

*Phase I Environmental Site Assessment*

**12-ACRE HAIGHT PROPERTY**

2751 & 2755 PFE Road

Roseville, California

WKA No. 10217.01

August 25, 2014

*Prepared for:*

Mr. Rob Wilson

Meritage Homes

1671 E. Monte Vista Avenue, Suite 214

Vacaville, California 95688

*Phase I Environmental Site Assessment*

**12-ACRE HAIGHT PROPERTY**

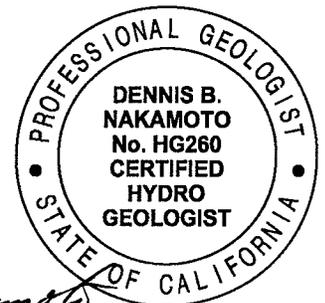
2755 PFE Road  
Roseville, California  
WKA No. 10217.01  
August 25, 2014

Wallace-Kuhl & Associates (WKA), on behalf of Meritage Homes, prepared this Phase I Environmental Site Assessment for the 12-Acre Haight Property located at 2751 & 2755 PFE Road, Roseville, California. We declare that, to the best of our professional knowledge and belief, the report preparer and reviewer meet the definition of *Environmental Professional* as defined in §312.10 of 40 CFR 312 and 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.” Resumes of the key staff who prepared this report are included in Appendix A.

**WALLACE-KUHL & ASSOCIATES**

  
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Phase I Environmental Site Assessment

12-ACRE HAIGHT PROPERTY

WKA No. 10217.01

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- D Preliminary Screen for Vapor Encroachment Conditions Matrix

Attached CD contains: EDR<sup>®</sup> Reports: (Radius Map Report, Aerial Photographic Decade Package, Historical Topographic Maps, Sanborn Map Search), Lien Search Report and Phase I ESA, 12-Acre Haight Property (WKA No. 10217.01 dated August 25, 2014).



*Phase I Environmental Site Assessment*  
**12-ACRE HAIGHT PROPERTY**  
WKA No. 10217.01

**EXECUTIVE SUMMARY**

The purpose of this Phase I Environmental Site Assessment (ESA) was to assess the 12-Acre Haight Property (herein referred to as Site) for evidence of Recognized Environmental Conditions (RECs) resulting from current and/or former Site activities. The Site is located at 2751 & 2755 PFE Road, Roseville, California (Figures 1, 2, 3, and 4) and is comprised of approximately 12 acres of land developed with a plant nursery and a residence having Placer County Assessor's Parcel Numbers (APNs): 474-130-009, 474-130-010, 474-130-017, and 474-130-022 (Figure 3). Structures at the site include a residence and detached garage, an office, a greenhouse, three Quonset huts, a maintenance shop, a shed, and pesticide storage trailers (Figure 4). The following presents a list of observations and findings identified during the preparation of this report:

- The historical land use research dating back to the early 1900s revealed that the Site was used to grow dry farm crops from at least 1937 to at least 1957. The Site was developed with a residence and the Haight Nursery since 1964 and the office since at least 1971. The Haight Nursery is a wholesale plant grower and distributor. Haight Nursery operations during the period between 1964 and 1993 consisted primarily of storage of container plants. The majority of nursery operations and buildings were located to the south of the Site on property that was owned by the Haight Nursery until 1993. After 1993, the operations of the Haight Nursery were moved onto the Site. The maintenance shop was moved from the southern property to the Site in 1993. The greenhouse was placed on the Site by 1998. The three Quonset huts were placed on the Site by 2005.
- A 1,000-gallon unleaded gasoline aboveground storage tank (AST) is located to the east of the western-most Quonset hut (Figure 4). The AST was installed between 1993 and 1995. Mr. Charles Haight, site owner, stated that no major spills have occurred at the location of the AST. WKA observed minor surficial soil staining that measured 12 inches in diameter and did not appear to penetrate more than one-half inch into the soil.
- A tail water pond is located on the northern portion of the Site adjacent to the west of the driveway. The pond was installed at the site between 1981 and 1993. The tail water pond receives run-off from the container plant storage areas.



- A well is located on the northwestern portion of the Site. A septic system is located to the southwest of the residence and a second septic system is located to the east of the office.
- According to an environmental lien search, no environmental liens are associated with the Site.
- Building maintenance activities may have included the application of persistent pesticides termiticides around the foundation of the home, detached garage, shed, and office to prevent pest invasions, such as termites.
- Given the age of development on the Site, it is likely that asbestos containing building materials and lead-based paints were used in construction of the residence, detached garage, shed, and office.
- Given the documentation reviewed concerning the neighboring agency listed facilities, none of the facilities reviewed is likely to have a negative impact on the Site. Based on the completion of the vapor encroachment condition (VEC) screening matrix, WKA concludes a VEC can be ruled out because a VEC does not or is not likely to exist.

WKA has performed this ESA in conformance with the scope and limitations of ASTM Standard Practice E 1527-13 for the 12-Acre Haight Property.

This assessment has revealed no RECs in connection with the Site except the following:

- On-site concerns were noted from the presence of the 1,000-gallon unleaded gasoline aboveground storage tank (AST). The AST has been located at the Site since at least 1995.
- On-site concerns were noted from the operations of a wholesale nursery since at least 1964 and the potential for residues of historically applied persistent pesticides to be present in shallow soil.
- On-site concerns were noted from the presence of the residence, shed, and detached garage since 1964 and office since at least 1971 and the potential for residues of historically applied persistent pesticides (termiticides) around the foundations of the former structures or residues of lead from lead-based paint to be present in shallow soil.



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## 1.0 INTRODUCTION

### 1.1 Purpose

The purpose of this Phase I Environmental Site Assessment (ESA) was to evaluate the 12-Acre Haight Property (herein referred to as Site) for evidence of potential Recognized Environmental Conditions (RECs) resulting from current and/or former site activities as defined by the American Society of Testing and Materials (ASTM) Standard E 1527-13 (ASTM, 2013).

According to the ASTM, “this practice is intended to permit a *user* to satisfy one of the requirements to qualify for the *innocent landowner*, *contiguous property owner*, or *bona fide prospective purchaser* limitations on CERCLA [Comprehensive Environmental Response, Compensation and Liability Act] liability (hereinafter, the “*landowner liability protections*,” or “*LLPs*”): that is, the practice that constitutes “*all appropriate inquiry* into the previous ownership and uses of the *property* consistent with good commercial or customary practice” as defined at 42 U.S.C. §9601(35)(B).”

This ESA has been performed in general conformance with the ASTM Standard E 1527-13 and the scope and limitations defined in Wallace-Kuhl & Associates (WKA) proposal, 3PR14169, dated July 28, 2014.

### 1.2 Scope of Services

WKA has completed this ESA for the Site shown on Figures 1 through 3. Mr. Rob Wilson, Meritage Homes, authorized WKA to proceed with this assessment via email correspondence on July 25, 2014.

The scope of this assessment included the following:

- Conduct a site reconnaissance for visual evidence of surface contamination and potential sources of subsurface contamination;
- Conduct a visual inspection of the adjoining properties for evidence of RECs
- Conduct interviews with the following, as available:
  - Key site manager,



- Major occupants,
- Past and present owners, operators,
- Government and/or agency personnel, and,
- Inquiries conducted at abandoned sites may include interviews with owners or occupants of neighboring or nearby properties;
- Conduct a records review, which included the following:
  - Physical setting documents to determine regional geology, general soil information, and local and regional groundwater conditions,
  - Historical information, including but not limited to, Sanborn maps, topographic maps, aerial photographs, ownership records, building department records, local street directories, zoning and land use records, and prior assessments, as available,
  - Environmental records, including federal, state, tribal, and county regulatory agency lists that will help identify RECs on the Site and the adjoining properties, and,
  - Based on the outcome of the database search, review of specific regulatory agency files for identified contaminated facilities in order to evaluate whether the listed facilities are hazardous materials threats to the Site;
- Conduct a preliminary screen for vapor encroachment conditions on the Site per ASTM E2600-10;
- Review of the completed *ASTM E 1527-13 User Questionnaire (Questionnaire)* regarding Recorded Environmental Liens, activity and use limitations (AULs), relationship of the purchase price to the fair market value of the Site, and any specialized knowledge of the Site;
- Review of environmental liens and AULs reports, as provided; and
- Prepare a final report of the results of the ESA.

