

# Visual Hazardous Building Materials Survey

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401–445 South B Street, San Mateo, California 94401

*Prepared for*

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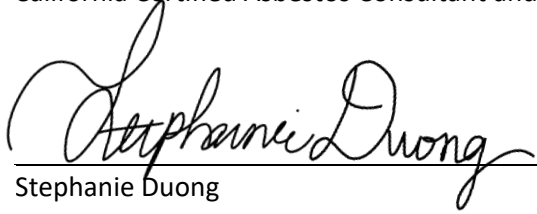
## Acronyms and Abbreviations

|            |   |
|------------|---|
| ACM        | asbestos-containing material                          |
| BAAQMD     | Bay Area Air Quality Management District              |
| CalEPA     | California Environmental Protection Agency            |
| Cal/OSHA   | California Division of Occupational Safety and Health |
| Cat        | Category  |
| CDPH       | California Department of Public Health                |
| CRT        | cathode ray tube                                      |
| EPA        | Environmental Protection Agency                       |
| HBMS       | hazardous building material survey                    |
| LBP        | lead-based paint                                      |
| LCP        | lead-containing paint                                 |
| PCBs       | polychlorinated biphenyls                             |
| Site       | 401-445 South B Street, San Mateo, California         |
| Terraphase | Terraphase Engineering Inc.                           |
| U.S.       | United States   |
| UW         | universal waste                                       |



## Signatures

The information, conclusions, and recommendations in this document have been reviewed by a California Certified Asbestos Consultant and/or Lead-Related Contractor Inspector/Assessor.

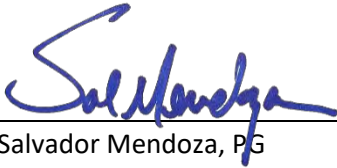


Stephanie Duong  
Staff I Scientist

January 20, 2023

Date

This report was reviewed and approved by:



Salvador Mendoza, PG  
Associate Geologist  
Certified Asbestos Consultant, No. 03-3386  
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January 20, 2023

Date

## Executive Summary

Terraphase Engineering Inc. (Terraphase) was retained by Harvest Properties, Inc. to perform a visual hazardous building material survey of suspected asbestos-containing materials (ACMs), lead-based paints (LBPs), polychlorinated biphenyls (PCBs), and universal wastes (UWs) at the four commercial buildings located at 401–445 South B Street in San Mateo, California (Site). The survey was limited to visual inspection only of accessible on-site suites on January 11, 2023; bulk sampling was not included in the scope of work.

### Suspect ACM Results

Terraphase identified approximately 115 building materials associated with the Site that are suspected of containing asbestos. The building materials consist of drywall, texture, 9- and 12-inch vinyl and ceramic floor tiles, sheet flooring, stucco, cementitious pipes/elbows, roof mastic, and composition rolled roofing. A detailed list of the suspect ACMs is included in Table 1.

### Suspect LBP Results

Terraphase identified approximately 51 paints, coatings, and/or glazing materials associated with the Site that are suspected of containing lead. These materials consisted of paints applied to the building interiors and exteriors as well as glazing applied to ceramic floor and wall tiles. A detailed list of the suspected LBPs is included in Table 2.

### Suspect UW Results (including PCBs)

The following UW were identified during this visual hazardous building material survey:

- Electronic devices: 22 cathode ray tubes (CRTs)/glass electronic devices were observed at the Site.
- Electric lamps: 722 bulbs and tubes were observed at the Site.
- CRTs/glass electronic devices: 13 CRTs/glass picture tubes were observed at the Site.

The following materials were also observed to be present at the Site:

- Ballasts: 242 ballasts associated with the light fixtures are assumed to contain PCBs.
- Fire extinguishers: 17 fire extinguishers assumed to contain regulated chemicals.
- Exit signs: 14 exit signs assumed to contain tritium.
- Refrigerators: Eight refrigerators assumed to contain chlorofluorocarbons.

A detailed list of the suspected UW is included in Table 3.



# 1 Introduction

Terraphase Engineering Inc. (Terraphase) was retained by Harvest Properties, Inc. to perform a visual hazardous building material survey (HBMS) of suspected asbestos-containing materials (ACMs), lead-based paints (LBPs), polychlorinated biphenyls (PCBs), and universal wastes (UWs) at the four commercial buildings located at 401–445 South B Street in San Mateo, California (Site). The survey was limited to visual inspection only of accessible on-site suites on January 11, 2023; bulk sampling was not included in the scope of work.

The visual inspection and survey documentation was conducted by Stephanie Duong and Salvador Mendoza. Mr. Mendoza is a California Division of Occupational Safety and Health (Cal/OSHA) Certified Asbestos Consultant (No. 03-3386) and a California Department of Public Health (CDPH) Lead Inspector/Assessor (No. LRC-00000496).

## 1.1 Site Description

The Site is comprised of four commercial buildings that appear to have been constructed circa 1950s. Below is a list of the suites associated with this visual HBMS.

- **Building 1:** 445 South B Street; Talbots Toys, Dolls, and Hobby Shop
- **Building 2:** 415 South B Street; Talbots Cyclery
- **Building 3 (access was not granted):**
  - 407 South B Street, Pokeatery
  - 409 South B Street, Susan’s Salon and Spa
  - 411 South B Street, Redwood Coast and Cider
- **Building 4:** 405 South B Street, Bay Home and Linens, and 401 South B Street, Tomatina Fresh Italian

Interior finishes include paint applied to textured and concrete masonry unit wallboards and ceilings, ceramic and vinyl 9- and 12-inch tile flooring, and carpeting. Terraphase also observed a gray cementitious pipe located in the plenum space of the toy store that resemble Transite™. Exterior building materials consisted of concrete masonry unit and stucco walls situated on a concrete slab foundation and composition rolled roofing.

## 1.2 Methodology

Visible, accessible, and suspect ACMs and LBPs were identified during a walk-through of the Site. The survey included only those areas to which Terraphase’s representative was provided access and where Terraphase’s representative deemed it safe to enter. Suspect ACMs and LBPs were divided into “homogeneous applications.” Building materials were established by Terraphase to be homogeneous based on their color, texture, and age.

Terraphase also conducted a visual assessment to identify UW, including but not limited to, lighting fixtures suspected to contain PCBs in ballasts (without dismantling the light fixtures), mercury-containing light tubes, non-incandescent lamps, mercury-containing thermostat switches, electronic



wastes, and chlorofluorocarbons. UWs were identified by entering each area and making visual observations and notations. The locations, categories, and total quantity of UW were noted and photographed.

### 1.2.1 Assessment

Assessment of a material's condition included, among other factors, area occupancy and use, existing damage, and potential for damage. Evaluation of a material's potential for damage included an evaluation of the position of the material in relation to movable objects and the material's friability.

### 1.2.2 Sample Collection

Terraphase's HBMS was visual only. As a result, bulk samples of suspect ACMs, LBPs, and/or PCBs were not collected from the Site.

## 2 Regulatory Overview

Regulatory definitions of ACMs, LBPs, and PCBs are presented in this section.

### 2.1 Asbestos-Containing Materials

Materials containing greater than 1 percent asbestos are defined as ACMs by the United States (U.S.) Environmental Protection Agency (EPA). However, Cal/OSHA regulates work practices at asbestos levels of 1 percent or below. The following U.S. EPA "National Emission Standards for Hazardous Air Pollutants Compliance Monitoring" definitions are utilized throughout this report.

