASTM User Questionnaire or provide the User information to AEI. AEI assumes that qualification for the LLPs is being established by the User in documentation outside of this assessment.

Question	Response/ Comment
1. Environmental liens that are filed or recorded against the property (40 CFR 312.25) Did a search of recorded land title records (or judicial records where appropriate) identify any environmental liens filed or recorded against the property under federal, tribal, state or local law?	Information not provided
2. Activity and use limitations that are in place on the property or that have been filed or recorded against the property (40 CFR 312.26(a)(1)(v) and vi)). Did a search of recorded land title records (or judicial records where appropriate) identify any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the property and/or have been filed or recorded against the property under federal, tribal, state or local law?	Information not provided
3. Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28). Do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?	Information not provided
4. Relationship of the purchase price to the fair market value of the property if it were not contaminated (40 CFR 312.29). Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?	Information not provided
5. Commonly known or reasonably ascertainable information about the property (40 CFR 312.30). Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example: (a) Do you know the past uses of the property? (b) Do you know of specific chemicals that are present or once were present at the	Information not provided

Question	Response/ Comment
property? (c) Do you know of spills or other chemical releases that have taken place at the property? (d) Do you know of any environmental cleanups that have taken place at the property?	
6. The degree of obviousness of the presence or likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).	Information not provided
Based on your knowledge and experience related to the property, are there any obvious indicators that point to the presence or likely presence of contamination at the property?	

6.3 PREVIOUS REPORTS AND OTHER PROVIDED DOCUMENTATION

Documentation was provided to AEI by ATC Square, LLC during this assessment. A summary of this information follows:

Phase I Environmental Site Assessment Report (1402-1488 East Grand Avenue, Arroyo Grande, California), prepared by LandAmerica Assessment Corporation (LAC) (April 26, 2005)

This report describes the subject property generally consistent with current conditions with the following exceptions: this report included the larger parent parcel as part of the subject property.

LAC identified a REC for the presence of the dry cleaner Sunbrite Cleaners, that operated beginning in at least 1988 and used PCE. LAC recommended a Phase II Investigation.

A copy of the report is included in the appendices.

Phase II Environmental Site Assessment Report (1468 East Grand Avenue, Arroyo Grande, California), prepared by LandAmerica Assessment Corporation (LAC) (May 9, 2005)

LAC performed a subsurface investigation in May 2005 to determine if the site had been impacted by a release of dry cleaning fluid. The investigation consisted of advancing three outdoor soil borings (B-1, B-2, B-4) to a depth of 15 feet bgs and one indoor boring (B-3) to a depth of 8 feet bgs. A total of six soil samples (the deepest sample from each boring and shallower samples from B-2 and B-3) were analyzed for VOCs by EPA Method 8260B. The laboratory analytical report indicated that no VOCs, including PCE, were detected in the soil samples. Therefore, LAC recommended no further action.

A copy of the report is included in the appendices.

Note: As the above documentation was not prepared by AEI, the information obtained was not verified for accuracy and a critique of the information contained therein is beyond the scope of this assessment.

6.4 ENVIRONMENTAL LIEN AND AUL SEARCH

In accordance with our approved scope of services, an environmental lien search was not performed as part of this assessment.

7.0 SITE RECONNAISSANCE

Site Reconnaissance Date	November 5, 2024
AEI Site Assessor(s)	Nasim Ahmed
Property Escort(s)/ Relationship(s) to Property	Mr. Sang Lee/Business Owner
Units/Areas Observed	Full Access
Area(s) not accessed and reason(s)	N/A
Other Physical Constraints	Refer to Section 1.5 for discussion of limiting condition(s)
General Observations	The subject property consists of one one-story retail unit (1468) of a five-unit retail building located within a larger parent parcel. The parent parcel consists of two one-story retail buildings asphalt-paved parking and drive lane areas, associated landscaping, utility-owned, pad-mounted transformer, and dumpster enclosure. The remaining buildings are not considered a part of the subject property for the purposes of this report. The common area paved parking/drive areas, loading docks, transformer equipment and landscaped areas are on the parent parcel and considered to be adjoining to the subject property for the purposes of this report. The shared common parking, drive lanes and landscaped areas of the parent parcel were assessed for potential environmental concerns. The subject property is currently occupied by Sunbrite Cleaners.

Reconnaissance Findings Summary

Feature	Observed on Subject Property (see Section 7.1)	Observed on Adjoining Property (see Section 7.2)
Regulated Hazardous Substances/Wastes and/or Petroleum Products in Connection with Property Use (including drums, totes, and intermediate bulk containers)	✓	✓
Aboveground/Underground Hazardous Substance or Petroleum Product Storage Tanks (ASTs/USTs)		✓
Hazardous Substance and Petroleum Product Containers Not in Connection with Property Use		
Unidentified Substance Containers		
Electrical or Mechanical Equipment Likely to Contain Fluids	✓	
Interior Stains or Corrosion		
Strong, Pungent, or Noxious Odors		
Pools of Liquid		
Drains, Sumps, and Clarifiers		
Pits, Ponds, and Lagoons		
Stained Soil or Pavement		
Stressed Vegetation		
Solid Waste Disposal or Evidence of Fill Materials		
Waste Water Discharges		
Wells		
Septic Systems or Cesspools		
Biomedical Wastes		
Other	✓	

7.1 SUBJECT PROPERTY RECONNAISSANCE FINDINGS

During the site reconnaissance, AEI observed the items listed in the above Reconnaissance Findings Summary table, which are further discussed below.

7.1.1 REGULATED HAZARDOUS SUBSTANCES/WASTES AND/OR PETROLEUM PRODUCTS IN CONNECTION WITH PROPERTY USE (INCLUDING DRUMS, TOTES, AND INTERMEDIATE BULK CONTAINERS)

Substance/Waste (size/quantity)	Location	Operations Associated with Material	Disposal Method/Frequency	Secondary Containment	Staining/Spills
Spot Remover Solution (small containers)	Behind the drycleaning machine	Spot removal activities	N/A	No	No

No drains or other subsurface conduits were observed in this area. Based on the small quantities present, the nature of the material, the lack of subsurface conduits and the good housekeeping observed, the presence of these materials is not a REC. It should be noted that the dry cleaning machine has been inactive since 2017.

7.1.2 ELECTRICAL OR MECHANICAL EQUIPMENT LIKELY TO CONTAIN FLUIDS

Toxic PCBs were commonly used historically in electrical equipment such as transformers, fluorescent lamp ballasts, and capacitors. According to United States EPA regulation 40 CFR Part 761, there are three categories for classifying such equipment: <50 ppm of PCBs is considered "Non-PCB"; between 50 and 500 ppm is considered "PCB-Contaminated"; and >500 ppm is considered "PCB-Containing." Pursuant to 15 U.S.C. 2605(e)(2)(A), the manufacture, process, or distribution in commerce or use of any polychlorinated biphenyl in any manner other than in a totally enclosed manner was prohibited after January 1, 1977.

Air Compressor

One air compressor was located on the subject property. The air compressor contains small amounts of hydraulic oil. No spills, staining or leaks were observed on or around the compressor. Based on the good condition of the equipment, the compressor is not a REC.

7.1.3 OTHER

Based on historical records and interviews, Sunbrite Cleaners operated a dry cleaning machine using tetrachloroethylene (PCE) from 1987 through 2003 (according to a 2005 PHI ESA) and a dry cleaning machine (Detrix Model 11-20, 40 pound capacity dry-to-dry cleaning machine, controlled by ventless Kleenrite Model KR11 refrigeration claim unit) using Green Earth Solvent from 2008 to 2017. The dry cleaning machine has been inactive since 2017. The dry cleaning operations since 2003 do not represent a REC.

7.2 ADJOINING PROPERTY RECONNAISSANCE FINDINGS

During the site reconnaissance, AEI observed the items listed in the above Reconnaissance Findings Summary table, which are further discussed below.

7.2.1 REGULATED HAZARDOUS SUBSTANCES/WASTES AND/OR PETROLEUM PRODUCTS IN CONNECTION WITH PROPERTY USE (INCLUDING DRUMS, TOTES, AND INTERMEDIATE BULK CONTAINERS)

The adjoining site to the south was observed to be occupied by a gas station. Based on the nature of use, hazardous substances and/or petroleum products are likely utilized/stored on the site. This site was identified in the regulatory database and is further discussed in [Section 5.1](#).

7.2.2 ABOVEGROUND/UNDERGROUND HAZARDOUS SUBSTANCE OR PETROLEUM PRODUCT STORAGE TANKS (ASTs/USTs)

The adjoining site to the south was observed to be occupied by a gas station. Based on the nature of use, USTs as well as other hazardous substances and/or petroleum are utilized on the site. This site was identified in the regulatory database and is further discussed in [Section 5.1](#).

8.0 NON-ASTM SERVICES

8.1 ASBESTOS-CONTAINING BUILDING MATERIALS

Asbestos is the name for a group of naturally occurring silicate minerals that can be separated into fibers. The fibers are strong, durable, and resistant to heat and fire. They are also long, thin and flexible, so they can even be woven into cloth. Because of these qualities, asbestos has been used in thousands of consumer, industrial, maritime, automotive, scientific and building products. During the 20th century, some 30 million tons of asbestos have been used in industrial sites, homes, schools, shipyards and commercial buildings in the United States. Commercial use of ACM began in the early 1900s and peaked in the period between 1940 and into the 1970s. Common ACMs include pipe-covering, insulating cement, insulating block, refractory and boiler insulation materials, transite board, fireproofing spray, joint compound, vinyl floor tile, ceiling tile, mastics, roofing products, and duct insulation for HVAC applications. Inhalation of asbestos fibers can result in deleterious health effects.