### 1.3 Special Terms and Conditions

No special terms or conditions to the WKA Professional Services Agreement or the WKA scope of services were requested or performed during the preparation of this report.

Meritage Homes authorized WKA to perform a search for recorded environmental liens and Activity and Use Limitations (AULs) for the Site. Discussion regarding the search is included in Section 4.3.5 of this report.



#### **1.4 User Provided Information**

WKA provided Meritage Homes a copy of the User Questionnaire and the Helpful Documents checklist. Mr. Rob Wilson completed and returned the documents to WKA. Discussion regarding his responses is provided in the following section. A copy of the completed questionnaire is included in Appendix B.

In summary, Mr. Wilson was not aware of any records of environmental liens or AULs currently recorded against the Site. Mr. Wilson stated he does not possess specialized knowledge or experience related to the Site. Mr. Wilson stated that he is not aware of any obvious indicators that point to the presence or likely presence of contamination at the Site.

Mr. Wilson was aware of existing "Helpful Documents" as defined in Section 10.8.1 of the ASTM Standard as noted on the "Helpful Documents Checklist" included in Appendix B.



## 2.0 SITE DESCRIPTION

### 2.1 Site and Vicinity General Characteristics

The Site is located at 2751 & 2755 PFE Road in Roseville, California (Figures 1 and 2). The Site is comprised of Placer County Assessor's Parcel Numbers (APNs) 474-130-009, 474-130-010, 474-130-017, and 474-130-022, totaling approximately 12 acres of land developed with a plant nursery and a residence and detached garage (Figure 3). Structures associated with the nursery include three Quonset huts, a greenhouse, an office, a maintenance shop, and a shed. Surrounding land use consisted of vacant land, an abandoned orchard, and residences.

The residence and detached garage were constructed in 1964. Given the age of the residence and garage, it is likely that asbestos containing building materials and lead-based paints were used in construction and/or maintenance of the buildings. Building maintenance activities may have included the application of persistent pesticide termiticides around the foundation of the residence and garage to prevent pest invasions, such as termites. The structures associated with the operations of the Haight Nursery were placed on the Site after 1993; therefore, it is unlikely that termiticides were applied around their foundations.

### 2.2 Site Reconnaissance

A visual site reconnaissance was conducted by WKA on August 12, 2014. Figure 4 denotes the locations of features discussed in the following paragraphs. Figures 5a through 5g provide color photographs of the Site taken during the site reconnaissance.

On the day of field reconnaissance the Site was developed with a residence and detached garage and the operations of the Haight Nursery. Access to the residence, detached garage and their immediate vicinity were not provided to WKA since it is privately occupied.

The majority of the Site is used for container plant storage. WKA observed Two Quonset huts on the southeastern portion of the Site. The Quonset huts are utilized for container plant growing and storage areas. A greenhouse is located to the west of the Quonset huts. The greenhouse is used for starting plants from seed. An office is located to the west of the greenhouse. A pole barn is located 180 feet west of the office.

WKA observed three pole mounted transformers and piping associated with a boiler that was located on the southern adjoining property to the west-northwest of the office. A maintenance shop is located to the northwest of the pole barn.



The maintenance shop has a concrete floor and where equipment used for nursery operations is maintained and repaired. WKA observed tools, spare parts, empty buckets, nine buckets of hydraulic oil, a 55-gallon drum of new oil, one and five-gallon buckets of paint, and scrap metal in the maintenance shop. The concrete floor of the maintenance shop appeared to be in good condition with minimal staining. A surficial stain that measured six inches by 12 inches and less than one-quarter inch deep was observed to the north of the maintenance shop.

A metal-sided mobile trailer used for pesticide storage was observed to the west of the maintenance shop. A pesticide sprayer that is mounted on a trailer was observed to the north of the pesticide storage trailer.

A 1,000-gallon unleaded gasoline aboveground storage tank is located to the west of the pesticide storage trailer. WKA observed minor surficial soil staining that measured 12 inches in diameter and did not appear to penetrate more than one-half inch into the soil.

A Quonset hut used for container plant storage is located to the west of the 1,000-gallon aboveground storage tank.

A bulk fertilizer storage tank is located to the southwest of the residence. A distribution system was attached to the storage tank; however, several parts are missing and it is in disrepair.

WKA observed a water supply tank and well to the north of the residence.

Three pole-mounted transformers are located to the northeast of the residence.

A dry tail-water pond is located on the northern portion of the site adjacent to the driveway.

WKA observed a wood-sided shed to the south of the tail-water pond. The shed is used to store granular fertilizer.

### 2.2.1 Municipal Infrastructure and Utilities

Sacramento Municipal Utility District (SMUD) provides electricity to the Site vicinity. The Placer County Water Authority provides potable water to the Site vicinity. A well was observed to the north of the residence, which provides water to the residence and irrigation water for the Haight Nursery. A pole-mounted electrical transmission line originates from PFE Road to the north to a pole located to the northwest of the office. Three pole-mounted transformers were located to the northwest of the office. Natural gas piping for a boiler that was located on the southern adjoining property was observed adjacent to the power pole. A power-pole and three pole-



mounted transformers were observed to the northeast of the residence. According to the Site owner, Mr. Charles Haight, the transformers are owned by SMUD. No evidence of spills or leaks, such as stained soils, was observed at the base of either power pole.

### **2.3 Adjoining Properties**

The Site is bounded to the north by vacant land and an abandoned orchard. Vacant land is located to the east and west of the Site. A residential subdivision is located to the south of the Site.



### 3.0 INTERVIEWS

Interviews with various persons familiar with the site vicinity, including representatives of public agencies, were conducted for the purpose of identifying past and present uses, which may have contributed to RECs on the Site. Results of those interviews are discussed in the following sections.

#### 3.1 Owner or Key Site Manager

WKA interviewed Mr. Charles Haight, site owner, regarding the Site. Mr. Haight stated that he acquired 20 acres of land in 1964. He stated that the western portion of the 20 acres was acquired from the Pruett family and the eastern portion was acquired from the Kranz family. He stated that prior to his ownership the property had been used to grow hay and wheat. Mr. Haight said that he began his wholesale nursery operations in 1964 and that no plants were grown in the ground. According to Mr. Haight, he owned property to the south of the Site, across the county line, where the majority of his operations were conducted until the early 1990s. Mr. Haight stated that prior to 1993 only the residence, detached garage, and shed located to the south of the tail-water pond were located on the Site. He said that the office, maintenance building, greenhouse, and Quoset huts were placed on the Site after 1993. Mr. Haight stated that he has always applied pesticides, insecticides, fungicides, and herbicides as spot applications where needed and that his property has not had a broadcast application of any chemicals. Mr. Haight stated that no soil has been imported to the Site. He stated that there are no underground storage tanks (USTs) located on the Site; however, five USTs were removed from the property that he owned south of the county line, which has been redeveloped with a residential subdivision. Mr. Haight stated that the tail-water pond receives run-off water from the plant storage areas. According to Mr. Haight, there is a septic system to the east of the office and one to the southwest of the residence. Mr. Haight explained that there is an area with aboveground pipes to the northwest of the office that were associated with a boiler that was located on the southern adjoining property and that they have been out of service since at least 1993. Mr. Haight stated that some equipment maintenance is performed in the maintenance building and that waste oil is taken to Woodland Tractor for disposal. Mr. Haight is not aware of any environmental liens that have been recorded for the Site.

#### 3.2 Occupants (Multi-family or Major)

See Section 3.1.



### **3.3 Past and Present Owners, Operators, and/or Occupants**

No information regarding past owners was received by WKA during completion of this report.

### **3.4 State and/or Local Government Officials**

WKA interviewed Ms. Susan Genovese, Sacramento County Environmental Management Department (SCEMD), regarding any regulatory files available for surrounding facilities located in Sacramento County. According to Ms. Genovese, all SCEMD files are available for review on their website. Information reviewed on the SCEMD website is provided in Section 4.3.

WKA contacted Placer County Environmental Health Department (PCEHD) regarding any files available for surrounding facilities located in Placer County. A representative from PCEHD responded that files were available for the Haight Property and the Whisper Creek Subdivision. Information reviewed at PCEHD is summarized in Section 4.3.1.