- **Friable asbestos material** means any material containing more than 1 percent asbestos as determined using the method specified in 40 CFR 763, Subpart E, Appendix E, "Section 1. Polarized Light Microscopy," that, when dry, can be crumbled, pulverized, or reduced to powder by hand pressure.<sup>1</sup> If the asbestos content is less than 10 percent as determined by a method other than point counting by polarized light microscopy, verify the asbestos content by point counting using polarized light microscopy.
- **Category (Cat) I nonfriable ACM** means asbestos containing packings, gaskets, resilient floor covering, and asphalt roofing products containing more than 1 percent asbestos as determined using the method specified in 40 CFR 763, Subpart E, Appendix E, "Section 1. Polarized Light Microscopy."
- **Cat II nonfriable ACM** means any material, excluding Cat I, containing more than 1 percent asbestos as determined using the methods specified in 40 CFR 763, Subpart E, Appendix E, "Section 1. Polarized Light Microscopy," that, when dry, cannot be crumbled, pulverized, or reduced to powder by hand pressure.

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<sup>1</sup> Asbestos, 40 CFR 763, <https://www.ecfr.gov/current/title-40/chapter-I/subchapter-R/part-763?toc=1>.



- **Asbestos-containing construction material** is a California-specific term and means any manufactured construction material which contains more than 1/10 of 1 percent asbestos by weight.
- **Regulated ACM** means (a) friable asbestos material, (b) Cat I that has become friable, (c) Cat I that will be or has been subjected to sanding, grinding, cutting, or abrading, or (d) Cat II that has a high probability of becoming or has become crumbled, pulverized, or reduced to powder by the forces expected to act on the material in the course of demolition or renovation operations.

## 2.2 Lead-Based Paints

The U.S. EPA, U.S. Department of Housing and Urban Development, and the CDPH define LBPs as paints containing greater than 0.5 percent lead by weight, 5,000 parts per million, and/or 1.0 milligrams per square centimeter total lead. The U.S. Department of Labor Occupational Safety and Health Administration and Cal/OSHA regulations (Lead Construction Standard) do not provide a definition for LBP; refer to the U.S. EPA, U.S. Department of Housing and Urban Development, and CDPH criteria mentioned above. Cal/OSHA is primarily concerned with worker protection and therefore regulates any amount of lead contained within painted building components.

A lead-containing paint (LCP) is defined as any amount of lead detected above the laboratory reporting limit in a sample. LCPs are identified for worker protection.

## 2.3 Polychlorinated Biphenyls Regulated Materials

In the past, oil containing PCBs has been used in caulking sealants and electrical equipment, such as transformers and light ballasts, as a dielectric insulating fluid for heat dissipation. Manufacture of PCBs was banned in 1976; however, distribution of electrical equipment with PCBs was still allowed after that time. The U.S. EPA requires that insulating oils containing PCBs at concentrations greater than 50 milligrams per kilogram be properly disposed by a California-licensed hazardous waste hauler. It is also common for fluorescent light tubes and electrical thermostats to contain mercury vapor and/or fluid. If PCBs and mercury are known or presumed to be present within light ballasts, associated fluorescent tubes, and thermostats, they should be properly disposed by a California-licensed hazardous waste hauler.

## 2.4 Universal Waste

The California EPA (CalEPA), Department of Toxic Substances Control, identifies seven categories of wastes, listed below. UW items can be handled, transported, and recycled following the requirements of UW regulations (22 CCR §66273.1–66273.101).<sup>2</sup>

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<sup>2</sup> Standards for Universal Waste Management, 22 CCR §66273.1–66273.101,  
<https://govt.westlaw.com/calregs/Title22/Division4.5/Chapter23>



1. **Electronic devices:** Includes any electronic device that is a hazardous waste (with or without a cathode-ray tube [CRT]), including televisions, computer monitors, cell phones, VCRs, computer CPUs, and portable DVD players. These devices may contain arsenic, cadmium, lead, and PCBs.
2. **Batteries:** Includes most household batteries (AAA, AA, C, D, button cell, 9-volt, and all others), both rechargeable and single use. Batteries may contain cadmium, copper, and mercury (in older batteries).
3. **Electric lamps:** Fluorescent tubes and bulbs, high-intensity discharge lamps, sodium vapor lamps, and electric lamps that contain added mercury, as well as any other lamp that exhibits a characteristic of a hazardous waste. (e.g., lead).
4. **Mercury-containing equipment:** Thermostats, mercury switches, mercury thermometers, pressure or vacuum gauges, dilators and weighted tubing, mercury rubber flooring, mercury gas flow regulators, dental amalgams, counterweights, dampers, and mercury-added novelties such as jewelry, ornaments, and footwear.
5. **CRTs:** The glass picture tubes removed from devices such as televisions and computer monitors may contain arsenic, cadmium, lead, and PCBs.
6. **CRT glass:** A CRT that has been accidentally broken or processed for recycling and may contain arsenic, cadmium, lead, and PCBs.
7. **Non-empty aerosol cans:** Examples include propene, butane, and pesticides.

UW may not be disposed in household trash or as general construction debris.

## 3 Results

Survey results of building materials and paint samples are provided in this section.

### 3.1 Asbestos Building Material Survey

Terraphase identified approximately 115 suspect ACMs associated with the Site. The suspect building materials consisted of drywall, texture, vinyl and ceramic floor tiles, sheer flooring, stucco, roof mastic, and composition rolled roofing. A detailed list of the suspect ACMs is included in Table 1.

The potential exists for underground utilities constructed with asbestos cement (e.g., Transite™ water pipelines) and/or naturally occurring regulated material to be present beneath the Site. A photographic log is included in Appendix B and copies of inspector certifications are included in Appendix C.

### 3.2 Lead-Based Paint Survey

Terraphase identified approximately 51 paints, coatings, and/or glazing materials associated with the Site that are suspected of containing lead. These materials consisted of paints applied to the building interiors and exteriors as well as glazing applied to ceramic floor and wall tiles. A detailed list of the suspected LBP is included in Table 2.



### 3.3 Universal Waste Survey (including PCBs)

The following UW were identified during this visual HBMS:

- **Electronic devices:** Approximately 22 CRT-containing/glass electronic devices were observed at the Site.
- **Batteries:** Terraphase did not observe batteries.
- **Electric lamps:** Approximately 722 bulbs and tubes were observed at the Site.
- **Mercury-containing equipment:** Terraphase did not observe mercury-containing equipment.
- **CRTs:** Approximately 13 CRT-containing/glass electronic devices were observed at the Site.
- **CRT glass:** Terraphase did not observe broken or removed CRT glass.
- **Non-empty aerosol cans:** Terraphase did not observe non-empty aerosol cans.

The following materials were also observed to be present at the Site:

- **Ballasts:** 242 ballasts associated with the light fixtures are assumed to contain PCBs.
- **Fire extinguishers:** 17 fire extinguishers assumed to contain regulated chemicals.
- **Exit signs:** 14 exit signs assumed to contain tritium.
- **Refrigerators:** Eight refrigerators assumed to contain chlorofluorocarbons.

A detailed list of the suspected UW is included in Table 3.

## 4 Conclusions and Recommendations

Suspect ACMs, LBPs, PCBs, and UW were identified at the Site as part of this visual HBMS. Complete lists of these materials are included in Tables 1 through 3.

Demolition or renovation activities, which could disturb the suspect ACMs, LBP, PCBs, and UW should be performed by properly trained and qualified personnel only in accordance with federal, state, and local regulations as implemented by Cal/OSHA, U.S. Department of Labor Occupational Safety and Health Administration, U.S. EPA, CalEPA's Department of Toxic Substances Control, and the Bay Area Air Quality Management District (BAAQMD). Prior to any future renovation or demolition work, Terraphase recommends the following:

- Suspect materials should be sampled and analyzed by an accredited laboratory to determine if these materials contain asbestos, lead, and/or PCBs. Otherwise, these materials should be treated as assumed ACMs/LBPs/PCBs.
- Manage the ACMs, LBPs, PCBs, and UW "in place" unless the materials are disturbed, repaired, or removed.