The potential for ACM was evaluated based the United States EPA Guidance Document: Managing Asbestos in Place - A Building Owner's Guide to Operations and Maintenance Programs for Asbestos-Containing Materials (the Green Book). In 1973 the NESHAPS banned the use of most spray-applied surfacing ACM, specifically asbestos containing spray-on fireproofing and insulation. Subsequent revisions to this regulation in 1975 and 1978 effectively eliminated the use of friable pre-molded pipe, boiler, turbine, and duct insulation; and the spray application of friable asbestos-containing materials for all uses in buildings. In 1989 the EPA issued regulations to ban some asbestos-containing products and phase out most others over a multi-year period. The "Ban and Phase-Down" rule was challenged in court and the regulation remanded to the agency. As a result, any asbestos-containing products then "in commerce" would not be banned. Those not in commerce would be banned. Those materials "banned" could not be sold. It did not affect such materials already installed, or in use. Most US firms voluntarily ceased production of asbestos containing building materials not covered by the aforementioned Federal bans by the mid-1980s. In 1994, the OSHA determined that employers and building owners are required to treat installed thermal system installation and sprayed on and troweled-on surfacing materials, as well as vinyl or asphalt flooring material, as ACM in buildings constructed no later than 1980 until tested by laboratory analysis to prove otherwise.

The information below is for general informational purposes only and does not constitute an asbestos survey. In addition, the information is not intended to comply with federal, state or local regulations in regards to ACM.

Although the cutoff date of 1981 referenced in the OSHA regulations is generally accepted for estimating the likelihood that certain building materials may contain asbestos, building materials manufactured after 1981, while not expected to, may still contain asbestos. Typical materials that are known to still be manufactured with asbestos include but are not limited to: asphalt roofing products and building caulking materials and adhesives. A limited list of typical suspect ACMs is included in the following table:

Material Type	Location
Plaster (acoustical and smooth)	Walls and ceilings
Ceiling tile	Ceiling systems
Thermal systems insulations, packings, and gaskets	Heating systems, cooling systems, domestic and heating and cooling piping, ductwork, and other equipment

Floor tile and associate mastics, flooring felts, and papers (under hardwood/other)	Floors
Vinyl sheet flooring and adhesives	Floors
Cove base and associated mastics	Walls
Ceramic tile adhesives and grouts	Walls, floors, and ceilings
All adhesives	Mirrors, wall coverings, construction, etc.
Grout and caulking	Windows and doors
Gypsum board, tape, and joint compound	Wall and ceiling systems
Insulation materials	Walls, ceilings, and attic spaces
Roofing materials (felts, rolled, shingle, flashings, adhesives, tar, and insulations)	Roof and parapet wall systems
Brick and block, mortars	Walls

The observed suspect ACMs were in good condition and are not expected to pose a health and safety concern to the occupants of the subject property at this time. In the event that building renovation or demolition activities are planned, a thorough asbestos survey is required in accordance with the EPA NESHAP 40 CFR Part 61 prior to demolition or renovation activities that may disturb ACMs.

8.2 LEAD-BASED PAINT

Lead-based paint (LBP) is defined as any paint, varnish, stain, or other applied coating that has $\geq 1 \text{ mg/cm}^2$ (5,000 $\mu\text{g/g}$ or 5,000 ppm) or more of lead by federal guidelines; state and local definitions may differ from the federal definitions in amounts ranging from 0.5 mg/cm^2 to 2.0 mg/cm^2 . Section 1017 of the Housing and Urban Development (HUD) Guidelines, Residential Lead-Based Paint Hazard Reduction Act of 1992, otherwise known as "Title X," defines a LBP hazard as "any condition that causes exposure to lead that would result in adverse human health effects" resulting from lead-contaminated dust, bare, lead-contaminated soil, and/or lead-contaminated paint that is deteriorated or present on accessible, friction, or impact surfaces. Therefore, under Title X, intact LBP on most walls and ceilings would not be considered a "hazard," although the paint should be maintained and its condition monitored to ensure that it does not deteriorate and become a hazard. Additionally, Section 1018 of this law directed HUD and EPA to require the disclosure of known information on LBP and LBP hazards before the sale or lease of most housing built before 1978. Most private housing, public housing, or federally owned or subsidized housing is affected by this rule.

Under OSHA, lead-containing paint (LCP) is defined as any paint with any detectable amount of lead present in it. Therefore, all LBP is considered LCP. Conversely, LCP may not meet the criteria to be considered LBP in accordance with HUD guidelines or some states' definition of LBP.

It is important to note that LCP may create a lead hazard when being removed. The condition of these materials must be monitored when they are being disturbed. In the event LCP is subject to abrading, sanding, torching, and/or cutting during demolition or renovation activities, there may be regulatory issues that must be addressed.

The information below is for general informational purposes only and does not constitute a lead hazard evaluation. In addition, the information is not intended to comply with federal, state, or local regulations in regards to LBP.

In buildings constructed after 1978, it is unlikely that LBP is present; however, some paints utilized after 1978 will be LCP under OSHA. Structures built prior to 1978 and especially prior to the 1960s should be expected to contain LBP.

Due to the age of the subject property building, it is unlikely that LBP is present; however, LCP may be present. Based on the good condition of the observed painted surfaces, potential LCP is not considered a significant environmental concern at this time.

8.3 NATURALLY-OCCURRING RADON

Radon is a naturally-occurring, odorless, and invisible radioactive gas. According to the United States EPA, radon is the second leading cause of lung cancer. Natural radon levels vary and are closely related to geologic formations, soils, and foundation construction. Radon may enter buildings through basement sumps or other openings such as cracks and other holes in foundations.

US EPA Map

In 1993 the United States EPA prepared a map to assist National, State, and local organizations to target their resources and to implement radon-resistant building codes. The map identifies counties of the US with the greatest potential for elevated indoor radon levels based on indoor radon measurement data, geology, soil parameters, and foundation types. The map divides the country into three radon zones based on potential radon accumulation, but is not to be considered predictive of radon accumulation.

The 1993 EPA map identifies the following three radon zones:

- Zone 1 - Highest potential for radon accumulation; average indoor radon levels may be greater than 4 pCi/L
- Zone 2 - Moderate potential for radon accumulation; average indoor radon levels may be between 2 and 4 pCi/L
- Zone 3 - Low potential for radon accumulation; average indoor radon levels may be less than 2 pCi/L

It is important to note that elevated levels of radon can be found in all three zones, and the EPA and other agencies recommend site-specific testing to determine radon levels at a specific property. Therefore, while the map does give an indication of the propensity of radon gas accumulation in structures in a county, elevated radon levels may be found in all three radon zones.

It should also be noted that EPA's 1993 Map of Radon Zones, while useful, was based on limited data collected prior to 1993 and therefore may be supplemented with available state-developed or other data to further understand the radon potential for a specific area.

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It should also be noted that EPA's 1993 Map of Radon Zones, while useful, was based on limited data collected prior to 1993 and therefore may be supplemented with available state-developed or other data to further understand the radon potential for a specific area.

According to the US EPA, the radon zone level for the County is Zone 2, which has a moderate potential for radon accumulation. Radon sampling would be necessary to determine site-specific radon conditions. Radon sampling was not requested as part of this assessment.

8.4 SUSPECT MOLD OR MICROBIAL GROWTH CONDITIONS

Molds are simple microscopic organisms which can often be seen in the form of discoloration, frequently green, gray, white, brown, or black. When excessive moisture or water accumulates indoors, mold growth may occur, particularly if the moisture problem remains undiscovered or unaddressed. As such, interior areas of buildings characterized by poor ventilation and high humidity are the most common locations of mold growth. Building materials, including drywall, wallpaper, baseboards, wood framing, insulation, and carpeting, often play host to such growth. Mold spores primarily cause health problems through the inhalation of spores or the toxins they emit when they are present in large numbers. This can occur when there is active mold growth within places where people live or work.

Mold, if present, may or may not visually manifest itself. Neither the individual completing this inspection, nor AEI has any liability for the identification of mold-related concerns except as defined in applicable industry standards. In short, this Phase I ESA should not be construed as a mold survey or inspection.

This activity was not designed to discover all areas which may be affected by mold growth on the subject property. Rather, it is intended to give the client an indication if significant (based on observed areas) mold growth is present at the subject property. Potential areas of mold growth, such as in pipe chases, HVAC systems, and behind enclosed walls and ceilings, were not observed as part of this limited assessment.

AEI observed interior areas of the subject property building to identify the potential presence of mold. AEI did not note obvious visual or olfactory indications of the presence of suspect mold, nor did AEI observe obvious indications of significant water damage. As such, no bulk sampling of suspect surfaces was conducted as part of this assessment and no additional action with respect to suspect mold appears to be warranted at this time.

9.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONALS

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in § 312.10 of 40 CFR Part 312.