### **3.5 Abandoned Properties**

As referenced in 40 CFR Part 312, in the case of inquiries conducted at “abandoned properties,” as defined in §312.23(d), “where there is evidence of potential unauthorized uses of the Site or evidence of uncontrolled access to the Site, the environmental professional’s inquiry must include interviewing one or more (as necessary) owners or occupants of neighboring or nearby properties from which it appears possible to have observed uses of, or releases at, such abandoned properties...” No evidence of potential unauthorized uses, or evidence of uncontrolled access to the Site was observed. The Site is not considered an abandoned property and therefore, WKA did not interview owners or occupants of neighboring properties.



## 4.0 RECORDS REVIEW

The purpose of the records review is to obtain and review information concerning the current and historical use of the Site and adjoining properties that would help identify the presence of RECs in connection with the Site. The records review included review and discussion of the following, as available:

- Physical Setting Source(s);
- Historical Use Information; and,
- Environmental Record Sources.

### 4.1 Physical Setting Source(s)

The Site is depicted on the 1992 United States Geological Survey (USGS) 7.5 Minute topographic map of the *Citrus Heights, California Quadrangle* as undeveloped land. The Site is located within Section 16, Township 10 North, Range 6 East, Mount Diablo Base and Meridian, at an elevation of approximately +130 feet relative to mean sea level (msl).

#### 4.1.1 Regional and Local Geology

The Site is located on the Great Valley geomorphic province of California, a large, elongate, northwest-trending structural trough, generally constrained to the west by the Coast Ranges and to the east by the foothills of the Sierra Nevada Range (Norris and Webb, 1990). The Great Valley consists of two valleys lying end-to-end, with the Sacramento Valley to the north and the San Joaquin Valley to the south.

The Sacramento and San Joaquin Valleys have been filled to their present elevations with thick sequences of sediment derived from both marine and continental sources. The sedimentary deposits range in thickness from relatively thin deposits along the eastern valley edge to more than 25,000 feet in the south central portion of the Great Valley (Norris and Webb, 1990). The sedimentary geologic formations of the Great Valley province vary in age from Jurassic to Quaternary, with the older deposits being primarily marine in origin. Younger sediments are continentally derived and were typically deposited in lacustrine, fluvial, and alluvial environments with their main source being the Sierra Nevada Range.

The 1981 USGS *Geologic Map of the Sacramento Quadrangle, California*, shows the Site to be underlain by the Turlock Lake Formation consisting of consolidated, slightly cemented silt, sand, and gravel deposits, with generally horizontal bedding and lenticular units (discontinuous



lenses). It was originally deposited by rivers and streams as alluvial fans more than 600,000 years ago.

#### 4.1.2 Soil Survey

The United States Department of Agriculture (USDA), Natural Resources Conservation Service (NRCS) has created a web-based service for accessing soil information. According to the NRCS Web Soil Survey (WSS) the majority of the near-surface soils on the Site consist of Cometa-Fiddyment complex, 1 to 5 percent slopes; Fiddyment loam, 1 to 8 percent slopes; and, Urban land-Xerarents-Fiddyment complex, 0 to 8 percent slopes (USDA, 2014). A copy of the soil report is included on the attached CD.

#### 4.1.3 Regional and Local Groundwater

The Site is located within the California Department of Water Resources (DWR) defined Sacramento Valley Groundwater Basin of the Sacramento River Hydrologic Region. WKA searched data on the DWR website and found no DWR monitored groundwater wells within one-half mile of the Site (DWR, 2014).

WKA also searched the State Water Resources Control Board's (SWRCB) GeoTracker website for quarterly groundwater monitoring reports completed for facilities in the immediate vicinity of the Site. No facilities are located within one-half mile of the Site.

## 4.2 Historical Use Information

WKA reviewed historical information to develop a history of the previous uses of the Site and surrounding area, in order to evaluate the Site and adjoining properties for evidence of RECs. Standard historical sources reviewed during the preparation of this report included the following, as available:

- Sanborn® Maps;
- Topographic Maps;
- Oil and Gas Well Maps;
- Aerial Photographs;
- Ownership Records;
- Building Department Records;
- Local Street Directories;
- Zoning and Land Use Records;
- Other Historical Sources; and,
- Prior Assessments.



Discussion of these historical sources is provided in the following sections.

#### 4.2.1 Sanborn® Maps

Sanborn® Maps with coverage of the Site were obtained through Environmental Data Resources, Inc. (EDR®). EDR® is a national commercial provider of environmental database information. Sanborn® Maps are detailed drawings of site development, and were typically used by fire insurance companies to determine site fire insurability. According to EDR®, Sanborn® Map coverage of the Site is not available (EDR®, 2014a).

#### 4.2.2 Topographic Maps

Historical USGS topographic maps with coverage of the Site and outlying land areas were reviewed. Topographic maps with coverage of the Site dated 1893, 1902, 1911, 1951, 1954, 1967, 1975, 1980, and 1992 were available for review (EDR®, 2014b). Copies of the topographic maps compiled by EDR® with coverage of the Site are included on the CD attached to the back cover of this report. Table 1 notes the changes in the vicinity of the Site.

Table 1		
Year	Scale	Observations
1893	1:125,000	The Site and vicinity are vacant land in a rural part of Placer County.
1902	1:62,500	Site: Vacant land. North: Vacant land followed by PFE Road and a trail road. East: Vacant land. South: Vacant land. West: Vacant land.
1911	1:31,680	No significant changes noted.
1951	1:24,000	Site: Vacant land. North: An orchard is noted. East: Vacant land. South: Vacant land. West: A landing strip is noted.
1954	1:62,500	No significant changes noted.



<b>Table 1</b>		
<b>Year</b>	<b>Scale</b>	<b>Observations</b>
1967	1:24,000	Site: Two structures and a trail road are noted. North: No significant changes noted. East: No significant changes noted. South: No significant changes noted. West: No significant changes noted.
1975	1:24,000	Site: No significant changes noted. North: No significant changes noted. East: No significant changes noted. South: Four structures are noted. West: No significant changes noted.
1980	1:24,000	No significant changes noted.
1992	1:24,000	Site: No significant changes noted. North: No significant changes noted. East: No significant changes noted. South: The structures are no longer noted. West: The landing strip is no longer noted.

#### 4.2.3 Oil and Gas Well Maps

Review of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR) website showed that the Site is not located in a designated natural gas field. No DOGGR wells are located on or within at least one mile of the Site (DOGGR, 2014).

#### 4.2.4 Aerial Photographs

Historical aerial photographs of the Site and general vicinity were compiled by EDR®. Photographs covering the years 1937, 1947, 1957, 1964, 1971, 1981, 1993, 1998, 2005, 2006, 2009, 2010, and 2012 were available for review (EDR®, 2014c). Table 2 notes the changes on the property and in the vicinity.



<b>Table 2</b>		
<b>Year</b>	<b>Scale</b>	<b>Observations</b>
1937	1" = 500'	<p>Site: Ground markings indicating agricultural activities are visible on the southern portion..</p> <p>North: An orchard and grass-covered land are visible.</p> <p>East: Ground markings indicating agricultural activities are visible.</p> <p>South: Ground markings indicating agricultural activities are visible.</p> <p>West: Ground markings indicating agricultural activities are visible.</p>
1947	1" = 500'	<p>Site: Grass-covered land is visible.</p> <p>North: No significant changes noted.</p> <p>East: Grass-covered land is visible.</p> <p>South: Grass-covered land is visible.</p> <p>West: Grass-covered land and a landing strip are visible.</p>
1957	1" = 500'	<p>Site: Ground markings indicating agricultural activities are visible on the western portion.</p> <p>North: No significant changes noted.</p> <p>East: No significant changes noted.</p> <p>South: No significant changes noted.</p> <p>West: No significant changes noted.</p>
1964	1" = 500'	<p>Site: The residence and grass-covered land is visible.</p> <p>North: No significant changes noted.</p> <p>East: No significant changes noted.</p> <p>South: No significant changes noted.</p> <p>West: No significant changes noted.</p>
1971	1" = 500'	<p>Site: A structure that straddled the property line is visible on the south-central portion, a new structure (the office) is visible on the south-central portion, and areas of plants associated with the existing Haight Nursery are visible to the southeast of the residence. Ground markings indicating agricultural activities are visible on the eastern portion.</p> <p>North: No significant changes noted.</p> <p>East: Ground markings indicating agricultural activities are visible.</p> <p>South: Structures and plant storage areas for the Haight Nursery are visible.</p> <p>West: No significant changes noted.</p>
1981	1" = 500'	<p>Site: New plant storage areas are visible to the east and west.</p> <p>North: No significant changes noted.</p> <p>East: Grass-covered land is visible.</p> <p>South: No significant changes noted.</p> <p>West: No significant changes noted.</p>