- Provide the required 10-working-day notification to the BAAQMD for every renovation project involving the removal of 100 square feet or more, 100 linear feet or more, or 35 cubic feet or more of asbestos. A 10-day notification is also required for every demolition project, regardless of the asbestos content. Prior to initiating abatement work, the abatement contractor must complete a Notification form and submit it to the BAAQMD.
- The building owner or designated representative should obtain a building renovation and/or demolition permit from the local county building department prior to proper removal and disposal of hazardous materials identified at the Site.
- Notification should be provided to contractors, subcontractors, and all other individuals having access to the building as to the presence of the suspect ACMs, LCPs, PCBs, and UW at the Site.
- UW should be removed from the Site and properly disposed or recycled prior to building renovation or demolition. These materials should be properly classified for waste disposal in accordance with CalEPA, Department of Toxic Substances Control, regulations outlined in 22 CCR §66273.1–66273.101.

Terraphase’s scope of work was limited to a visual inspection only of the two on-site buildings. As a result, bulk samples of suspect ACMs, LCPs, and/or PCBs were not collected from the Site.

## 5 Limitations

The opinions and recommendations presented in this report are based upon the scope of services, information obtained through the performance of the services, and the schedule as agreed upon by Terraphase and the party for whom this report was originally prepared. This report is an instrument of professional service and was prepared in accordance with the generally accepted standards and level of skill and care under similar conditions and circumstances established by the environmental consulting industry. No representation, warranty, or guarantee, express or implied, is intended or given. To the extent that Terraphase relied upon any information prepared by other parties not under contract to Terraphase, Terraphase makes no representation as to the accuracy or completeness of such information. This report is expressly for the sole and exclusive use of the party for whom this report was originally prepared for a particular purpose. Only the party for whom this report was originally prepared and/or other specifically named parties have the right to make use of and rely upon this report. Reuse of this report or any portion thereof for other than its intended purpose, or if modified, or if used by third parties, shall be at the user’s sole risk.

The statements, opinions, and conclusions contained in this report are based solely upon the services performed by Terraphase as described in this report and the Scope of Work as established for the report by the client’s budgetary and time constraints and the terms and conditions of the agreement with the client. In performing these services and preparing the report, Terraphase relied upon the work and information provided by others, including other consultants, whose information is not guaranteed by Terraphase. This report is intended for the client’s sole and exclusive use and not for the benefit of others and may not be used or relied upon by others. The findings of the report are limited to those specifically expressed in the report and no other representations or warranties are given by Terraphase.



and no additional conclusions should be reached, or representations relied on other than those expressly stated in the report and as limited by the previously agreed upon terms and conditions for this project.

Results of any investigations or testing and any findings presented in this report apply solely to conditions existing at the time when Terraphase's investigative work was performed. It must be recognized that any such investigative or testing activities are inherently limited and do not represent a conclusive or complete characterization. Conditions in other parts of the Site may vary from those at the locations where data were collected. Terraphase's ability to interpret investigation results is related to the availability of the data and the extent of the investigation activities; 100 percent confidence in environmental investigation conclusions cannot reasonably be achieved.

Terraphase, therefore, does not provide any guarantees, certifications, or warranties regarding any conclusions regarding environmental contamination of any such property. Furthermore, nothing contained in this document shall relieve any other party of its responsibility to abide by contract documents and applicable laws, codes, regulations, or standards.



# Tables

- 1 Summary of Suspect Asbestos-Containing Materials
- 2 Summary of Suspect Lead-Based Paints
- 3 Summary of Suspect Universal Waste



**Table 1****Summary of Suspect Asbestos-Containing Materials**

Visual Hazardous Building Materials Survey

401-445 South B Street, San Mateo, California

| HA No.   | Material Description                                    | Location(s) of Material | Approximate Quantity | Condition |
|--|---|-------------------------|----------------------|-----------|
| <b>445 South B Street (Talbots; Toys, Dolls, and Hobby Shop)</b> |   |                         |                      |           |
| 1  | White stucco ceiling and walls                          | Throughout              | 3,000 sf             | Good      |
| 2  | White 12-inch vinyl floor tiles with blue flakes/mastic | Sales floor             | 3,800 sf             | Good      |
| 3  | Black 12-inch vinyl floor tile/mastic                   | Sales floor             | included above       | Good      |
| 4  | White wall texture                                      | Sales floor             | 6,800 sf             | Good      |
| 5  | White drywall/joint compound                            | Sales floor             | included above       | Good      |
| 6  | Black 4-inch covebase/mastic                            | Sales floor             | 360 lf               | Good      |
| 7  | Gray concrete floor                                     | Throughout              | 3,800 sf             | Good      |
| 8  | Tan 12-inch vinyl floor tiles/mastic                    | Addition                | 4,600 sf             | Good      |
| 9  | Brown sheet flooring/mastic                             | Ramp                    | 100 sf               | Good      |
| 10   | White 12-inch ceiling tiles/mastic                      | Storage room            | 120 sf               | Good      |
| 11   | Plaster walls   | Storage room            | 600 sf               | Good      |
| 12   | CMU block wall/grout                                    | Throughout              | 16,120 sf            | Good      |
| 13   | Gray concrete floor                                     | Throughout              | 9,000 sf             | Good      |
| 14   | White texture   | Hobby Shop              | 16,200 sf            | Good      |
| 15   | White drywall/joint compound                            | Hobby Shop              | included above       | Good      |
| 16   | Brown 4-inch covebase/mastic                            | Warehouse               | 660 lf               | Good      |
| 17   | Green 9-inch vinyl floor tiles/mastic                   | Warehouse closet        | 60 sf                | Good      |
| 18   | Blue carpet/mastic                                      | Office                  | 150 sf               | Good      |
| 19   | White wallpaper/adhesive                                | Office                  | 390 sf               | Good      |
| 20   | White texture walls and ceiling                         | Office                  | included above       | Good      |
| 21   | White drywall/joint compound                            | Office                  | included above       | Good      |
| 22   | Brown 12-inch vinyl floor tile/mastic                   | Hobby Shop              | 2,100 sf             | Good      |
| 23   | Exposed residual black mastic                           | Hobby Shop              | 45 lf                | Good      |
| 24   | White texture walls and ceiling                         | Hobby Shop              | 3,780 sf             | Good      |
| 25   | White drywall/joint compound                            | Hobby Shop              | included above       | Good      |
| 26   | White plaster ceiling                                   | Hobby Shop              | 2,100 sf             | Good      |
| 27   | Green 9-inch vinyl floor tiles/mastic                   | Dolls Area              | 120 sf               | Good      |
| 28   | Exposed residual black mastic                           | Dolls Area              | 45 lf                | Good      |
| 29   | Brown sheet flooring/mastic                             | Restrooms               | 150 sf               | Good      |
| 30   | White cellulose wall panel/adhesive                     | Restrooms               | 390 sf               | Good      |
| 31   | White texture walls and ceiling                         | Restrooms               | 580 sf               | Good      |
| 32   | Residual black roof mastic                              | Second floor storage    | 200 lf               | Good      |
| 33   | Pink batt insulation/silver backing                     | Second floor storage    | 9,200 sf             | Good      |
| 34   | Gray CMU block walls/gray mortar                        | Second floor storage    | 6,400 sf             | Good      |
| 35   | Unfinished drywall/white joint compound                 | Second floor storage    | 11,520 sf            | Good      |
| 36   | Brown 1-foot by 2-foot floor tiles/mastic               | Second floor restroom   | 150 sf               | Good      |
| 37   | Blue carpet/mastic                                      | Second floor office     | 200 sf               | Good      |
| 38   | White drywall/joint compound                            | Second floor office     | 360 sf               | Good      |
| 39   | White textured ceiling                                  | Second floor office     | 100 sf               | Good      |
| 40   | White 12-inch ceiling tiles/mastic                      | Second floor office     | 100 sf               | Good      |