We have the specific qualifications based on education, training, and experience to assess a property of the nature, history and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Prepared By:



Nasim Ahmed
Associate Consultant

Reviewed By:



Megan Salcido
Senior Author

10.0 REFERENCES

Item	Date(s)	Source
Soils Information	Accessed October 2024	USDA Web Soil Survey http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx
Depth to Groundwater Information	Accessed October 2024	LUST case data for a nearby site at 1294 Grand Ave, obtained via Geotracker
Aerial Photographs	1939-2020, non-inclusive	EDR
Sanborn Map Report/Search	October 22, 2024	EDR
City Directories	1977-2020, non-inclusive	EDR
Historical Topographic Maps	1897-2021, non-inclusive	EDR
Environmental Health Department	October 28, 2024	County of San Luis Obispo Environmental Health Services
State Environmental Agency	October 28, 2024	CalEPA
Fire Department	October 28, 2024	Five Cities Fire Authority
Building Department	October 28, 2024	Arroyo Grande Building Department
Planning Department	October 28, 2024	Arroyo Grande Planning Department
Assessor's Information and Parcel Map	October 28, 2024	San Luis Obispo County
Other Agencies Searched	October 28, 2024	SWRCB GeoTracker, DTSC HWTS, and DTSC EnviroStor, SLOAPCD
Oil and Gas Wells	October 28, 2024	California Geologic Energy Management Division
Oil and Gas Pipelines	October 28, 2024	NPMS Public Map Viewer https://www.npms.phmsa.dot.gov/PublicViewer/composite.jsf
Regulatory Database Report	October 22, 2024	EDR
Interview with Key Site Manager	November 5, 2024	Mr. Sang Lee
Radon Zone Information	1993	US EPA Map of Radon Zones https://www.epa.gov/radon

APPENDIX A

FIGURES

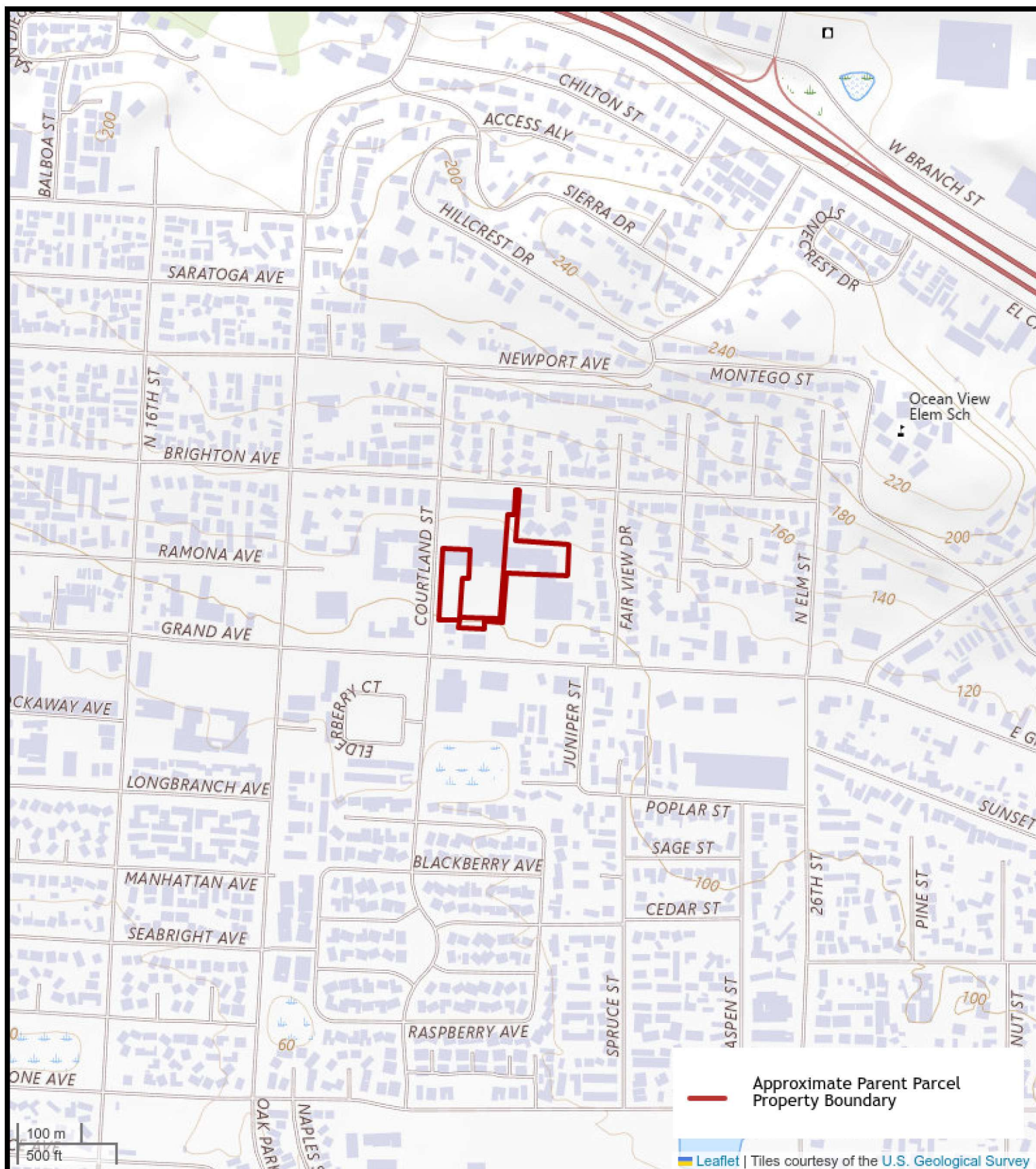


FIGURE 1: TOPOGRAPHIC MAP

1468 E Grand Avenue, Arroyo Grande, California 93420

AEI Project Number: 501106





FIGURE 2: SITE MAP

1468 E Grand Avenue, Arroyo Grande, California 93420

AEI Project Number: 501106



APPENDIX B

PROPERTY PHOTOGRAPHS



1. View of parent parcel



2. View of parent parcel building



3. View of parent parcel building



4. View of the subject property (Unit 1468)



5. View of the subject property (Unit 1468)



6. View of sunbrite Cleaners



7. View of sunbrite Cleaners



8. View of sunbrite Cleaners



9. View of sunbrite Cleaners



10. View of dry cleaning machine (not in use)



11. View of dry cleaning machine (not in use)



12. View of dry cleaning machine (not in use)



13. View of dry cleaning machine (not in use)



14. View of laundry detergents



15. View of laundry detergents



16. View of boiler



17. View of air compressor



18. View of southeast-adjointing property



19. View of south-adjoining property



20. View of south-adjoining property



21. View of west-adjoining property



22. View of west-adjoining property



23. View of northwest-adjointing property

APPENDIX C

REGULATORY DATABASE

501106

1468 E Grand Avenue
Arroyo Grande, CA 93420

Inquiry Number: 7799470.2s
October 22, 2024

The EDR Radius Map™ Report with GeoCheck®



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE</u>
Executive Summary	ES1
Overview Map	2
Detail Map	3
Map Findings Summary	4
Map Findings	9
Orphan Summary	718
Government Records Searched/Data Currency Tracking	GR-1

GEOCHECK ADDENDUM

Physical Setting Source Addendum	A-1
Physical Setting Source Summary	A-2
Physical Setting SSURGO Soil Map	A-5
Physical Setting Source Map	A-10
Physical Setting Source Map Findings	A-12
Physical Setting Source Records Searched	PSGR-1

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E1527 - 21), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E2247 - 16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E1528 - 22) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

1468 E GRAND AVENUE
ARROYO GRANDE, CA 93420

COORDINATES

Latitude (North): 35.1221750 - 35° 7' 19.83"
Longitude (West): 120.6061940 - 120° 36' 22.29"
Universal Transverse Mercator: Zone 10
UTM X (Meters): 718140.2
UTM Y (Meters): 3889016.5
Elevation: 115 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	5620044 OCEANO, CA
Version Date:	2012
Northeast Map:	5629194 ARROYO GRANDE NE, CA
Version Date:	2012
Southwest Map:	5603502 OCEANO OE W, CA
Version Date:	2012
Northwest Map:	5620046 PISMO BEACH, CA
Version Date:	2012