<b>Table 2</b>		
<b>Year</b>	<b>Scale</b>	<b>Observations</b>
1993	1" = 500'	Site: The operations of the Haight Nursery have been moved onto the Site. Two new structures are visible along the southern property boundary. Shade structures are visible on the western portion of the Site. A tail water pond is visible on the northern portion of the Site adjacent to the west of the driveway. North: No significant changes noted. East: No significant changes noted. South: Operations of the nursery appear to have stopped. West: No significant changes noted.
1998	1" = 500'	Site: The greenhouse is visible on the southern portion. North: No significant changes noted. East: No significant changes noted. South: Vacant land is visible. West: No significant changes noted.
2005	1" = 500'	Site: Three Quonset huts are visible on the southern portion of the Site. North: No significant changes noted. East: No significant changes noted. South: A residential subdivision is visible. West: A residence is visible beyond the grass-covered land.
2006	1" = 500'	No significant changes noted.
2009	1" = 500'	No significant changes noted.
2010	1" = 500'	No significant changes noted.
2012	1" = 500'	No significant changes noted.

#### 4.2.5 Ownership Records

Ownership information was obtained through ParcelQuest®, an on-line distributor of "Assessor-Direct property information throughout the State of California." The ownership entity for the Site was listed as "Haight Charles S & Theresa A Trustees" (ParcelQuest®, 2014).

#### 4.2.6 Building Department Records

WKA contacted the Placer County Community Development Resource Agency regarding any permits recorded for the site. Building permits were issued in 1964 for a residence, a garage, and buildings associated with the nursery. In 1978 a building permit was issued for a building



that was to be offices. In 2010 a permit was issued for a new electrical meter. Copies of the building permit documents are provided on the CD attached to the back cover of this report.

#### 4.2.7 Local Street Directories

Local street directories with coverage of the Site and adjoining properties were obtained from EDR<sup>®</sup> (EDR<sup>®</sup>, 2014d). These documents contain business listings based on street number identifiers. The Site address of 2755 PFE Road has been listed as Haight's Nursery since at least 1980. A copy of the EDR<sup>®</sup> City Directory (EDR<sup>®</sup>, 2014d) is provided on the CD attached to the back cover of this report.

#### 4.2.8 Zoning and Land Use Records

APNs 474-130-009 and 474-130-010 are zoned "29" commercial, APN 474-130-017 is zoned "00" vacant, and APN 474-130-022 is zoned "01" residential (ParcelQuest, 2014).

#### 4.2.9 Other Historical Sources

Review of additional historical sources was not warranted in order for the Environmental Professional to make a determination as to evidence of potential RECs on the Site.

#### 4.2.10 Prior Assessments

No previous assessments were provided to WKA prior to the completion of this report.

### 4.3 Environmental Record Sources

#### 4.3.1 Regulatory Agency Databases

EDR<sup>®</sup> was contacted to provide a summary of facilities listed on regulatory agency databases (EDR<sup>®</sup>, 2014e). Table 3 summarizes the researched ASTM required *Standard Environmental Record Sources*, as well as several *Additional Environmental Record Sources*, as defined in Sections 8.2.1 and 8.2.2 of the ASTM Standard. For additional reference, the Executive Summary of the EDR<sup>®</sup> report is included in Appendix C. A copy of the entire EDR<sup>®</sup> report is included on the CD attached to the back cover of this report.



<b>Table 3</b>			
	<i>EDR Listed Database</i>	<i>ASTM E 1527-13 Search Distance</i>	<b>No. of Facilities Listed (within Search Radius)</b>
<b>Federal</b>			
Federal NPL Site List	<i>NPL</i>	1-mile	0
Federal Delisted NPL Site List	<i>Delisted NPL</i>	1/2-mile	0
Federal CERCLIS List	<i>CERCLIS</i>	1/2-mile	0
Federal CERCLIS NFRAP Site List	<i>CERCLIS NFRAP</i>	1/2-mile	0
Federal RCRA CORRACTS Facilities List	<i>CORRACTS</i>	1-mile	1
<b>Federal RCRA Generators List:</b>			
Small Quantity and Large Quantity Generators	<i>RCRA SQG</i>	Site & adjoining	0
	<i>RCRA LQG</i>		0
Landfills and Solid Waste Management Units	<i>RCRA TSDF</i>	1/2-mile	0
Federal Institutional Control / Engineering Control Registries	<i>US ENG Controls</i>	Site only	0
	<i>US INST Controls</i>		0
Federal ERNS List	<i>ERNS</i>	Site only	0
<b>State</b>			
State-equivalent NPL (Hist. Cal-Sites)	<i>Hist. Cal-Sites</i>	1-mile	1
State-equivalent CERCLIS	<i>RESPONSE</i>	1/2-mile	0
State Landfill and/or Solid Waste Disposal Site	<i>SWF/LF (SWIS)</i>	1/2-mile	0
	<i>WMUDS/SWAT</i>		0
State Leaking Underground Storage Tanks	<i>LUST- Reg 5 Geotracker</i>	1/2-mile	1
Tribal Leaking Underground Storage Tanks	<i>Indian LUST</i>	1/2-mile	0
State Registered Underground Storage Tanks	<i>UST</i>	Site & adjoining	1
Tribal Registered Underground Storage Tanks	<i>Indian UST</i>	Site & adjoining	0
State Registered Aboveground Storage Tanks	<i>AST</i>	Site & adjoining	0
State Institutional Control Registries	<i>DEED</i>	Site only	0
State Voluntary Cleanup Sites	<i>VCP</i>	1/2-mile	0
<b>Additional Environmental Record Sources</b>			
Hazardous Waste & Substances Sites List	<i>CORTESE</i>	1/2-mile	0
DTSC EnviroStor (includes Cal-Sites)	<i>EnviroStor</i>	1-mile	4
SLIC	<i>SLIC - Reg 5</i>	1/2-mile	1
Cleaner Facilities	<i>Drycleaners</i>	1/4-mile	0
HAZNET	<i>HAZNET</i>	1/4-mile	5
<b>Local - County</b>			
Placer County Master List	<i>Pla CO MS</i>	1/2-mile	28
Sacramento County Master List	<i>Sac Co ML</i>	1/2-mile	6



Regulatory information reviewed concerning the Site, the adjoining properties and the nearest facility in each cardinal direction identified within its respective ASTM search distance is detailed below.

The Haight Nursery facility, 2755 PFE Road, is located at the Site. The facility is listed on the Historical Underground Storage Tank (UST) and Department of Toxic Substances Control's (DTSC) Haznet databases. According to Mr. Charles Haight, the USTs were located to the south of his current facility on a portion that has been redeveloped into a residential subdivision, which is located in Sacramento County. Mr. Haight stated that five USTs were removed in 1990 and 1991. He said that no USTs have been located on the currently operating Haight Nursery facility. According to a SCEMD letter, dated September 10, 1992, the facility received a no further action status. WKA reviewed a file for the facility at the Placer County Environmental Health Department (PCEHD). According to a memo in the PCEHD file, the facility is an agriculture facility and is exempt from inspections and permit fees. Based on the information reviewed during this investigation, this facility is not suspected of negatively impacting the Site at this time.

The Alpha Body Shop facility, 9815 Antelope Road North, was located 0.01 miles east of the Site. The facility is listed on the Placer County Master List. A representative from PCEHD stated that a file is not available for this facility. No reports of spills or leaks or assessment reports were located for this facility during this investigation. Based on the information gathered during this investigation, this facility is not suspected of negatively impacting the Site at this time.

The Rich Taylor Heavy Hauling facility, 8131 Antelope Road North, was located 0.2 miles southeast of the Site. The facility is listed on the California FID UST database. WKA reviewed information on the Sacramento County Environmental Management Department's (SCEMD) records website regarding the facility. A 5,000-gallon UST was removed from the facility in June 1999. According to a SCEMD letter, dated August 25, 2004, the facility received a no further action status. Based on the information reviewed during this investigation, this facility is not suspected of negatively impacting the Site at this time.