**Table 1****Summary of Suspect Asbestos-Containing Materials**

Visual Hazardous Building Materials Survey

401-445 South B Street, San Mateo, California

| HA No.   | Material Description                              | Location(s) of Material                          | Approximate Quantity | Condition |
|--|---|--|----------------------|-----------|
| 41   | White wallpaper/adhesive                          | Second floor office                              | 360 sf               | Good      |
| 42   | White drywall/joint compound                      | Second floor office                              | 360 sf               | Good      |
| 43   | White sink undercoating                           | Second floor break room                          | 4 sf                 | Good      |
| 44   | Gray cementitious piping                          | Plenum - Accessible from the second floor office | 15 lf                | Good      |
| 45   | Gray rolled asphalt roofing with gravel/black tar | Roof   | 8,300 sf             | Good      |
| 46   | White hvac duct tape                              | Roof   | 120 lf               | Good      |
| 47   | Black penetration mastic                          | Roof   | 220 sf               | Good      |
| 48   | White rolled comp shingles/black tar              | Roof   | 8,500 sf             | Good      |
| <b>415 South B Street (Cyclery)</b>                  |   |  |                      |           |
| 49   | White texture walls and ceiling                   | Sales floor                                      | 9,180 sf             | Good      |
| 50   | White drywall/white joint compound                | Sales floor                                      | included above       | Good      |
| 51   | Light brown 12-inch vinyl floor tiles/mastic      | Sales floor                                      | 7,600 sf             | Good      |
| 52   | Brown 4-inch covebase/mastic                      | Sales floor                                      | 640 lf               | Good      |
| 53   | Brown sheet flooring/mastic                       | Restrooms  | 160 sf               | Good      |
| 54   | White cellulose wall panels                       | Restrooms  | 360 sf               | Good      |
| 55   | White 12-inch ceramic wall tiles/tan grout/mortar | Restrooms  | 160 sf               | Good      |
| 56   | Black 12-inch floor tiles/mastic                  | Conveyor   | 40 sf                | Good      |
| 57   | Gray carpet/adhesive                              | Office   | 240 sf               | Good      |
| 58   | Gray concrete                                     | Throughout                                       | 5,100 sf             | Good      |
| 59   | Gray CMU block walls/gray grout                   | Second floor storage                             | 4,200 sf             | Good      |
| 60   | Brown sheet flooring/mastic                       | Second floor restroom                            | 460 sf               | Good      |
| 61   | White cellulose wall panels                       | Second floor restroom                            | 380 sf               | Good      |
| 62   | Mirror mastic                                     | Second floor restroom                            | 180 sf               | Good      |
| 63   | Light brown sheet flooring                        | Second floor break room                          | 220 sf               | Good      |
| 64   | Gray rolled asphalt roofing with gravel/black tar | Roof   | 5,100 sf             | Good      |
| 65   | White hvac duct tape                              | Roof   | 280 lf               | Good      |
| 66   | Black penetration mastic                          | Roof   | 60 sf                | Good      |
| <b>411 South B Street (Redwood Coast Cider*)</b>     |   |  |                      |           |
| 67   | Gray exposed concrete floor                       | Throughout                                       | 910 sf               | Good      |
| 68   | White plaster walls and ceiling                   | Throughout                                       | 2,500 sf             | Good      |
| 69   | Gray rolled asphalt roofing with gravel/black tar | Roof   | 910 sf               | Good      |
| 70   | White hvac duct tape                              | Roof   | 60 lf                | Good      |
| 71   | Black penetration mastic                          | Roof   | 40 sf                | Good      |
| <b>409 South B Street (Susan's Salon &amp; Spa*)</b> |   |  |                      |           |
| 72   | White 18-inch ceramic floor tiles/gray grout      | Throughout                                       | 910 sf               | Good      |
| 73   | White plaster walls and ceiling                   | Throughout                                       | 2,500 sf             | Good      |
| 74   | Gray concrete                                     | Throughout                                       | 910 sf               | Good      |
| 75   | Gray rolled asphalt roofing with gravel/black tar | Roof   | 910                  | Good      |
| 76   | White hvac duct tape                              | Roof   | 60 lf                | Good      |
| 77   | Black penetration mastic                          | Roof   | 40 sf                | Good      |



**Table 1**  
**Summary of Suspected Asbestos-Containing Materials**  
Visual Hazardous Building Materials Survey  
401-445 South B Street, San Mateo, California

| HA No.   | Material Description  | Location(s) of Material | Approximate Quantity | Condition |
|--|---|-------------------------|----------------------|-----------|
| <b>407 South B Street (Pokeatery*)</b>             |   |                         |                      |           |
| 78   | Brown wood flooring/mastic                                  | Sales floor             | 1,200 sf             | Good      |
| 79   | White textured walls  | Sales floor             | 3,600 sf             | Good      |
| 80   | White drywall wall/joint compound                           | Sales floor             | included above       | Good      |
| 81   | White 2-foot ceiling tiles                                  | Sales floor             | 1,200 sf             | Good      |
| 82   | Brown wood wall panels/mastic                               | Sales floor             | 150 sf               | Good      |
| 83   | Light brown 1-foot by 2-foot ceramic wall tiles/white grout | Restrooms               | 260 sf               | Good      |
| 84   | Light brown 1-foot by 2-foot ceramic wall tiles/brown grout | Restrooms               | 150 sf               | Good      |
| 85   | Gray concrete   | Throughout              | 2,000 sf             | Good      |
| 86   | Gray rolled asphalt roofing with gravel/black tar           | Roof                    | 2,000 sf             | Good      |
| 87   | White hvac duct tape  | Roof                    | 90 lf                | Good      |
| 88   | Black penetration mastic                                    | Roof                    | 50 sf                | Good      |
| <b>405 South B Street (Bay Home &amp; Lines)</b>   |   |                         |                      |           |
| 89   | Brown wood laminate flooring mastic                         | Sales floor             | 1,500 sf             | Good      |
| 90   | White textured walls and ceiling                            | Sales floor             | 2,700 sf             | Good      |
| 91   | White drywall/white joint compound walls and ceiling        | Sales floor             | included above       | Good      |
| 92   | Brown 2-foot ceramic floor and wall tiles/gray grout/mortar | Restroom                | 90 sf                | Good      |
| 93   | White sink undercoating                                     | Storage room            | 4 sf                 | Good      |
| 94   | White RFP walls/adhesive                                    | Storage room            | 130 sf               | Good      |
| 95   | Gray concrete   | Throughout              | 1,500 sf             | Good      |
| 96   | Gray rolled asphalt roofing/black tar                       | Roof                    | 1,500 sf             | Good      |
| 97   | White hvac duct tape  | Roof                    | 180 lf               | Good      |
| 98   | Black penetration mastic                                    | Roof                    | 60 sf                | Good      |
| <b>401 South B Street (Tomatina Fresh Italian)</b> |   |                         |                      |           |
| 99   | Brown 2-foot ceramic floor tiles/black grout/mortar         | Sales floor             | 1,500 sf             | Good      |
| 100  | White texture   | Sales floor             | 4,500 sf             | Good      |
| 101  | Red brick/gray grout  | Sales floor             | 2,000 sf             | Good      |
| 102  | Fiberglass insulation panel backing                         | Sales floor Ceiling     | 1,400 sf             | Good      |
| 103  | Brown wood vinyl laminate flooring/adhesive                 | Sales floor             | 1,600 sf             | Good      |
| 104  | Brown 12-inch ceramic wall tiles/black grout/mortar         | Kitchen                 | 460 sf               | Good      |
| 105  | Brown brick/brown grout                                     | Pizza oven              | 300 sf               | Good      |
| 106  | Red 8-inch ceramic floor tiles/black grout/mortar           | Kitchen                 | 740 sf               | Good      |
| 107  | White RFP walls/adhesive                                    | Food preparation area   | 1,200 sf             | Good      |
| 108  | White 2-foot ceiling tiles                                  | Food preparation area   | 740 sf               | Good      |
| 109  | Black 12-inch ceramic floor tiles/black grout/mortar        | Restrooms               | 100 lf               | Good      |
| 110  | Tan 4-inch ceramic floor tiles/black grout/mortar           | Restrooms               | 200 sf               | Good      |
| 111  | Brown 12-inch ceramic wall tiles/black grout/mortar         | Restrooms               | 600 sf               | Good      |
| 112  | Gray concrete   | Throughout              | 3,800 sf             | Good      |
| 113  | Gray rolled asphalt roofing/black tar                       | Roof                    | 3,800 sf             | Good      |