AERIAL PHOTOGRAPHY IN THIS REPORT

Photo Year: 060
Source: USDA

MAPPED SITES SUMMARY

Target Property Address:
1468 E GRAND AVENUE
ARROYO GRANDE, CA 93420

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
A1	SUNBRITE CLEANERS	1468 GRAND AVE.	FINDS, DRYCLEANERS, EMI, CERS		TP
A2	SUNBRITE CLEANERS	1468 GRAND AVE	CUPA Listings, HWTS, HAZNET		TP
A3	SUNBRITE CLEANERS	1468 GRAND AVENUE	HWTS		TP
A4	LUCKY STORES STE 263	1464 GRANDE AVE	HWTS, HAZNET	Higher	108, 0.020, East
A5	SMART & FINAL	1464 E GRAND AVE ARR	RCRA NonGen / NLR, E MANIFEST	Higher	108, 0.020, East
A6	SMART & FINAL # 358	1464 E GRAND AVE	CERS HAZ WASTE, CUPA Listings, HWTS, HAZNET, CERS	Higher	108, 0.020, East
B7	MIMS MARKET	1490 GRAND AVE	HIST UST	Lower	407, 0.077, South
B8	MIN'S MARKET	1490 GRAND AVE	SWEEPS UST, CA FID UST	Lower	407, 0.077, South
B9	G&T FUEL MART INC DB	1490 E GRAND AVE	RCRA NonGen / NLR	Lower	407, 0.077, South
B10	GILL'S FOOD MART	1490 GRAND AVE	UST	Lower	407, 0.077, South
B11	GILL'S FOOD MART	1490 E GRAND AVE	UST	Lower	407, 0.077, South
B12	GILL'S FOOD MART	1490 E GRAND AVE	UST FINDER	Lower	407, 0.077, South
B13	GILLS FOOD MARKET	1490 E GRAND AVE	RCRA-SQG, CUPA Listings, HWTS, HAZNET	Lower	407, 0.077, South
B14	EZ SERVICE INC	1490 GRAND AVE	HIST UST	Lower	407, 0.077, South
B15	GILL'S FOOD MART	1490 E GRAND AVE	CERS HAZ WASTE, CERS TANKS, HWTS, CERS	Lower	407, 0.077, South
B16	HARKEN MARKETING CO	1490 GRAND AVE	HWTS, HAZNET	Lower	407, 0.077, South
C17	RENT A CENTER	1446 E GRAND AVE	CUPA Listings	Lower	458, 0.087, SSE
D18	1X SMITH & PHILLIPS	1524 GRAND AVENUE	HWTS, HAZNET	Lower	474, 0.090, SSW
D19	BANK OF SANTA MARIA	1580 GRAND AVENUE	HWTS	Lower	496, 0.094, SSW
20	BRUCE KRUPNIK	322 N COURTLAND ST	HWTS, HAZNET	Higher	503, 0.095, North
D21	KATCH-GO PETROLEUM	1294 GRANDE	Notify 65	Lower	511, 0.097, SSW
E22	DOLLAR TREE	1400 E GRAND AVE, ST	RCRA NonGen / NLR, E MANIFEST	Lower	532, 0.101, SE
E23	DOLLAR TREE #01943	1400 E GRAND AVE STE	CERS HAZ WASTE, CUPA Listings, CERS	Lower	532, 0.101, SE
E24	DOLLAR TREE #01943	1400 E GRAND AVE STE	HWTS, HAZNET	Lower	532, 0.101, SE
D25	RITE AID #5825	1690 E GRAND AVE	RCRA-SQG, FINDS, ECHO, E MANIFEST	Lower	548, 0.104, SW
D26	RITE AID #5825	1690 E GRAND AVE	HWTS, HAZNET	Lower	548, 0.104, SW
D27	RITE AID #5825	1690 E GRAND AVE	CERS HAZ WASTE, CUPA Listings, CERS	Lower	548, 0.104, SW
C28	PANDA EXPRESS #932	1401 E GRAND AVE	CUPA Listings, CERS	Lower	590, 0.112, SSE
29	THE VONS CO INC	1650 GRAND AVE	HWTS, HAZNET	Lower	697, 0.132, WSW
30	JERRY SATO	171 FAIR VIEW DR	HWTS, HAZNET	Lower	731, 0.138, ESE
F31	CVS PHARMACY # 9592	1435 E GRAND AVE	HWTS, HAZNET	Lower	749, 0.142, South
F32	CVS PHARMACY #9592	1435 E GRAND AVE	CERS HAZ WASTE, CUPA Listings, HWTS, HAZNET	Lower	749, 0.142, South
F33	CVS	1435 EAST GRAND AVEN	RCRA-LQG, E MANIFEST	Lower	749, 0.142, South
F34	LONGS DRUG STORE #59	1435 GRAND AVE	HWTS, HAZNET	Lower	749, 0.142, South
35	MICHAEL GALLAGER	E GRAND & JUNIPER ST	HWTS, HAZNET	Lower	823, 0.156, SE
G36	OLIVEIRA'S RESTORATI	1300 BRIGHTON AVE.	RCRA NonGen / NLR	Higher	836, 0.158, ENE
G37	OLIVEIRA'S RESTORATI	1300 BRIGHTON AVE.	RCRA NonGen / NLR, E MANIFEST	Higher	836, 0.158, ENE
G38	OLIVEIRA'S RESTORATI	1300 BRIGHTON AVE.	HWTS	Higher	836, 0.158, ENE
G39	OLIVEIRA'S RESTORATI	1300 BRIGHTON AVE.	HWTS	Higher	836, 0.158, ENE

MAPPED SITES SUMMARY

Target Property Address:
1468 E GRAND AVENUE
ARROYO GRANDE, CA 93420

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
40	COURTLAND VILLAGE LL	1375 E GRAND AVE	HWTS, HAZNET	Lower	838, 0.159, SSE
H41	TOTAL COMM	1800 W GRAND AVE	CUPA Listings	Lower	948, 0.180, SW
H42	7-ELEVEN INC. STORE	1800 E GRAND AVE	CUPA Listings, CERS	Lower	948, 0.180, SW
I43	KATCH GO	1294 E GRAND AVE	RCRA NonGen / NLR, E MANIFEST	Lower	971, 0.184, ESE
I44	1X KATCH-GO PETROLEU	1294 GRANDE AVENUE	HWTS, HAZNET	Lower	971, 0.184, ESE
I45	KATCH GO PETROLEUM	1294 E GRAND AVE	UST	Lower	971, 0.184, ESE
I46	KATCH-GO PETROLEUM	1294 GRANDE AVENUE	HWTS, HAZNET, CERS	Lower	971, 0.184, ESE
I47	HF COX, INC	1294 E GRAND AVE	HWTS	Lower	971, 0.184, ESE
I48	HF COX, INC.	1294 E GRAND AVE	HWTS	Lower	971, 0.184, ESE
I49	KATCH GO PETROLEUM	1294 GRAND AVE	CA FID UST	Lower	971, 0.184, ESE
I50	ARROYO GRANDE IMPORT	1294 E GRAND AVE	CHMIRS, HWTS, HAZNET	Lower	971, 0.184, ESE
I51	KATCH GO PETROLEUM	1294 GRAND AVE	UST FINDER, UST FINDER RELEASE	Lower	971, 0.184, ESE
I52	KATGOP LLC DBA KATCH	1294 E GRAND AVE	CERS TANKS, CUPA Listings, HWTS, HAZNET, CERS	Lower	971, 0.184, ESE
I53	ARROYO GRANDE EXXON	1294 GRAND AVE	HIST UST	Lower	971, 0.184, ESE
I54	TAYLOR BOB TUNE UP S	1294 GRAND AVE	HWTS, HAZNET	Lower	971, 0.184, ESE
I55	ARROYO GRANDE IMPORT	1294 E GRANDE AVE	RCRA NonGen / NLR, E MANIFEST	Lower	971, 0.184, ESE
I56	KATCH GO PETROLEUM	1294 GRAND	LUST, CUPA Listings, HIST CORTESE	Lower	971, 0.184, ESE
I57	KATCH GO PETROLEUM	1294 GRAND AVE	LUST, UST, SWEEPS UST, Cortese, CERS	Lower	971, 0.184, ESE
I58	ARROYO GRANDE IMPORT	1294 E GRAND AVE	CERS HAZ WASTE, CERS	Lower	971, 0.184, ESE
59	VONS # 2560	1795 W GRAND AVE	HWTS	Lower	1012, 0.192, WSW
60	TED WOOD	1774 BRIGHTON AVE.	HWTS, HAZNET	Higher	1019, 0.193, WNW
I61	SANTA MARIA TIRE	1270 E GRAND AVE	CUPA Listings	Lower	1050, 0.199, ESE
I62	SM TIRE	1270 GRAND AVE	RCRA NonGen / NLR, E MANIFEST	Lower	1050, 0.199, ESE
I63	SM TIRE	1270 GRAND AVE	HWTS, HAZNET	Lower	1050, 0.199, ESE
I64	SANTA MARIA TIRE	1270 E GRAND AVE	HAULERS, CERS HAZ WASTE, CERS	Lower	1050, 0.199, ESE
J65	ARROYO GRANDE CENTER	1243 E GRAND AVE	HWTS, HAZNET	Lower	1124, 0.213, ESE
J66	WESTERN DENTAL ORTHO	1237 E GRAND AVE STE	RCRA NonGen / NLR	Lower	1138, 0.216, ESE
J67	WESTERN DENTAL AND O	1237 E GRAND AVE STE	CERS HAZ WASTE, HWTS	Lower	1138, 0.216, ESE
J68	ONE HOUR PHOTO PLUS	1229A GRAND AVE	CUPA Listings	Lower	1155, 0.219, ESE
J69	FIVE GUYS 679	1229 E GRAND AVE	CUPA Listings, CERS	Lower	1155, 0.219, ESE
70	KINGO KAWAOKA FARMS	146 JUNIPER	HWTS	Lower	1178, 0.223, SSE
71	SAMO, ASTOOR	1230 PRISCILLA LN	HWTS	Higher	1211, 0.229, East
K72	DAYSTAR INDUSTRIES	191 SOUTH OAK PARK R	HWTS	Lower	1217, 0.230, SW
K73	PRO REBUILDERS	191 S OAK PARK	HWTS, HAZNET	Lower	1217, 0.230, SW
K74	COASTAL DEMO	191 S OAK PARK BLVD	HWTS	Lower	1217, 0.230, SW
75	PACIFIC BELL	1500 BLOCK HILLCREST	RCRA-SQG, FINDS, ECHO	Higher	1273, 0.241, NNE
L76	QUALEX #V560	1758 GRAND AVE	HWTS	Lower	1282, 0.243, WSW
L77	VONS 2560	1758 W GRAND AVE	HWTS, HAZNET	Lower	1282, 0.243, WSW
L78	VONS STORE #2560	1758 W GRAND AVE	CERS HAZ WASTE, CUPA Listings, HWTS, HAZNET, CERS	Lower	1282, 0.243, WSW

MAPPED SITES SUMMARY

Target Property Address:
1468 E GRAND AVENUE
ARROYO GRANDE, CA 93420

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
L79	VONS 2560	1758 GRAND AVE	RCRA-LQG, FINDS, E MANIFEST	Lower	1282, 0.243, WSW
L80	SMITH FOOD & DRUG	1758 GRANDE AVE	HWTS, HAZNET	Lower	1282, 0.243, WSW
M81	GAS N SAVE	1156 GRAND AVE	UST FINDER RELEASE	Higher	2557, 0.484, ESE
M82	GAS N SAVE	1156 GRAND AVE	LUST, Cortese, HIST CORTESE, Notify 65, CERS	Higher	2557, 0.484, ESE
83	ARROYO GRANDE/ EARTH	1325 ASH STREET	Toxic Pits	Lower	2660, 0.504, South
84	UNOCAL SERVICE STATI	684 GRAND	LUST, Notify 65	Lower	5051, 0.957, West

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was identified in the following records. For more information on this property see page 9 of the attached EDR Radius Map report:

Site	Database(s)	EPA ID
SUNBRITE CLEANERS 1468 GRAND AVE. ARROYO GRANDE, CA 93420	FINDS	N/A
	Registry ID:: 110013821800	
	Registry ID:: 110071809144	
	DRYCLEANERS Database: DRYCLEAN SAN LUIS OB, Date of Government Version: 01/03/2024	
SUNBRITE CLEANERS 1468 GRAND AVE ARROYO GRANDE, CA 93420	EMI Facility Id: 327	
	CERS	
	CUPA Listings	N/A
	Database: CUPA SAN LUIS OBISPO, Date of Government Version: 05/13/2024 Facility Id: FA0001494 Status: Inactive, non-billable	
SUNBRITE CLEANERS 1468 GRAND AVENUE ARROYO GRANDE, CA 93420	HWTS	
	HAZNET	
	GEPAID: CAD982024374	
	HWTS	N/A

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal NPL (Superfund) sites

NPL..... National Priority List
Proposed NPL..... Proposed National Priority List Sites
NPL LIENS..... Federal Superfund Liens

Lists of Federal Delisted NPL sites

Delisted NPL..... National Priority List Deletions

Lists of Federal sites subject to CERCLA removals and CERCLA orders

FEDERAL FACILITY..... Federal Facility Site Information listing

EXECUTIVE SUMMARY

SEMS..... Superfund Enterprise Management System

Lists of Federal CERCLA sites with NFRAP

SEMS-ARCHIVE..... Superfund Enterprise Management System Archive

Lists of Federal RCRA facilities undergoing Corrective Action

CORRACTS..... Corrective Action Report

Lists of Federal RCRA TSD facilities

RCRA-TSDF..... RCRA - Treatment, Storage and Disposal

Lists of Federal RCRA generators

RCRA-VSQG..... RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

Federal institutional controls / engineering controls registries

LUCIS..... Land Use Control Information System

US ENG CONTROLS..... Engineering Controls Sites List

US INST CONTROLS..... Institutional Controls Sites List

Federal ERNS list

ERNS..... Emergency Response Notification System

Lists of state- and tribal (Superfund) equivalent sites

RESPONSE..... State Response Sites

Lists of state- and tribal hazardous waste facilities

ENVIROSTOR..... EnviroStor Database

Lists of state and tribal landfills and solid waste disposal facilities

SWF/LF..... Solid Waste Information System

Lists of state and tribal leaking storage tanks

INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land

CPS-SLIC..... Statewide SLIC Cases

Lists of state and tribal registered storage tanks

FEMA UST..... Underground Storage Tank Listing

AST..... Aboveground Petroleum Storage Tank Facilities

INDIAN UST..... Underground Storage Tanks on Indian Land

Lists of state and tribal voluntary cleanup sites

INDIAN VCP..... Voluntary Cleanup Priority Listing

EXECUTIVE SUMMARY

VCP..... Voluntary Cleanup Program Properties

Lists of state and tribal brownfield sites

BROWNFIELDS..... Considered Brownfields Sites Listing

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS..... A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

WMUDS/SWAT..... Waste Management Unit Database

SWRCY..... Recycler Database

HAULERS..... Registered Waste Tire Haulers Listing

INDIAN ODI..... Report on the Status of Open Dumps on Indian Lands

DEBRIS REGION 9..... Torres Martinez Reservation Illegal Dump Site Locations

ODI..... Open Dump Inventory

IHS OPEN DUMPS..... Open Dumps on Indian Land

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL..... Delisted National Clandestine Laboratory Register

HIST Cal-Sites..... Historical Calsites Database

SCH..... School Property Evaluation Program

CDL..... Clandestine Drug Labs

US CDL..... National Clandestine Laboratory Register

Local Land Records

LIENS..... Environmental Liens Listing

LIENS 2..... CERCLA Lien Information

DEED..... Deed Restriction Listing

Records of Emergency Release Reports

HMIRS..... Hazardous Materials Information Reporting System

CHMIRS..... California Hazardous Material Incident Report System

LDS..... Land Disposal Sites Listing

MCS..... Military Cleanup Sites Listing

SPILLS 90..... SPILLS 90 data from FirstSearch

Other Ascertainable Records

FUDS..... Formerly Used Defense Sites

DOD..... Department of Defense Sites

SCRD DRYCLEANERS..... State Coalition for Remediation of Drycleaners Listing

US FIN ASSUR..... Financial Assurance Information

EPA WATCH LIST..... EPA WATCH LIST

2020 COR ACTION..... 2020 Corrective Action Program List

TSCA..... Toxic Substances Control Act

TRIS..... Toxic Chemical Release Inventory System

EXECUTIVE SUMMARY

SSTS.....	Section 7 Tracking Systems
ROD.....	Records Of Decision
RMP.....	Risk Management Plans
RAATS.....	RCRA Administrative Action Tracking System
PRP.....	Potentially Responsible Parties
PADS.....	PCB Activity Database System
ICIS.....	Integrated Compliance Information System
FTTS.....	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
MLTS.....	Material Licensing Tracking System
COAL ASH DOE.....	Steam-Electric Plant Operation Data
COAL ASH EPA.....	Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER.....	PCB Transformer Registration Database
RADINFO.....	Radiation Information Database
HIST FTTS.....	FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS.....	Incident and Accident Data
CONSENT.....	Superfund (CERCLA) Consent Decrees
INDIAN RESERV.....	Indian Reservations
FUSRAP.....	Formerly Utilized Sites Remedial Action Program
UMTRA.....	Uranium Mill Tailings Sites
LEAD SMELTERS.....	Lead Smelter Sites
US AIRS.....	Aerometric Information Retrieval System Facility Subsystem
US MINES.....	Mines Master Index File
ABANDONED MINES.....	Abandoned Mines
MINES MRDS.....	Mineral Resources Data System
UXO.....	Unexploded Ordnance Sites
DOCKET HWC.....	Hazardous Waste Compliance Docket Listing
ECHO.....	Enforcement & Compliance History Information
FUELS PROGRAM.....	EPA Fuels Program Registered Listing
PFAS NPL.....	Superfund Sites with PFAS Detections Information
PFAS FEDERAL SITES.....	Federal Sites PFAS Information
PFAS TRIS.....	List of PFAS Added to the TRI
PFAS TSCA.....	PFAS Manufacture and Imports Information
PFAS RCRA MANIFEST.....	PFAS Transfers Identified In the RCRA Database Listing
PFAS ATSDR.....	PFAS Contamination Site Location Listing
PFAS WQP.....	Ambient Environmental Sampling for PFAS
PFAS NPDES.....	Clean Water Act Discharge Monitoring Information
PFAS PROJECT.....	NORTHEASTERN UNIVERSITY PFAS PROJECT
PFAS ECHO.....	Facilities in Industries that May Be Handling PFAS Listing
PFAS ECHO FIRE TRAIN.....	Facilities in Industries that May Be Handling PFAS Listing
PFAS PT 139 AIRPORT.....	All Certified Part 139 Airports PFAS Information Listing
AQUEOUS FOAM NRC.....	Aqueous Foam Related Incidents Listing
BIOSOLIDS.....	ICIS-NPDES Biosolids Facility Data
PFAS.....	PFAS Investigation Site Location Listing
AQUEOUS FOAM.....	Former Fire Training Facility Assessments Listing
CA BOND EXP. PLAN.....	Bond Expenditure Plan
CHROME PLATING.....	Chrome Plating Facilities Listing
ENF.....	Enforcement Action Listing
Financial Assurance.....	Financial Assurance Information Listing
ICE.....	Inspection, Compliance and Enforcement
HWP.....	EnviroStor Permitted Facilities Listing
HWT.....	Registered Hazardous Waste Transporter Database
MINES.....	Mines Site Location Listing
MWMP.....	Medical Waste Management Program Listing
NPDES.....	NPDES Permits Listing

EXECUTIVE SUMMARY

PEST LIC.....	Pesticide Regulation Licenses Listing
PROC.....	Certified Processors Database
HAZMAT.....	Hazardous Material Facilities
UIC.....	UIC Listing
UIC GEO.....	UIC GEO (GEOTRACKER)
WASTEWATER PITS.....	Oil Wastewater Pits Listing
WDS.....	Waste Discharge System
WIP.....	Well Investigation Program Case List
MILITARY PRIV SITES.....	MILITARY PRIV SITES (GEOTRACKER)
PROJECT.....	PROJECT (GEOTRACKER)
WDR.....	Waste Discharge Requirements Listing
CIWQS.....	California Integrated Water Quality System
NON-CASE INFO.....	NON-CASE INFO (GEOTRACKER)
OTHER OIL GAS.....	OTHER OIL & GAS (GEOTRACKER)
PROD WATER PONDS.....	PROD WATER PONDS (GEOTRACKER)
SAMPLING POINT.....	SAMPLING POINT (GEOTRACKER)
WELL STIM PROJ.....	Well Stimulation Project (GEOTRACKER)

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP.....	EDR Proprietary Manufactured Gas Plants
EDR Hist Auto.....	EDR Exclusive Historical Auto Stations
EDR Hist Cleaner.....	EDR Exclusive Historical Cleaners

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF.....	Recovered Government Archive Solid Waste Facilities List
RGA LUST.....	Recovered Government Archive Leaking Underground Storage Tank

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.

Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal RCRA generators

EXECUTIVE SUMMARY

RCRA-LQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

A review of the RCRA-LQG list, as provided by EDR, and dated 06/03/2024 has revealed that there are 2 RCRA-LQG sites within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CVS EPA ID:: CAR000229427	1435 EAST GRAND AVEN	S 1/8 - 1/4 (0.142 mi.)	F33	381
VONS 2560 EPA ID:: CAR000242016	1758 GRAND AVE	WSW 1/8 - 1/4 (0.243 mi.)	L79	678

RCRA-SQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

A review of the RCRA-SQG list, as provided by EDR, and dated 06/03/2024 has revealed that there are 3 RCRA-SQG sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
PACIFIC BELL EPA ID:: CAT080024276	1500 BLOCK HILLCREST	NNE 1/8 - 1/4 (0.241 mi.)	75	537
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
GILLS FOOD MARKET EPA ID:: CAR000153338	1490 E GRAND AVE	S 0 - 1/8 (0.077 mi.)	B13	85
RITE AID #5825 EPA ID:: CAR000209528	1690 E GRAND AVE	SW 0 - 1/8 (0.104 mi.)	D25	179

Lists of state and tribal leaking storage tanks

LUST: Leaking Underground Storage Tank (LUST) Sites included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

A review of the LUST list, as provided by EDR, has revealed that there are 3 LUST sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
GAS N SAVE Database: LUST REG 3, Date of Government Version: 05/19/2003 Database: LUST, Date of Government Version: 08/28/2024	1156 GRAND AVE	ESE 1/4 - 1/2 (0.484 mi.)	M82	711

EXECUTIVE SUMMARY

Status: Completed - Case Closed

Status: Case Closed

Global Id: T0607900159

Global ID: T0607900159

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
KATCH GO PETROLEUM Database: LUST, Date of Government Version: 08/28/2024 Status: Completed - Case Closed Global Id: T0607900158	1294 GRAND	ESE 1/8 - 1/4 (0.184 mi.)	I56	481
KATCH GO PETROLEUM Database: LUST REG 3, Date of Government Version: 05/19/2003 Status: Remediation Plan Global ID: T0607900158	1294 GRAND AVE	ESE 1/8 - 1/4 (0.184 mi.)	I57	490

Lists of state and tribal registered storage tanks

UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the State Water Resources Control Board's Hazardous Substance Storage Container Database.

A review of the UST list, as provided by EDR, has revealed that there are 4 UST sites within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
GILL'S FOOD MART Database: UST, Date of Government Version: 08/28/2024 Facility Id: FA0000091	1490 GRAND AVE	S 0 - 1/8 (0.077 mi.)	B10	79
GILL'S FOOD MART Database: UST, Date of Government Version: 08/28/2024	1490 E GRAND AVE	S 0 - 1/8 (0.077 mi.)	B11	80
KATCH GO PETROLEUM Database: UST, Date of Government Version: 08/28/2024 Facility Id: 190819_002735	1294 E GRAND AVE	ESE 1/8 - 1/4 (0.184 mi.)	I45	429
KATCH GO PETROLEUM Database: UST, Date of Government Version: 08/28/2024	1294 GRAND AVE	ESE 1/8 - 1/4 (0.184 mi.)	I57	490

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Hazardous waste / Contaminated Sites

CERS HAZ WASTE: List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, and RCRA LQ HW Generator programs.

A review of the CERS HAZ WASTE list, as provided by EDR, and dated 07/10/2024 has revealed that there

EXECUTIVE SUMMARY

are 9 CERS HAZ WASTE sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SMART & FINAL # 358	1464 E GRAND AVE	E 0 - 1/8 (0.020 mi.)	A6	32
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
GILL'S FOOD MART	1490 E GRAND AVE	S 0 - 1/8 (0.077 mi.)	B15	93
DOLLAR TREE #01943	1400 E GRAND AVE STE	SE 0 - 1/8 (0.101 mi.)	E23	125
RITE AID #5825	1690 E GRAND AVE	SW 0 - 1/8 (0.104 mi.)	D27	334
CVS PHARMACY #9592	1435 E GRAND AVE	S 1/8 - 1/4 (0.142 mi.)	F32	359
ARROYO GRANDE IMPORT	1294 E GRAND AVE	ESE 1/8 - 1/4 (0.184 mi.)	I58	495
SANTA MARIA TIRE	1270 E GRAND AVE	ESE 1/8 - 1/4 (0.199 mi.)	I64	515
WESTERN DENTAL AND O	1237 E GRAND AVE STE	ESE 1/8 - 1/4 (0.216 mi.)	J67	526
VONS STORE #2560	1758 W GRAND AVE	WSW 1/8 - 1/4 (0.243 mi.)	L78	657

Toxic Pits: The Toxic Pits Cleanup Act Sites database identifies sites suspected of containing hazardous substances where cleanup has not yet been completed. The data come from the State Water Resources Control Board.

A review of the Toxic Pits list, as provided by EDR, and dated 07/01/1995 has revealed that there is 1 Toxic Pits site within approximately 1 mile of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
ARROYO GRANDE/ EARTH Closure Date: 08/05/93 Task #: 83012 Status: CLOSED	1325 ASH STREET	S 1/2 - 1 (0.504 mi.)	83	715

Local Lists of Registered Storage Tanks

SWEEPS UST: Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

A review of the SWEEPS UST list, as provided by EDR, and dated 06/01/1994 has revealed that there are 2 SWEEPS UST sites within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
MIN'S MARKET Status: A Tank Status: A Comp Number: 13903	1490 GRAND AVE	S 0 - 1/8 (0.077 mi.)	B8	76
KATCH GO PETROLEUM Status: A Tank Status: A Comp Number: 15301	1294 GRAND AVE	ESE 1/8 - 1/4 (0.184 mi.)	I57	490

EXECUTIVE SUMMARY

HIST UST: Historical UST Registered Database.

A review of the HIST UST list, as provided by EDR, and dated 10/15/1990 has revealed that there are 3 HIST UST sites within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
MIMS MARKET Facility Id: 00000011231	1490 GRAND AVE	S 0 - 1/8 (0.077 mi.)	B7	75
EZ SERVICE INC Facility Id: 00000044097	1490 GRAND AVE	S 0 - 1/8 (0.077 mi.)	B14	92
ARROYO GRANDE EXXON Facility Id: 00000049523	1294 GRAND AVE	ESE 1/8 - 1/4 (0.184 mi.)	I53	472

CA FID UST: The Facility Inventory Database contains active and inactive underground storage tank locations. The source is the State Water Resource Control Board.

A review of the CA FID UST list, as provided by EDR, and dated 10/31/1994 has revealed that there are 2 CA FID UST sites within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
MIN'S MARKET Facility Id: 40000529 Status: A	1490 GRAND AVE	S 0 - 1/8 (0.077 mi.)	B8	76
KATCH GO PETROLEUM Facility Id: 40000951 Status: A	1294 GRAND AVE	ESE 1/8 - 1/4 (0.184 mi.)	I49	444

CERS TANKS: List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Aboveground Petroleum Storage and Underground Storage Tank regulatory programs.

A review of the CERS TANKS list, as provided by EDR, and dated 07/10/2024 has revealed that there are 2 CERS TANKS sites within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
GILL'S FOOD MART	1490 E GRAND AVE	S 0 - 1/8 (0.077 mi.)	B15	93
KATGOP LLC DBA KATCH	1294 E GRAND AVE	ESE 1/8 - 1/4 (0.184 mi.)	I52	450

Other Ascertainable Records

RCRA NonGen / NLR: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 06/03/2024 has revealed that there are 9 RCRA NonGen / NLR sites within approximately 0.25 miles of the target property.

EXECUTIVE SUMMARY

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SMART & FINAL EPA ID:: CAL000378278	1464 E GRAND AVE ARR	E 0 - 1/8 (0.020 mi.)	A5	21
OLIVEIRA'S RESTORATI EPA ID:: CAC003138128	1300 BRIGHTON AVE.	ENE 1/8 - 1/4 (0.158 mi.)	G36	409
OLIVEIRA'S RESTORATI EPA ID:: CAC003137926	1300 BRIGHTON AVE.	ENE 1/8 - 1/4 (0.158 mi.)	G37	412

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
G&T FUEL MART INC DB EPA ID:: CAL000472510	1490 E GRAND AVE	S 0 - 1/8 (0.077 mi.)	B9	77
DOLLAR TREE EPA ID:: CAL000391003	1400 E GRAND AVE, ST	SE 0 - 1/8 (0.101 mi.)	E22	112
KATCH GO EPA ID:: CAL000387313	1294 E GRAND AVE	ESE 1/8 - 1/4 (0.184 mi.)	I43	423
ARROYO GRANDE IMPORT EPA ID:: CAL000291911	1294 E GRANDE AVE	ESE 1/8 - 1/4 (0.184 mi.)	I55	476
SM TIRE EPA ID:: CAL000039830	1270 GRAND AVE	ESE 1/8 - 1/4 (0.199 mi.)	I62	504
WESTERN DENTAL ORTHO EPA ID:: CAL000476821	1237 E GRAND AVE STE	ESE 1/8 - 1/4 (0.216 mi.)	J66	524

UST FINDER: EPA developed UST Finder, a web map application containing a comprehensive, state-sourced national map of underground storage tank (UST) and leaking UST (LUST) data. It provides the attributes and locations of active and closed USTs, UST facilities, and LUST sites from states and from Tribal lands and US territories. UST Finder contains information about proximity of UST facilities and LUST sites to: surface and groundwater public drinking water protection areas; estimated number of private domestic wells and number of people living nearby; and flooding and wildfires.

A review of the UST FINDER list, as provided by EDR, and dated 06/08/2023 has revealed that there are 2 UST FINDER sites within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
GILL'S FOOD MART	1490 E GRAND AVE	S 0 - 1/8 (0.077 mi.)	B12	84
KATCH GO PETROLEUM	1294 GRAND AVE	ESE 1/8 - 1/4 (0.184 mi.)	I51	448

UST FINDER RELEASE: US EPA's UST Finder data is a national composite of leaking underground storage tanks. This data contains information about, and locations of, leaking underground storage tanks. Data was collected from state sources and standardized into a national profile by EPA's Office of Underground Storage Tanks, Office of Research and Development, and the Association of State and Territorial Solid Waste Management Officials.