The Pisor Fence Company facility, 7850 Antelope Road North, was located 0.3 miles southeast of the Site. The facility is listed on the Regional Water Quality Control Board's (RWQCB) Leaking Underground Storage Tank (LUST) database. According to a RWQCB letter, dated May 28, 1996, the facility received a no further action status. Based on the information reviewed during this investigation, this facility is not suspected of negatively impacting the Site at this time.



The Whisper Creek Subdivision, 3289 PFE Road, was located 0.3 miles west of the Site. The facility is listed on the DTSC EnviroStor and the Spills, Leaks, Investigation, and Control databases. WKA reviewed a file for the facility at the PCEHD. According to a Remedial Action Summary Report (2006 Report), dated July 24, 2006, prepared by LFR, Inc. (LFR) for the facility. According to the 2006 Report, surface soil sampling conducted at the facility revealed an area of arsenic concentrations ranging from 10 milligrams per kilogram to 52 milligrams per kilogram. According to LFR, 20 cubic yards of soil were removed from the facility. Based on the information reviewed during this investigation, this facility is not suspected of negatively impacting the Site at this time.

#### 4.3.2 Preliminary Screen for Vapor Encroachment Conditions

WKA conducted a preliminary screening for vapor encroachment conditions (VEC) beneath the Site using the Tier 1 vapor encroachment screening evaluation<sup>1</sup>. The Tier I screening included performing a *Search Distance Test* to identify if there are any known or suspect contaminated properties surrounding or upgradient of the Site within specific search radii, and a *Chemicals of Concern (COC) Test* (for those known or suspect contaminated properties identified within the *Search Distance Test*) to evaluate whether or not COC are likely to be present. The Vapor Encroachment Screening Matrix is included in Appendix D.

Based on the completion of the VEC-screening matrix, a VEC can be ruled out because a VEC does not or is not likely to exist.

#### 4.3.3 Environmental Lien Search

According to a July 31, 2014, Environmental Lien Search Report prepared by JSR Vetting Services, LLC, no environmental liens or activity or use limitations (AULs) were recorded for the Site. A copy of the Environmental Lien Search Report is included on the CD attached to the back cover of this report.

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<sup>1</sup> The Preliminary Screen for Vapor Encroachment Conditions was based on the guidelines presented in the ASTM E 2600-10 Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions.



## 5.0 CONCLUSIONS AND RECOMMENDATIONS

### 5.1 Data Gaps

The time intervals between the Standard Historical Sources (i.e., topographic maps, aerial photographs, other historical sources) exceeded the ASTM minimum five-year period. However, the use of the Site appears unchanged within the time gaps, and therefore, research of the Site use during the time gaps is not required by the ASTM Standard (Refer to *Section 8.3.2.1 – Intervals* of the ASTM E 1527-13 standard).

Access to the residence and detached garage was not provided to WKA during the visual site reconnaissance.

It is the opinion of WKA that no significant data gaps were identified during the preparation of this report that affects the ability of the Environmental Professional to identify RECs on the Site.

### 5.2 Conclusions

- The historical land use research dating back to the early 1900s revealed that the Site was used to grow dry farm crops from at least 1937 to at least 1957 and has been developed with a residence and the Haight Nursery since 1964 and the office since at least 1971. The Haight Nursery is a wholesale plant grower and distributor. Operations of the nursery on the Site from at 1964 to 1993 consisted primarily of storage of container plants. The majority of nursery operations and buildings were located to the south of the Site on property that was owned by the Haight Nursery until 1993. After 1993, the operations of the Haight Nursery were moved onto the Site. The maintenance shop was moved from the southern property to the Site in 1993. The greenhouse was placed on the Site by 1998. The three Quonset huts were placed on the Site by 2005.
- A 1,000-gallon unleaded gasoline aboveground storage tank (AST) is located to the east of the western-most Quonset hut (Figure 4). The AST was installed between 1993 and 1995. Mr. Charles Haight, site owner, stated that no major spills have occurred at the location of the AST. WKA observed minor surficial soil staining that measured 12 inches in diameter and did not appear to penetrate more than one-half inch into the soil.
- A tail water pond is located on the northern portion of the Site adjacent to the west of the driveway. The pond was installed at the site between 1981 and 1993. The tail water pond receives run-off from the container plant storage areas.



- A well is located on the northwestern portion of the Site. A septic system is located to the southwest of the residence and a second septic system is located to the east of the office.
- According to an environmental lien search, no environmental liens are associated with the Site.
- Building maintenance activities may have included the application of persistent pesticides termiticides around the foundation of the home, detached garage, shed, and office to prevent pest invasions, such as termites.
- Given the age of development on the Site, it is likely that asbestos containing building materials and lead-based paints were used in construction of the residence, detached garage, shed, and office.
- Given the documentation reviewed concerning the neighboring agency listed facilities, none of the facilities reviewed is likely to have a negative impact on the Site. Based on the completion of the vapor encroachment condition (VEC) screening matrix, WKA concludes a VEC can be ruled out because a VEC does not or is not likely to exist.

We have performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E 1527-13 for the 12-Acre Haight Property. Any exceptions to, or deletions from, this practice are described in Section 5.4 of this report. This assessment has revealed no evidence of RECs in connection with the Site, except the following:

- On-site concerns were noted from the presence of the 1,000-gallon unleaded gasoline aboveground storage tank (AST). The AST has been located at the Site since at least 1995.
- On-site concerns were noted from the operations of a wholesale nursery since at least 1964 and the potential for residues of historically applied persistent pesticides to be present in shallow soil.
- On-site concerns were noted from the presence of the residence, shed, and detached garage since 1964 and office since at least 1971 and the potential for residues of historically applied persistent pesticides (termiticides) around the foundations of the former structures or residues of lead from lead-based paint to be present in shallow soil.

A full copy of this ESA report, in a .pdf format, is included on the attached CD.



### 5.3 Recommendations

Based on the conclusions presented and the documentation contained herein, WKA makes the following recommendations:

- Collecting soil samples to evaluate for the potential presence of organochlorine pesticides and arsenic related to the past nursery operations at the site;
- Collecting soil samples from the area developed with structures to evaluate the potential presence of termiticides or lead from lead-based paint; and,
- Collecting soil samples from the area near the 500-gallon AST to evaluate the potential presence of hydrocarbons in surface soils.
- If the well and septic systems will no longer be used, they should be abandoned in accordance with local, state, and federal regulations.

### 5.4 Exceptions and/or Deletions

No exceptions or deletions from the ASTM E 1527-13 standard were made during the performance of this ESA.

### 5.5 Additional Services

Non-scope considerations, such as assessment for naturally occurring asbestos (NOA), wetlands evaluation, indoor air quality, laboratory testing of the soils and groundwater beneath the Site for environmental contaminants (such as agricultural-related pesticides, termiticides, polychlorinated biphenyls [PCBs], or arsenic and lead), and assessments for asbestos containing materials and lead-based paint were not included or requested as part of this ESA. Additionally, this ESA included conducting a Tier 1 vapor encroachment screening in accordance with the *ASTM E 2600-10 Vapor Encroachment Screening on Property Involved in Real Estate Transactions*.



## 6.0 LIMITATIONS

The statements and conclusions in this report are based upon the scope of work described above and on observations made only on the date of the field reconnaissance, August 12, 2014. Work was performed using a degree of skill consistent with that of competent environmental consulting firms performing similar work in the area. Information regarding the Site that is *publicly available* and *practically reviewable*, as described in the ASTM standard, was obtained. Additional research or receipt of information regarding the Site that was not disclosed or available to WKA during this assessment may result in revision of the conclusions. The conclusions in this report should be reevaluated if site conditions change. No recommendation is made as to the suitability of the Site for any purpose. The results of this assessment do not preclude the possibility that materials currently or in the future defined as hazardous are present on the Site, nor do the results of this work guarantee the potability of groundwater beneath the Site. This report is applicable only to the investigated Site and should not be used for any other property. No warranty is expressed or implied.