**Table 1****Summary of Suspected Asbestos-Containing Materials**

Visual Hazardous Building Materials Survey

401-445 South B Street, San Mateo, California

| HA No. | Material Description     | Location(s) of Material | Approximate Quantity | Condition |
|--------|--------------------------|-------------------------|----------------------|-----------|
| 114    | White hvac duct tape     | Roof                    | 160 lf               | Good      |
| 115    | Black penetration mastic | Roof                    | 90 sf                | Good      |

**Note:**

\* = no access

lf = linear feet

sf = square feet

**Table 2****Summary of Suspect Lead-Based Paints**

Visual Hazardous Building Materials Survey

401-445 South B Street, San Mateo, California

| Material No.   | Color/Material  | Component         | Location                  | Substrate      | Condition |
|--|-----------------|-------------------|---------------------------|----------------|-----------|
| <b>445 South B Street (Talbots; Toys, Dolls, and Hobby Shop)</b> |                 |                   |                           |                |           |
| 1  | Blue panel      | Wall              | Sales floor               | Wood           | Good      |
| 2  | Orange panel    | Wall              | Sales floor - Toys        | Wood           | Good      |
| 3  | Light blue      | Wall              | Sales floor - Toys        | Wood           | Good      |
| 4  | Yellow panel    | Wall              | Sales floor - Toys        | Wood           | Good      |
| 5  | Red trim        | Wall              | Sales floor - Toys        | Wood           | Good      |
| 6  | Tan             | Walls             | Toys addition             | CMU            | Good      |
| 7  | White           | Wall              | Toys addition             | Drywall        | Good      |
| 8  | Green           | Walls             | Addition closet hallway   | CMU            | Good      |
| 9  | Off white panel | Wall              | Sales floor - Hobby Shop  | Wood peg board | Good      |
| 10   | Red             | Wall              | Rear exit                 | Drywall        | Good      |
| 11   | Blue            | Ceiling           | Second floor above Dolls  | Wood           | Good      |
| 12   | Green           | Wall              | Second floor storage      | CMU            | Good      |
| 13   | Red             | Column            | Second floor storage      | Metal          | Good      |
| 14   | White mural     | Wall              | Second floor storage      | CMU            | Good      |
| 15   | Tan             | Wall              | Second floor storage      | Drywall        | Good      |
| 16   | Blue            | Wall              | Second floor office area  | Drywall        | Good      |
| 17   | Orange - red    | Door/window frame | Entrance                  | Metal          | Good      |
| 18   | Gray            | Pipe wrap         | Roof                      | Metal          | Good      |
| 19   | Tan             | Wall              | Exterior - rear entrance  | CMU            | Good      |
| <b>415 South B Street (Cyclery)</b>                              |                 |                   |                           |                |           |
| 20   | White           | Walls/ceiling     | Sales floor               | Drywall        | Good      |
| 21   | Orange - red    | Column            | Sales floor               | Metal          | Good      |
| 22   | Orange - red    | Trim              | Sales floor               | Wood           | Good      |
| 23   | White           | Wall              | Restroom area             | Ceramic tiles  | Good      |
| 24   | Tan             | Wall              | Second floor - break room | Drywall        | Good      |
| 25   | White           | Walls             | Second floor              | drywall        |           |
| 26   | Tan             | Wall              | Exterior - rear entrance  | CMU            | Good      |
| <b>411 South B Street (Redwood Coast Cider*)</b>                 |                 |                   |                           |                |           |
| 27   | White           | Walls/ceiling     | Sales floor               | Drywall        | Good      |
| 28   | Light Blue      | Wall              | Exterior - rear entrance  | CMU            | Good      |
| <b>409 South B Street (Susan's Salon &amp; Spa*)</b>             |                 |                   |                           |                |           |
| 29   | Light yellow    | Wall              | Sales floor               | Drywall        | Good      |
| 30   | White           | Wall              | Sales floor               | Drywall        | Good      |
| 31   | White           | Floor             | Sales floor               | Ceramic tiles  | Good      |
| 32   | Gray            | Wall              | Sales floor               | Ceramic tiles  | Good      |
| 33   | Light Blue      | Wall              | Exterior - rear entrance  | CMU            | Good      |
| <b>407 South B Street (Pokeatery*)</b>                           |                 |                   |                           |                |           |
| 34   | White           | Walls/ceiling     | Sales floor               | drywall        | Good      |
| 35   | Brown           | Wall              | Restroom area             | Ceramic tiles  | Good      |
| 36   | White           | Door/window frame | Entrance                  | Metal          | Good      |
| 37   | Light Blue      | Wall              | Exterior - rear entrance  | CMU            | Good      |

**Table 2****Summary of Suspect Lead-Based Paints**

Visual Hazardous Building Materials Survey

401-445 South B Street, San Mateo, California

| Material No.                                       | Color/Material | Component         | Location                 | Substrate     | Condition |
|--|----------------|-------------------|--------------------------|---------------|-----------|
| <b>405 South B Street (Bay Home &amp; Loans)</b>   |                |                   |                          |               |           |
| 38   | Beige          | Walls and ceiling | Throughout               | Drywall       | Good      |
| 39   | Brown          | Walls             | Restroom                 | Ceramic tiles | Good      |
| 40   | Tan            | Walls             | Storage rooms            | Drywall/CMU   | Good      |
| 41   | Tan            | Wall              | Exterior - rear entrance | CMU           | Good      |
| 42   | Black          | Door/window frame | Throughout               | Metal         | Good      |
| <b>401 South B Street (Tomatina Fresh Italian)</b> |                |                   |                          |               |           |
| 43   | Yellow         | Wall              | Sales floor              | Drywall       | Good      |
| 44   | Black          | Ceiling           | Sales floor              | Insulation    | Good      |
| 45   | Black          | Door/window frame | Throughout               | Metal         | Good      |
| 46   | White          | Walls             | Kitchen                  | FRP board     | Good      |
| 47   | Red            | Floors            | Kitchen                  | Ceramic tiles | Good      |
| 48   | Tan            | Floors            | Restrooms                | Ceramic tiles | Good      |
| 49   | Tan            | Walls             | Restrooms                | Ceramic tiles | Good      |
| 50   | Black          | Floors            | Restrooms                | Ceramic tiles | Good      |
| 51   | Tan            | Wall              | Exterior - rear entrance | CMU           | Good      |