A review of the UST FINDER RELEASE list, as provided by EDR, and dated 06/08/2023 has revealed that there are 2 UST FINDER RELEASE sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
GAS N SAVE	1156 GRAND AVE	ESE 1/4 - 1/2 (0.484 mi.)	M81	710
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
KATCH GO PETROLEUM	1294 GRAND AVE	ESE 1/8 - 1/4 (0.184 mi.)	I51	448

EXECUTIVE SUMMARY

E MANIFEST: EPA established a national system for tracking hazardous waste shipments electronically. This system, known as e-Manifest, will modernize the nation's cradle-to-grave hazardous waste tracking process while saving valuable time, resources, and dollars for industry and states.

A review of the E MANIFEST list, as provided by EDR, and dated 07/24/2023 has revealed that there are 9 E MANIFEST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SMART & FINAL	1464 E GRAND AVE ARR	E 0 - 1/8 (0.020 mi.)	A5	21
OLIVEIRA'S RESTORATI	1300 BRIGHTON AVE.	ENE 1/8 - 1/4 (0.158 mi.)	G37	412
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
DOLLAR TREE	1400 E GRAND AVE, ST	SE 0 - 1/8 (0.101 mi.)	E22	112
RITE AID #5825	1690 E GRAND AVE	SW 0 - 1/8 (0.104 mi.)	D25	179
CVS	1435 EAST GRAND AVEN	S 1/8 - 1/4 (0.142 mi.)	F33	381
KATCH GO	1294 E GRAND AVE	ESE 1/8 - 1/4 (0.184 mi.)	I43	423
ARROYO GRANDE IMPORT	1294 E GRANDE AVE	ESE 1/8 - 1/4 (0.184 mi.)	I55	476
SM TIRE	1270 GRAND AVE	ESE 1/8 - 1/4 (0.199 mi.)	I62	504
VONS 2560	1758 GRAND AVE	WSW 1/8 - 1/4 (0.243 mi.)	L79	678

Cortese: The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites).

A review of the Cortese list, as provided by EDR, and dated 06/17/2024 has revealed that there are 2 Cortese sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
GAS N SAVE	1156 GRAND AVE	ESE 1/4 - 1/2 (0.484 mi.)	M82	711
Cleanup Status: COMPLETED - CASE CLOSED				
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
KATCH GO PETROLEUM	1294 GRAND AVE	ESE 1/8 - 1/4 (0.184 mi.)	I57	490
Cleanup Status: COMPLETED - CASE CLOSED				

CUPA Listings: A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

A review of the CUPA Listings list, as provided by EDR, has revealed that there are 15 CUPA Listings sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SMART & FINAL # 358	1464 E GRAND AVE	E 0 - 1/8 (0.020 mi.)	A6	32
Database: CUPA SAN LUIS OBISPO, Date of Government Version: 05/13/2024				
Facility Id: FA0000463				
Status: Active, billable				
Status: Inactive, non-billable				
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
GILLS FOOD MARKET	1490 E GRAND AVE	S 0 - 1/8 (0.077 mi.)	B13	85
Database: CUPA SAN LUIS OBISPO, Date of Government Version: 05/13/2024				

EXECUTIVE SUMMARY

Facility Id: FA0015592				
Facility Id: FA0000091				
Status: Active, billable				
Status: Active, exempt from billing				
Status: Inactive, non-billable				
RENT A CENTER	1446 E GRAND AVE	SSE 0 - 1/8 (0.087 mi.)	C17	108
Database: CUPA SAN LUIS OBISPO, Date of Government Version: 05/13/2024				
Facility Id: FA0007815				
Status: Inactive, non-billable				
DOLLAR TREE #01943	1400 E GRAND AVE STE	SE 0 - 1/8 (0.101 mi.)	E23	125
Database: CUPA SAN LUIS OBISPO, Date of Government Version: 05/13/2024				
Facility Id: FA0000480				
Status: Active, billable				
Status: Inactive, non-billable				
RITE AID #5825	1690 E GRAND AVE	SW 0 - 1/8 (0.104 mi.)	D27	334
Database: CUPA SAN LUIS OBISPO, Date of Government Version: 05/13/2024				
Facility Id: FA0001219				
Status: Active, billable				
Status: Inactive, non-billable				
PANDA EXPRESS #932	1401 E GRAND AVE	SSE 0 - 1/8 (0.112 mi.)	C28	339
Database: CUPA SAN LUIS OBISPO, Date of Government Version: 05/13/2024				
Facility Id: FA0016330				
Status: Active, billable				
CVS PHARMACY #9592	1435 E GRAND AVE	S 1/8 - 1/4 (0.142 mi.)	F32	359
Database: CUPA SAN LUIS OBISPO, Date of Government Version: 05/13/2024				
Facility Id: FA0006874				
Status: Inactive, non-billable				
Status: Active, exempt from billing				
Status: Active, billable				
TOTAL COMM	1800 W GRAND AVE	SW 1/8 - 1/4 (0.180 mi.)	H41	420
Database: CUPA SAN LUIS OBISPO, Date of Government Version: 05/13/2024				
Facility Id: FA0007826				
Status: Inactive, non-billable				
7-ELEVEN INC. STORE	1800 E GRAND AVE	SW 1/8 - 1/4 (0.180 mi.)	H42	420
Database: CUPA SAN LUIS OBISPO, Date of Government Version: 05/13/2024				
Facility Id: FA0008873				
Status: Active, billable				
KATGOP LLC DBA KATCH	1294 E GRAND AVE	ESE 1/8 - 1/4 (0.184 mi.)	I52	450
Database: CUPA SAN LUIS OBISPO, Date of Government Version: 05/13/2024				
Facility Id: FA0007191				
Status: Active, exempt from billing				
Status: Active, billable				
KATCH GO PETROLEUM	1294 GRAND	ESE 1/8 - 1/4 (0.184 mi.)	I56	481
Database: CUPA SAN LUIS OBISPO, Date of Government Version: 05/13/2024				
Facility Id: FA0002735				
Status: Active, billable				
Status: Inactive, non-billable				
SANTA MARIA TIRE	1270 E GRAND AVE	ESE 1/8 - 1/4 (0.199 mi.)	I61	503
Database: CUPA SAN LUIS OBISPO, Date of Government Version: 05/13/2024				
Facility Id: FA0002091				
Status: Active, billable				
ONE HOUR PHOTO PLUS	1229A GRAND AVE	ESE 1/8 - 1/4 (0.219 mi.)	J68	529
Database: CUPA SAN LUIS OBISPO, Date of Government Version: 05/13/2024				

EXECUTIVE SUMMARY

Facility Id: FA0002418
Status: Inactive, non-billable

FIVE GUYS 679 **1229 E GRAND AVE** **ESE 1/8 - 1/4 (0.219 mi.)** **J69** **529**

Database: CUPA SAN LUIS OBISPO, Date of Government Version: 05/13/2024

Facility Id: FA0016414

Status: Active, billable

VONS STORE #2560 **1758 W GRAND AVE** **WSW 1/8 - 1/4 (0.243 mi.)** **L78** **657**

Database: CUPA SAN LUIS OBISPO, Date of Government Version: 05/13/2024

Facility Id: FA0000852

Status: Inactive, non-billable

Status: Active, billable

HIST CORTESE: The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSITES]. This listing is no longer updated by the state agency.

A review of the HIST CORTESE list, as provided by EDR, and dated 04/01/2001 has revealed that there are 2 HIST CORTESE sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
GAS N SAVE Reg Id: 711	1156 GRAND AVE	ESE 1/4 - 1/2 (0.484 mi.)	M82	711
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
KATCH GO PETROLEUM Reg Id: 710	1294 GRAND	ESE 1/8 - 1/4 (0.184 mi.)	I56	481

HWTS: DTSC maintains the Hazardous Waste Tracking System that stores ID number information since the early 1980s and manifest data since 1993. The system collects both manifest copies from the generator and destination facility.

A review of the HWTS list, as provided by EDR, and dated 07/19/2024 has revealed that there are 40 HWTS sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
LUCKY STORES STE 263	1464 GRANDE AVE	E 0 - 1/8 (0.020 mi.)	A4	19
SMART & FINAL # 358	1464 E GRAND AVE	E 0 - 1/8 (0.020 mi.)	A6	32
BRUCE KRUPNIK	322 N COURTLAND ST	N 0 - 1/8 (0.095 mi.)	20	110
OLIVEIRA'S RESTORATI	1300 BRIGHTON AVE.	ENE 1/8 - 1/4 (0.158 mi.)	G38	417
OLIVEIRA'S RESTORATI	1300 BRIGHTON AVE.	ENE 1/8 - 1/4 (0.158 mi.)	G39	417
TED WOOD	1774 BRIGHTON AVE.	WNW 1/8 - 1/4 (0.193 mi.)	60	502
SAMO, ASTOOR	1230 PRISCILLA LN	E 1/8 - 1/4 (0.229 mi.)	71	533
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
GILLS FOOD MARKET	1490 E GRAND AVE	S 0 - 1/8 (0.077 mi.)	B13	85
GILL'S FOOD MART	1490 E GRAND AVE	S 0 - 1/8 (0.077 mi.)	B15	93
HARKEN MARKETING CO	1490 GRAND AVE	S 0 - 1/8 (0.077 mi.)	B16	107
1X SMITH & PHILLIPS	1524 GRAND AVENUE	SSW 0 - 1/8 (0.090 mi.)	D18	108
BANK OF SANTA MARIA	1580 GRAND AVENUE	SSW 0 - 1/8 (0.094 mi.)	D19	109
DOLLAR TREE #01943	1400 E GRAND AVE STE	SE 0 - 1/8 (0.101 mi.)	E24	132