This report is viable for one year from the publication date of the report provided the following components are updated within 180 days of the date of purchase or (for transactions not involving an acquisition) the date of the intended transaction:

- Interviews with current owners/occupants and/or in order to identify changes in Site conditions or uses since the publication date of this report
- Searches for recorded environmental cleanup liens
- Visual inspection of the Site and of adjoining properties with emphasis on changes in conditions or uses since the publication date of this report
- A current review of federal, state, tribal and county databases
- The declaration by the environmental professional responsible for the assessment.

*Environmental Site Assessments* completed more than one year prior to the date of purchase must be reviewed and updated in order for the *Environmental Site Assessment* to be considered valid per Section 4.6 (*Continued Viability of Environmental Site Assessment*), and Sections 4.7 and 8.4 (*Prior Assessment Usage*) of the ASTM E 1527-13 Standard.



## 7.0 REFERENCES

- ASTM International. 2013. American Society for Testing and Materials, ASTM Standard E 1527-13, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*, 100 Barr Harbor Drive, P.O. Box C700, West Conshohocken, Pennsylvania (November 2013).
- ASTM International. 2010. American Society for Testing and Materials, ASTM Standard E 2600-10, *Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions*, 100 Barr Harbor Drive, P.O. Box C700, West Conshohocken, Pennsylvania (June 2010).
- Environmental Data Resources, Inc. (EDR®):
- 2014a. *Certified Sanborn Map Report, PFE and Antelope, PFE Road and Antelope Road, Roseville, California, Inquiry Number 4021171.3*, Milford, Connecticut, (July 29, 2014).
  - 2014b. *The EDR Historical Topographic Map Report, PFE and Antelope, PFE Road and Antelope Road, Roseville, California, Inquiry Number 4021171.4*, Milford, Connecticut, (July 30, 2014).
  - 2014c. *The EDR Aerial Photo Decade Package Report PFE and Antelope, PFE Road and Antelope Road, Roseville, California, Inquiry Number 4021171.5*, Milford, Connecticut, (July 30, 2014).
  - 2014d. *The EDR City Directory Abstract PFE and Antelope, PFE Road and Antelope Road, Roseville, Inquiry Number 4021171.6*, Milford, Connecticut, (July 31, 2014).
  - 2014e. *The EDR Radius Map Report with GeoCheck, PFE and Antelope, PFE Road and Antelope Road, Roseville, California, Inquiry Number 4021171.2s*, Milford, Connecticut, (July 29, 2014).
- JSR Vetting Services, LLC (JSR) 2014. *Environmental Lien Search Report*, File Number: 107743 (July 31, 2014).
- Norris, R. M., Webb, R. W., 1990, *Geology of California* Second Edition, John Wiley and Sons, Inc. New York.
- ParcelQuest, 2014, Detail Report Placer County APNs 474-130-009, 474-130-010, 474-130-017, and 474-130-022, Roseville, CA, Retrieved [August 2014] from the World Wide Web: <<http://www.parcelquest.com/>>.
- State of California, Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR), *DOGGR On-line Mapping System (DOMS), District 6, Northern California* <<http://maps.conservation.ca.gov/doms/index.html>> (August 2014).



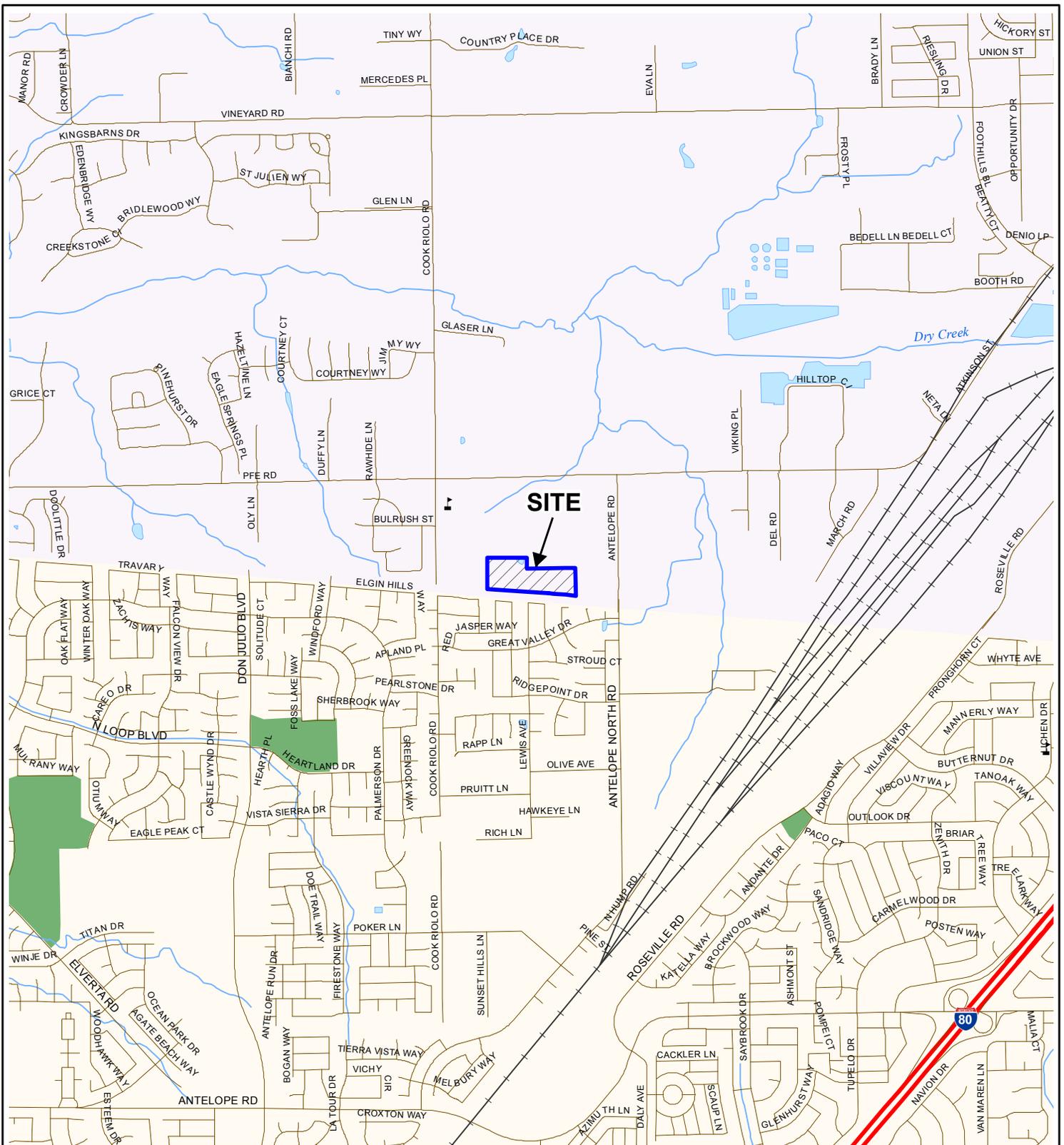
United States Department of Agriculture, Natural Resources Conservation Service, *Web Soil Survey*, <http://soils.usda.gov/technical/classification/osd/index.html> (August 2014).

Wagner, D.L., et al, State of California Department of Mines and Geology, 1981, *Geologic Map of the Sacramento Valley and Sierra Foothills, California* [map]. 1:250,000, Regional Geologic Map Series, Map No. 1A (Geology). Capitol Heights, MD: William Heintz Map Corporation.