**Note:**

\* = no access

cmu = concrete masonry unit

**Table 3****Summary of Suspect Universal Waste**

Visual Hazardous Building Materials Survey  
 401-445 South B Street, San Mateo, California

| Universal Waste Material                                  | 445 S. B Ave. |       |       |                           |                                    |   | 415 S. B Ave. |                      | 411 S. B Ave.        | 409 S. B Ave.        | 407 S. B Ave. | 405 S. B Ave.     | 401 S. B Ave.          | Total Quantity |
|---|---------------|-------|-------|---------------------------|------------------------------------|---|---------------|----------------------|----------------------|----------------------|---------------|-------------------|------------------------|----------------|
|   | Talbots       | Hobby | Dolls | Second Floor Storage/Toys | Hobby Storage/ Employee Break Room | Crawl space in hobby storage/ employee break room | Cyclery       | Cyclery Second Floor | Redwood Coast Cider* | Susan's Salon & Spa* | Pokeatery*    | Bay Home & Linens | Tomatina Fresh Italian |                |
| <b>Electronic Devices; Cathode Ray Tubes/Glass</b>        | 5             | 0     | 0     | 0                         | 4                                  | 0   | 1             | 0                    | 0                    | 0                    | 2             | 0                 | 10                     | <b>22</b>      |
| <b>Batteries</b>  | 0             | 0     | 0     | 0                         | 0                                  | 0   | 0             | 0                    | 0                    | 0                    | 0             | 0                 | 0                      | <b>0</b>       |
| <b>Electric Lamps; Light Tubes and Bulbs Listed Below</b> |               |       |       |                           |                                    |   |               |                      |                      |                      |               |                   |                        | <b>722</b>     |
| Bulbs - recessed can lights                               | 15            | 0     | 0     | 0                         | 0                                  | 0   | 0             | 0                    | 18                   | 26                   | 16            | 14                | 10                     | 99             |
| Small Light tubes   | 0             | 0     | 0     | 0                         | 1                                  | 1   | 41            | 4                    | 10                   | 0                    | 9             | 12                | 60                     | 138            |
| Large 2-foot light tubes                                  | 0             | 0     | 0     | 0                         | 0                                  | 0   | 1             | 0                    | 0                    | 0                    | 0             | 0                 | 0                      | 1              |
| Large 4-foot light tubes                                  | 104           | 74    | 22    | 60                        | 30                                 | 0   | 120           | 66                   | 0                    | 0                    | 2             | 6                 | 0                      | 484            |
| Large 8-foot tubes  | 0             | 0     | 0     | 0                         | 0                                  | 0   | 0             | 0                    | 0                    | 0                    | 0             | 0                 | 0                      | 0              |
| <b>Mercury-containing equipment; thermostats</b>          | 0             | 0     | 0     | 0                         | 0                                  | 0   | 0             | 0                    | 0                    | 0                    | 0             | 0                 | 0                      | <b>0</b>       |
| <b>CRTs; glass picture tubes</b>                          | 0             | 0     | 0     | 0                         | 0                                  | 1   | 0             | 0                    | 0                    | 0                    | 2             | 0                 | 10                     | <b>13</b>      |
| <b>CRT Glass; glass picture tubes removed from device</b> | 0             | 0     | 0     | 0                         | 0                                  | 0   | 0             | 0                    | 0                    | 0                    | 0             | 0                 | 0                      | <b>0</b>       |
| <b>Non-empty aerosol cans</b>                             | 0             | 0     | 0     | 0                         | 0                                  | 0   | 0             | 0                    | 0                    | 0                    | 0             | 0                 | 0                      | <b>0</b>       |
| Ballasts  | 52            | 37    | 11    | 30                        | 15                                 | 0   | 60            | 33                   | 0                    | 0                    | 1             | 3                 | 0                      | 242            |
| Fire extinguisher   | 3             | 1     | 1     | 4                         | 1                                  | 0   | 2             | 0                    | 1                    | 0                    | 0             | 1                 | 3                      | 17             |
| Exit signs  | 2             | 0     | 0     | 0                         | 0                                  | 0   | 2             | 2                    | 1                    | 2                    | 1             | 2                 | 2                      | 14             |
| CFCs for refrigeration                                    | 1             | 0     | 0     | 0                         | 2                                  | 0   | 0             | 0                    | 0                    | 0                    | 0             | 0                 | 5                      | 8              |

**Note:**

\* = no access

The Department of Toxic Substances and Control (DTSC) defines Universal Waste as:

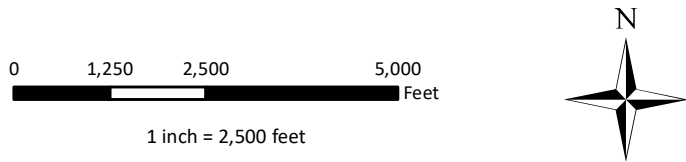
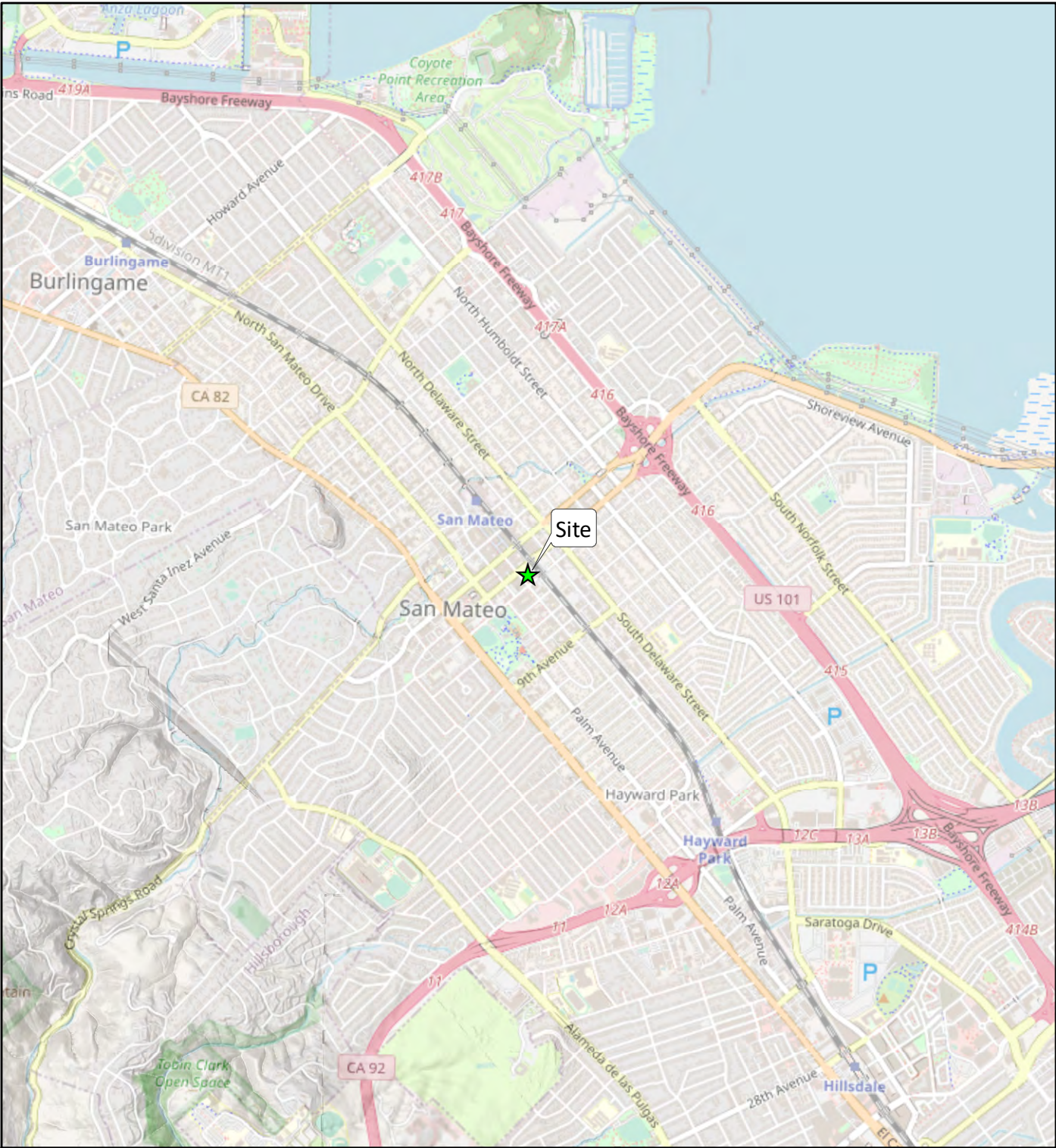
1. Electronic devices: Includes any electronic device that is a hazardous waste (with or without a Cathode Ray Tube (CRT)), including televisions, computer monitors, cellphones, VCRs, computer CPUs and portable DVD players.
2. Batteries: Most household-type batteries, including rechargeable nickel-cadmium batteries, silver button batteries, mercury batteries, alkaline batteries and other batteries that exhibit a characteristic of a hazardous waste.
3. Electric lamps: Fluorescent tubes and bulbs, high intensity discharge lamps, sodium vapor lamps and electric lamps that contain added mercury, as well as any other lamp that exhibits a characteristic of a hazardous waste (e.g., lead).
4. Mercury-containing equipment: Thermostats, mercury switches, mercury thermometers, pressure or vacuum gauges, dilators and weighted tubing, mercury rubber flooring, mercury gas flow regulators, dental amalgams, counterweights, dampers and mercury-added novelties such as jewelry, ornaments and footwear.
5. CRTs: The glass picture tubes removed from devices such as televisions and computer monitors.
6. CRT glass: A cathode ray tube that has been accidentally broken or processed for recycling.
7. Non-empty aerosol cans