EXECUTIVE SUMMARY

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
RITE AID #5825	1690 E GRAND AVE	SW 0 - 1/8 (0.104 mi.)	D26	200
THE VONS CO INC	1650 GRAND AVE	WSW 1/8 - 1/4 (0.132 mi.)	29	341
JERRY SATO	171 FAIR VIEW DR	ESE 1/8 - 1/4 (0.138 mi.)	30	343
CVS PHARMACY # 9592	1435 E GRAND AVE	S 1/8 - 1/4 (0.142 mi.)	F31	344
CVS PHARMACY #9592	1435 E GRAND AVE	S 1/8 - 1/4 (0.142 mi.)	F32	359
LONGS DRUG STORE #59	1435 GRAND AVE	S 1/8 - 1/4 (0.142 mi.)	F34	406
MICHAEL GALLAGER	E GRAND & JUNIPER ST	SE 1/8 - 1/4 (0.156 mi.)	35	408
COURTLAND VILLAGE LL	1375 E GRAND AVE	SSE 1/8 - 1/4 (0.159 mi.)	40	418
1X KATCH-GO PETROLEU	1294 GRANDE AVENUE	ESE 1/8 - 1/4 (0.184 mi.)	I44	428
KATCH-GO PETROLEUM	1294 GRANDE AVENUE	ESE 1/8 - 1/4 (0.184 mi.)	I46	433
HF COX, INC	1294 E GRAND AVE	ESE 1/8 - 1/4 (0.184 mi.)	I47	443
HF COX, INC.	1294 E GRAND AVE	ESE 1/8 - 1/4 (0.184 mi.)	I48	444
ARROYO GRANDE IMPORT	1294 E GRAND AVE	ESE 1/8 - 1/4 (0.184 mi.)	I50	445
KATGOP LLC DBA KATCH	1294 E GRAND AVE	ESE 1/8 - 1/4 (0.184 mi.)	I52	450
TAYLOR BOB TUNE UP S	1294 GRAND AVE	ESE 1/8 - 1/4 (0.184 mi.)	I54	473
VONS # 2560	1795 W GRAND AVE	WSW 1/8 - 1/4 (0.192 mi.)	59	501
SM TIRE	1270 GRAND AVE	ESE 1/8 - 1/4 (0.199 mi.)	I63	508
ARROYO GRANDE CENTER	1243 E GRAND AVE	ESE 1/8 - 1/4 (0.213 mi.)	J65	522
WESTERN DENTAL AND O	1237 E GRAND AVE STE	ESE 1/8 - 1/4 (0.216 mi.)	J67	526
KINGO KAWAOKA FARMS	146 JUNIPER	SSE 1/8 - 1/4 (0.223 mi.)	70	532
DAYSTAR INDUSTRIES	191 SOUTH OAK PARK R	SW 1/8 - 1/4 (0.230 mi.)	K72	533
PRO REBUILDERS	191 S OAK PARK	SW 1/8 - 1/4 (0.230 mi.)	K73	534
COASTAL DEMO	191 S OAK PARK BLVD	SW 1/8 - 1/4 (0.230 mi.)	K74	536
QUALEX #V560	1758 GRAND AVE	WSW 1/8 - 1/4 (0.243 mi.)	L76	540
VONS 2560	1758 W GRAND AVE	WSW 1/8 - 1/4 (0.243 mi.)	L77	540
VONS STORE #2560	1758 W GRAND AVE	WSW 1/8 - 1/4 (0.243 mi.)	L78	657
SMITH FOOD & DRUG	1758 GRANDE AVE	WSW 1/8 - 1/4 (0.243 mi.)	L80	700

Notify 65: Listings of all Proposition 65 incidents reported to counties by the State Water Resources Control Board and the Regional Water Quality Control Board. This database is no longer updated by the reporting agency.

A review of the Notify 65 list, as provided by EDR, and dated 06/06/2024 has revealed that there are 3 Notify 65 sites within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
GAS N SAVE	1156 GRAND AVE	ESE 1/4 - 1/2 (0.484 mi.)	M82	711
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
KATCH-GO PETROLEUM	1294 GRANDE	SSW 0 - 1/8 (0.097 mi.)	D21	111
UNOCAL SERVICE STATI	684 GRAND	W 1/2 - 1 (0.957 mi.)	84	715

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 1 records.

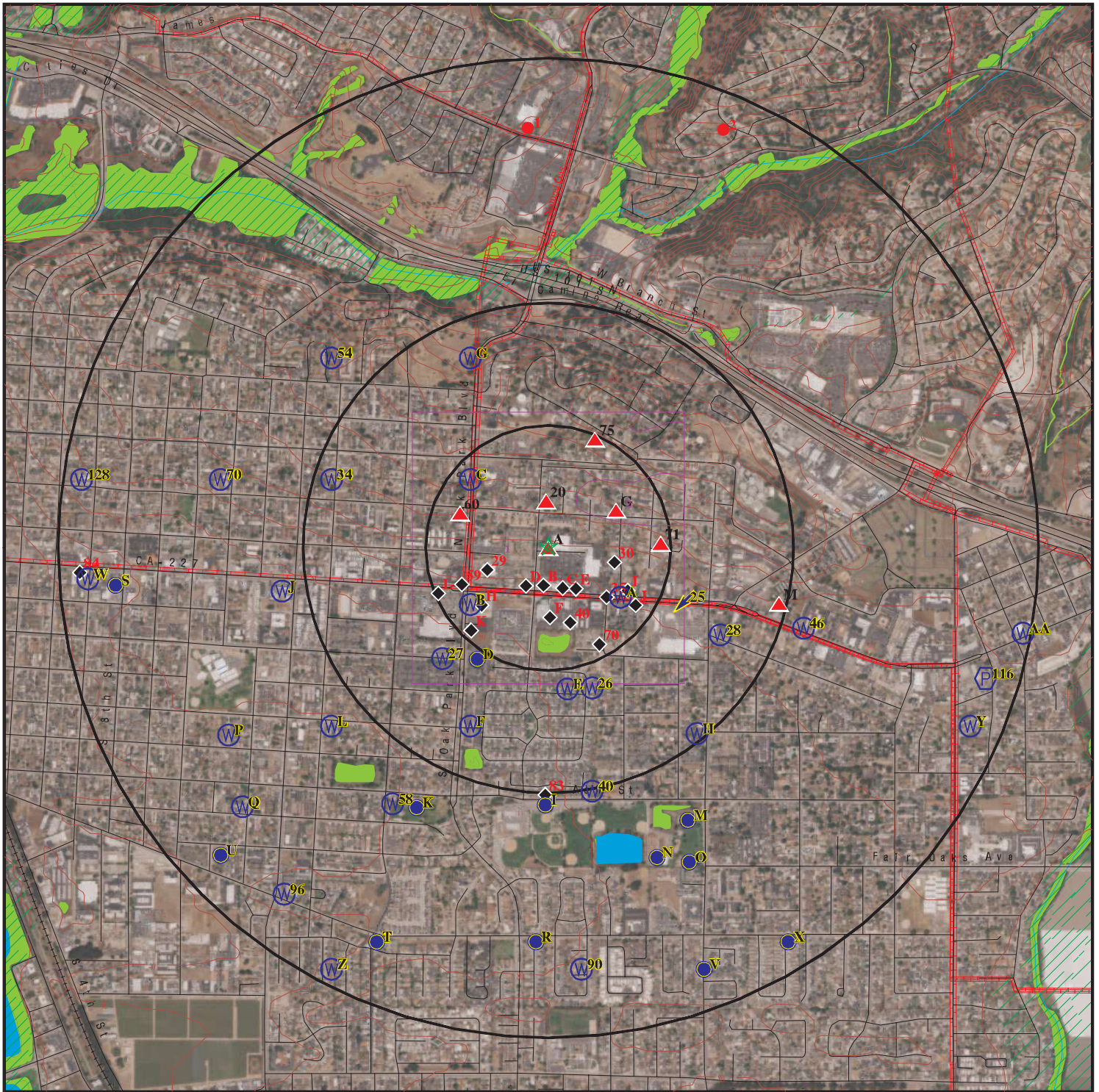
Site Name

CENTRAL COAST CLEANERS - CANCELLED

Database(s)

DRYCLEANERS

OVERVIEW MAP - 7799470.2S



★ Target Property

▲ Sites at elevations higher than or equal to the target property

◆ Sites at elevations lower than the target property

▲ Manufactured Gas Plants

■ National Priority List Sites

■ Dept. Defense Sites

■ Indian Reservations BIA

■ Pipelines

■ 100-year flood zone

■ 500-year flood zone

■ National Wetland Inventory

■ State Wetlands

■ Areas of Concern

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: 501106
ADDRESS: 1468 E Grand Avenue
Arroyo Grande CA 93420
LAT/LONG: 35.122175 / 120.606194

CLIENT: AEI Consultants
CONTACT: Christian Cagonot
INQUIRY #: 7799470.2s
DATE: October 22, 2024 3:08 pm

DETAIL MAP - 7799470.2S



- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ⚡ Manufactured Gas Plants
- ⚡ Sensitive Receptors
- 🚒 National Priority List Sites
- 🚒 Dept. Defense Sites

- Indian Reservations BIA
- Pipelines
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory
- State Wetlands

- Areas of Concern

0 1/16 1/8 1/4 Miles



This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: 501106
 ADDRESS: 1468 E Grand Avenue
 Arroyo Grande CA 93420
 LAT/LONG: 35.122175 / 120.606194

CLIENT: AEI Consultants
 CONTACT: Christian Cagonot
 INQUIRY #: 7799470.2s
 DATE: October 22, 2024 3:12 pm