## FIGURES



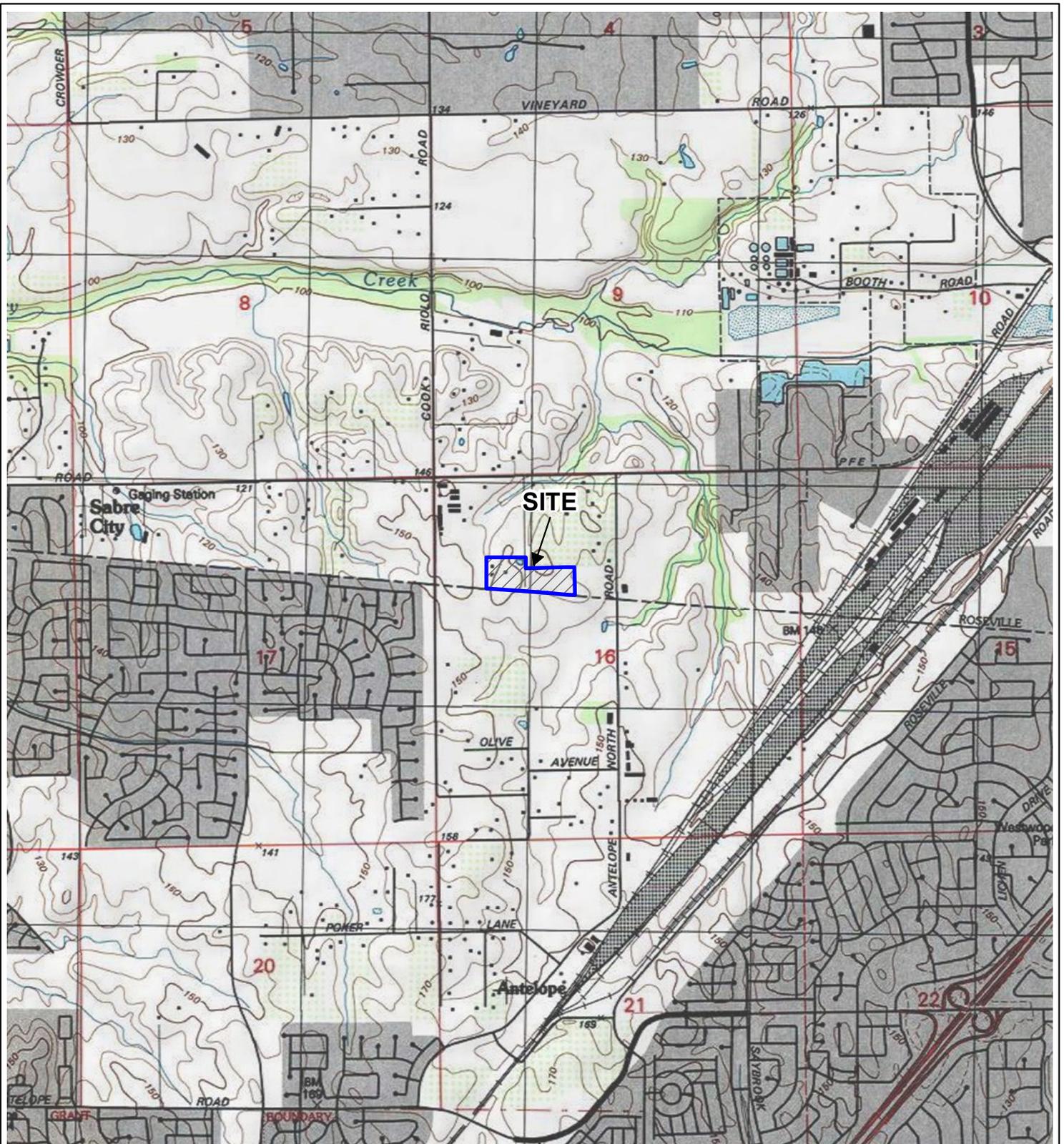


Street data courtesy of Placer & Sacramento Counties.  
 Hydrography courtesy of the U.S. Geological Survey  
 acquired from the GIS Data Depot, December, 2007.  
 Projection: NAD 83, California State Plane, Zone II

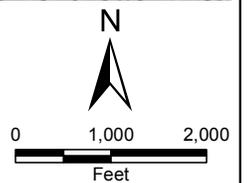


**VICINITY MAP**  
**12-ACRE HAIGHT PROPERTY**  
 Roseville, California

<b>FIGURE 1</b>	
DRAWN BY	TJC
CHECKED BY	NMM
PROJECT MGR	DBN
DATE	8/14
<b>WKA NO. 10217.01</b>	

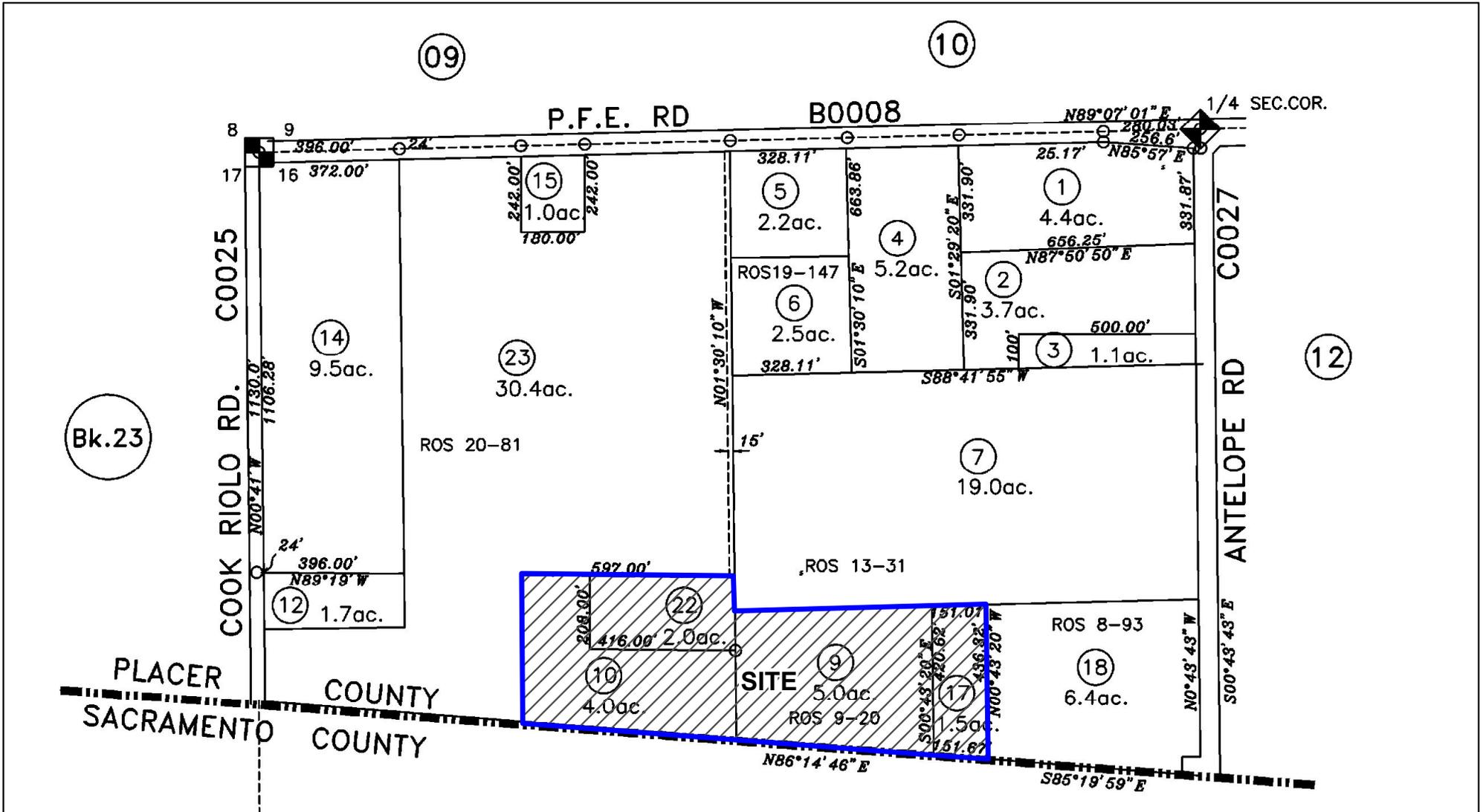


Adapted from U.S. Geological Survey 7.5 minute topographic map of the Citrus Heights quadrangle, California, 1978.  
 Projection: NAD 83, California State Plane, Zone II

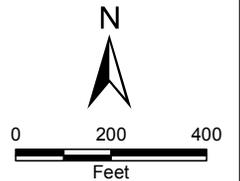


**TOPOGRAPHIC MAP**  
**12-ACRE HAIGHT PROPERTY**  
 Roseville, California

<b>FIGURE 2</b>	
DRAWN BY	TJC
CHECKED BY	NMM
PROJECT MGR	DBN
DATE	8/14
<b>WKA NO. 10217.01</b>	



Adapted from the Placer County Assessor's Map Book 474, Page 13.  
 Projection: NAD 83, California State Plane, Zone II



**PARCEL MAP**  
 12-ACRE HAIGHT PROPERTY  
 Roseville, California



<b>FIGURE 3</b>	
DRAWN BY	TJC
CHECKED BY	NMM
PROJECT MGR	DBN
DATE	8/14
WKA NO. 10217.01	



Adapted from a Google Earth aerial photograph,  
dated August 14, 2013.  
Projection: NAD 83, California State Plane, Zone II

**Legend**

Site boundary

A - 1,000 gallon unleaded AST

F - Bulk fertilizer tank

G - Garage

Gh - Greenhouse

M - Maintenance shop

O - Office

P - Pesticide storage

Pb - Polebarn

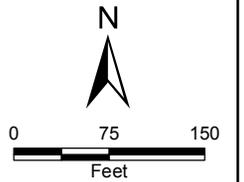
Q - Quonset hut

R - Residence

S - Shed

T - Pole mounted transformers

W - Well



**AERIAL SITE MAP**  
**12-ACRE HAIGHT PROPERTY**  
Roseville, California

**FIGURE 4**

DRAWN BY	TJC
CHECKED BY	NMM
PROJECT MGR	DBN
DATE	8/14
<b>WKA NO. 10217.01</b>	



Looking north along the eastern property boundary.