# Figures


- 1 Site Location
- 2 Site Layout



File: N:\GIS\Prj\0397\_Harvest Properties\003\_401-445 South B St\MXDs\F1\_Site Location.mxd 1/17/2023 Created by: BKO Checked by: SM Coordinate System: NAD 1983 StatePlane California III FIPS 0403 Feet



**Legend**

 Site Location

Base Map: Open Street Maps

|   |  |   |                      |
|---|--|---|----------------------|
| <b>SAFETY FIRST</b>   |  | CLIENT: Harvest Properties  | <b>Site Location</b> |
|  |  | PROJECT: Visual Hazardous Building Material Survey<br>401 through 445 South B Street, San Mateo, California |                      |
|   |  | PROJECT NUMBER: 0397.003.001  | <b>FIGURE 1</b>      |



File: N:\GIS\p\0397 - Harvest Properties\003\_401-445 South B St\WXDs\F2 - Site Layout Map.mxd 1/18/2023 Created by: Bryan Coordinate System: NAD 1983 StatePlane California III FIPS 0403 Feet





# Appendix A

## Photographic Log

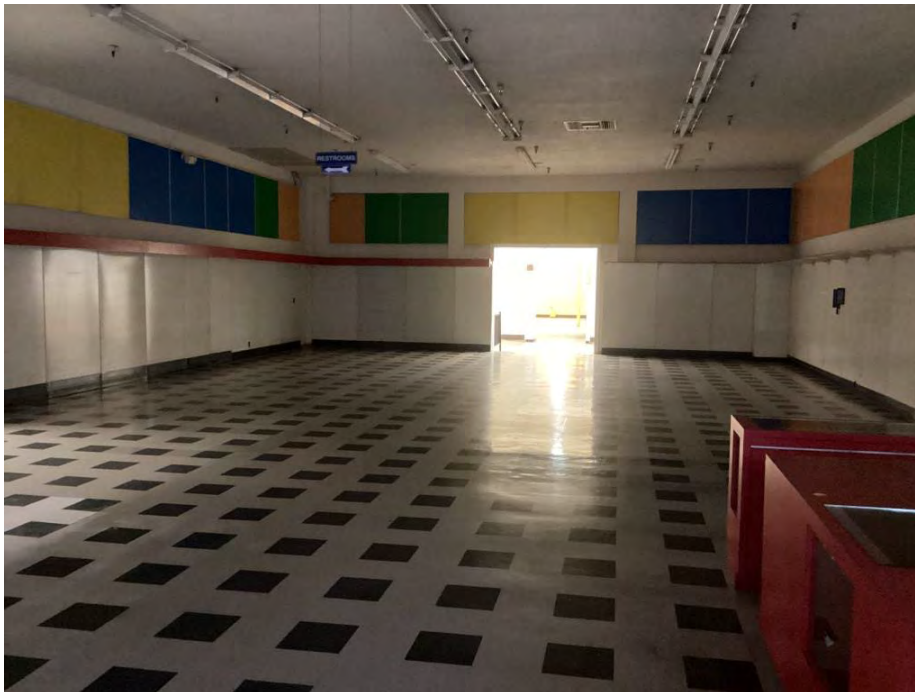




**Photograph 1:**

View depicting the main entrance to 445 South B Street.

Date: January 11, 2023



**Photograph 2:**

View depicting the interior of 445 South B Street.

Date: January 11, 2023



**Photograph 3:**

View depicting green 9-inch vinyl tiles located in 445 South B Street.

Date: January 11, 2023

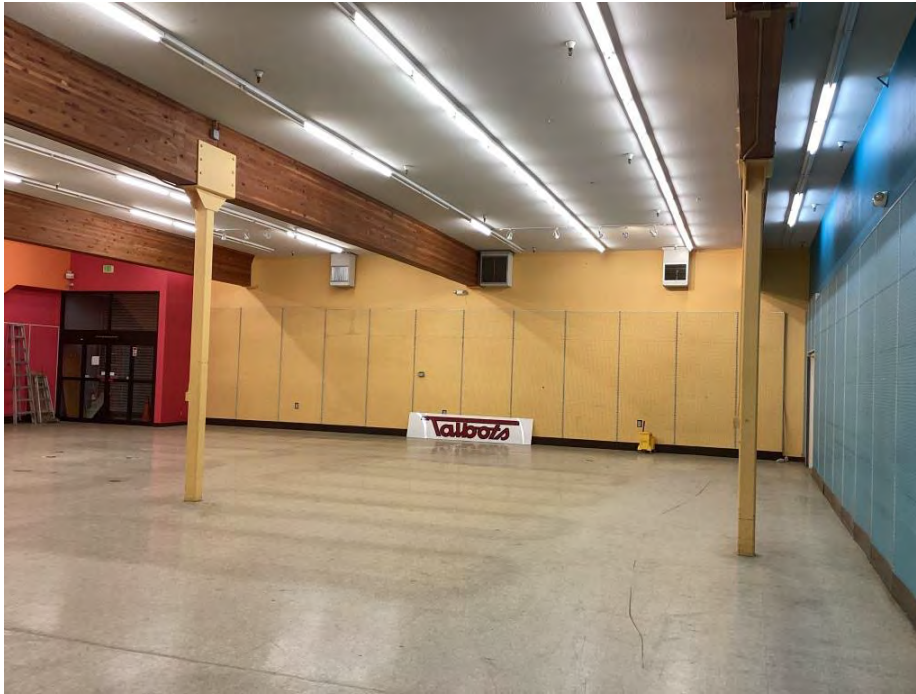


**Photograph 4:**

View depicting the gray cementitious pipe (resembling Transite™) in the plenum space of 445 South B Street.

Date: January 11, 2023





**Photograph 5:**

View depicting the addition to 445 South B Street.

Date: January 11, 2023



**Photograph 6:**

View depicting the Hobby area associated with 445 South B Street.

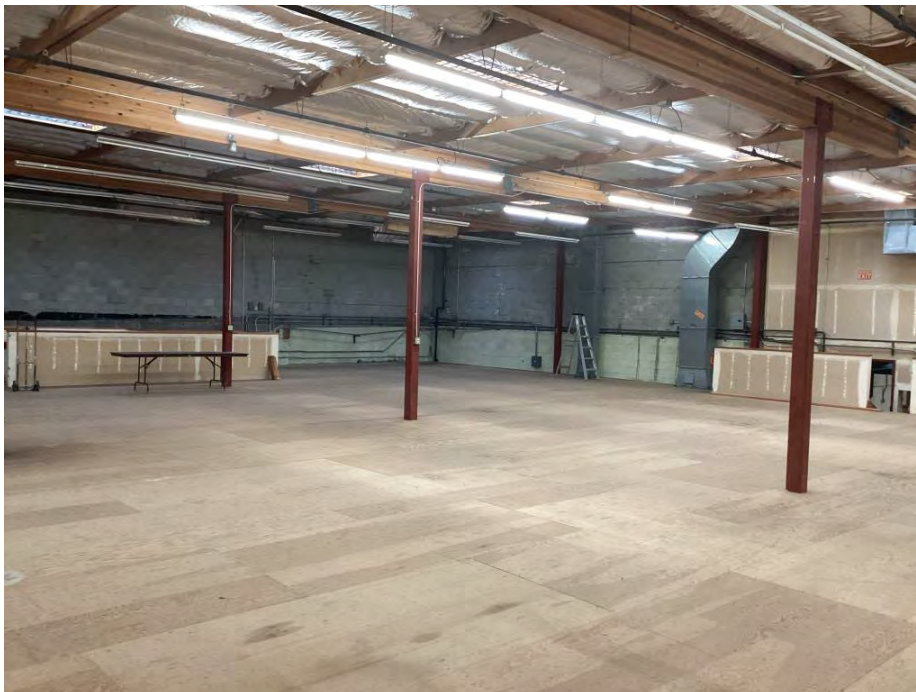
Date: January 11, 2023



**Photograph 7:**

View depicting the Dolls area associated with 445 South B Street.

Date: January 11, 2023



**Photograph 8:**

View depicting the second-floor storage associated with 445 South B Street.

Date: January 11, 2023





**Photograph 9:**

View depicting the roof of 445 South B Street (south half).

Date: January 11, 2023



**Photograph 10:**

View depicting the lead wrapped pipe on the roof of 445 South B Street (south half).

Date: January 11, 2023

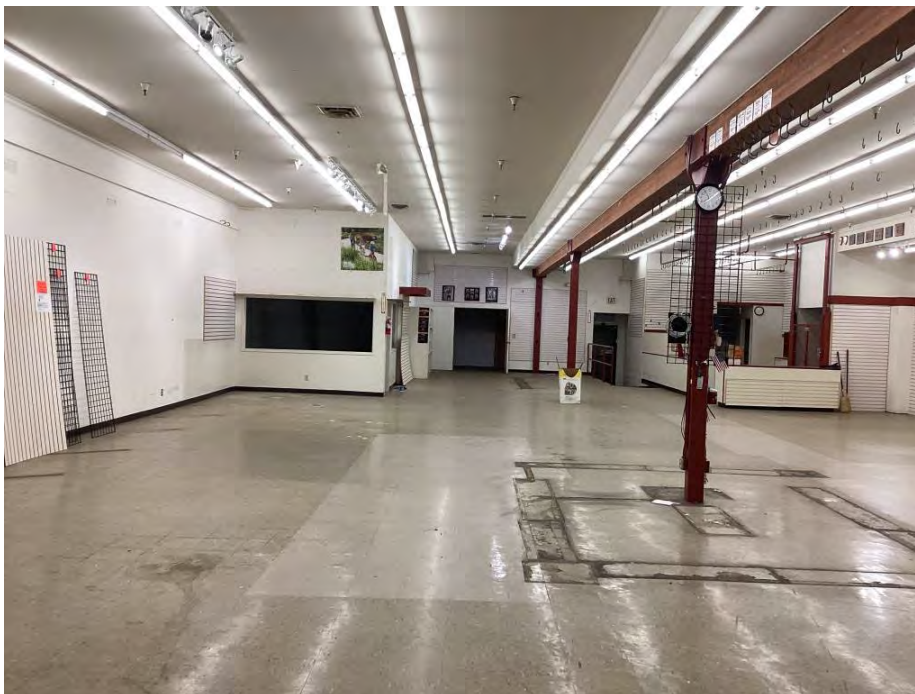




**Photograph 11:**

View depicting the roof of 445 South B Street (north half).

Date: January 11, 2023



**Photograph 12:**

View depicting the interior of 415 South B Street.

Date: January 11, 2023



**Photograph 13:**

View depicting the warehouse area associated with 415 South B Street.

Date: January 11, 2023



**Photograph 14:**

View depicting the break room associated with 415 South B Street.

Date: January 11, 2023





**Photograph 15:**

View depicting the roof of 415 South B Street (north half).

Date: January 11, 2023



**Photograph 16:**

View depicting the interior of 407 South B Street.

Date: January 11, 2023



**Photograph 17:**

View depicting the restroom of 407 South B Street.

Date: January 11, 2023



**Photograph 18:**

View detecting the entrance to 411 South B Street).

Date: January 11, 2023





**Photograph 19:**

View depicting the interior of 411 South B Street.

Date: January 11, 2023



**Photograph 20:**

View depicting the entrance to 409 South B Street.

Date: January 11, 2023



**Photograph 21:**

View depicting the interior 409 South B Street.

Date: January 11, 2023



**Photograph 22:**

View depicting the restroom of 409 South B Street.

Date: January 11, 2023





**Photograph 23:**

View depicting the roof of 407, 409, and 411 South B Street.

Date: January 11, 2023



**Photograph 24:**

View depicting the entrance to 405 South B Street.

Date: January 11, 2023



**Photograph 25:**

View depicting the interior of 405 South B Street.

Date: January 11, 2023



**Photograph 26:**

View depicting typical restroom of 405 South B Street.

Date: January 11, 2023





**Photograph 27:**

View depicting the storage closet of 405 South B Street.

Date: January 11, 2023



**Photograph 28:**

View depicting the entrance of 401 South B Street.

Date: January 11, 2023



**Photograph 29:**

View depicting the interior of 401 South B Street.

Date: January 11, 2023



**Photograph 30:**

View depicting the kitchen of 401 South B Street.

Date: January 11, 2023





**Photograph 31:**

View depicting the typical restroom of 401 South B Street.

Date: January 11, 2023



**Photograph 32:**

View depicting the roof (center, light gray) of 401 and 405 South B Street.

Date: January 11, 2023

# Appendix B

## Inspector Certifications



## Appendix B: Inspector Certifications

State of California  
Division of Occupational Safety and Health  
**Certified Asbestos Consultant**

**Salvador Mendoza**  
Name

Certification No. **03-3386**

Expires on **06/25/23**

This certification was issued by the Division of Occupational Safety and Health as authorized by Sections 7180 et seq. of the Business and Professions Code.

California Department of  
**PublicHealth**

STATE OF CALIFORNIA  
DEPARTMENT OF PUBLIC HEALTH

**LEAD-RELATED CONSTRUCTION CERTIFICATE**

| INDIVIDUAL:   | CERTIFICATE TYPE:       | NUMBER:      | EXPIRATION DATE: |
|---|-------------------------|--------------|------------------|
| <br>Salvador Mendoza | Lead Inspector/Assessor | LRC-00000496 | 7/18/2023        |

Disclaimer: This document alone should not be relied upon to confirm certification status. Compare the individual's photo and name to another valid form of government issued photo identification. Verify the individual's certification status by searching for Lead-Related Construction Professionals at [www.cdph.ca.gov/programs/clppb](http://www.cdph.ca.gov/programs/clppb) or calling (800) 597-LEAD