Looking west at the general view of the Site.



Looking southeast at the two Quonset Huts located on the southern portion of the Site.



Looking at the interior of one of the Quonset huts.



**COLOR PHOTOGRAPHS**  
**12-ACRE HAIGHT PROPERTY**  
 Roseville, California

<b>FIGURE 5a</b>	
DRAWN BY	NMM
CHECKED BY	DBN
PROJECT MGR	DBN
DATE	8/14
WKA NO. 10217.01	



Looking northeast at the general view of the site building.



Looking at the interior of the greenhouse.



Looking west at the three pole-mounted transformers and the maintenance shop.



Looking at former piping associated with a boiler that was located on the southern adjoining property.



**COLOR PHOTOGRAPHS**  
**12-ACRE HAIGHT PROPERTY**  
 Roseville, California

<b>FIGURE 5b</b>	
DRAWN BY	NMM
CHECKED BY	DBN
PROJECT MGR	DBN
DATE	8/14
WKA NO. 10217.01	



Looking at the three pole-mounted transformers.



Looking at the interior of the maintenance shop.



Looking at the interior of the maintenance shop.



Looking at nine hydraulic oil buckets located in the maintenance shop.



**COLOR PHOTOGRAPHS**  
**12-ACRE HAIGHT PROPERTY**  
 Roseville, California

<b>FIGURE 5c</b>	
DRAWN BY	NMM
CHECKED BY	DBN
PROJECT MGR	DBN
DATE	8/14
WKA NO. 10217.01	



Looking at the 55-gallon drum of new oil in the maintenance shop.



Looking at the stained soil located to the north of the maintenance shop.



Looking southwest at the trailer used for pesticide storage.



Looking at the pesticide sprayer.



**COLOR PHOTOGRAPHS**  
 12-ACRE HAIGHT PROPERTY  
 Roseville, California

<b>FIGURE 5d</b>	
DRAWN BY	NMM
CHECKED BY	DBN
PROJECT MGR	DBN
DATE	8/14
WKA NO. 10217.01	



Looking south at the 1,000-gallon unleaded gasoline aboveground storage tank.



Looking at stained soil located to the north of the 1,000-gallon aboveground storage tank.



Looking southeast at the westernmost Quonset hut.



Looking at a the interior of the Quonset hut.



**COLOR PHOTOGRAPHS**  
 12-ACRE HAIGHT PROPERTY  
 Roseville, California

<b>FIGURE 5e</b>	
DRAWN BY	NMM
CHECKED BY	DBN
PROJECT MGR	DBN
DATE	8/14
WKA NO. 10217.01	



Looking northeast at an area on the western portion of the Site that is no longer used for plant storage.



Looking northwest at a bulk fertilizer storage tank.



Looking at the water supply tank adjacent to the well located to the north of the residence.



Looking at a pole-mounted transformer located to the northeast of the residence.



**COLOR PHOTOGRAPHS**  
**12-ACRE HAIGHT PROPERTY**  
 Roseville, California

<b>FIGURE 5f</b>	
DRAWN BY	NMM
CHECKED BY	DBN
PROJECT MGR	DBN
DATE	8/14
WKA NO. 10217.01	



Looking northwest at a storage shed located to the south of the tail-water pond.



Looking at the storage of granular fertilizer in the storage shed.



Looking northwest at the residence located on the west-central portion of the Site.



Looking west at the garage located on the west-central portion of the Site.



**COLOR PHOTOGRAPHS**  
**12-ACRE HAIGHT PROPERTY**  
 Roseville, California

<b>FIGURE 5g</b>	
DRAWN BY	NMM
CHECKED BY	DBN
PROJECT MGR	DBN
DATE	8/14
WKA NO. 10217.01	

**APPENDIX A**  
**RESUMES**



## NANCY M. MALARET

### PROJECT ENVIRONMENTAL SCIENTIST

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Ms. Malaret has been employed in the environmental field since 2003. She graduated from University of California, Davis with a degree in Hydrologic Science.

Ms. Malaret worked for the Florida Department of Health for four years. She assisted with the coordination of sampling potable water wells throughout the state of Florida. Ms. Malaret used GIS mapping techniques to identify private potable wells located near commercial and industrial facilities that may have contaminated the groundwater. She coordinated the sampling of the wells and the analysis of water samples collected. She worked with the Florida Department of Environmental Protection to place filters on the private wells with contaminated water. Ms. Malaret also worked with the Health Assessment Team at the Florida Department of Health. She conducted human health risk assessments based on groundwater and soil data collected during contamination assessments of industrial facilities. Ms. Malaret used the Agency for Toxic Substances and Disease Registry's Public Health Assessment Guidelines to evaluate resident's risk of illness from exposure to contaminated groundwater and surface soils. Ms. Malaret used Risk Assistant software to determine dose estimates and compared the results with toxicological studies. Ms. Malaret's human health risk assessments focused on sites with Volatile Organic Compounds, Semi-volatile Organic Compounds, and metals contamination.

Ms. Malaret has six years of experience in due diligence. Her Phase I Environmental Site Assessment experience includes wooded, rural, and urban properties. Her investigations have involved multiple parcel sites with extensive history, large-scale residential subdivisions, office buildings, gasoline stations, dry cleaners, and heavy equipment manufacturing and repair facilities. Ms. Malaret has conducted multiple corridor assessments along roadways being prepared for expansion or improvements. She also conducted a Hazardous, Toxic, and Radioactive Waste Assessment for the United States Army Corps of Engineers on a 20-mile stretch of the St. Johns River in Jacksonville, Florida. Ms. Malaret conducted soil and groundwater sampling associated with Phase II Environmental Site Assessments. Ms. Malaret coordinated long-term groundwater sampling events for sites with residual petroleum contamination.

Ms. Malaret has worked with communities impacted by contamination, local, state, and federal government agencies, banks and developers.

**Moody Property, Vacaville, CA:** Ms. Malaret managed the Phase I Environmental Site Assessment of a 38.5-acre property of undeveloped land located in Vacaville to support the redevelopment of the property into a residential development.

**Mercantile Property, Rancho Cordova, CA:** Ms. Malaret managed the Phase I Environmental Site Assessment of a 4.1-acre property developed with a commercial building. Evaluation of regulatory facilities within the site vicinity included the former Aerojet Facility.

**Woodmere Property, Folsom, CA:** Ms. Malaret managed the Phase I Environmental Site Assessment of a 2.5-acre property developed with an office building. Historical research of the property included evaluating former mining operations at the site.

#### **HIGHER EDUCATION:**

University of California, Davis  
Bachelor of Science, Hydrologic Science (1999)

**DENNIS B. NAKAMOTO**SENIOR HYDROGEOLOGIST

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Mr. Nakamoto has 33 years of experience in the fields of environmental consulting, groundwater studies, site characterization, remediation construction oversight, and regulatory compliance. As Senior Hydrogeologist, Mr. Nakamoto manages projects and mentors professionals regarding studies of anthropogenic and naturally occurring constituents including: petroleum hydrocarbons, metals (e.g. arsenic and lead from pesticide application and aerially deposited lead), chlorinated hydrocarbons, pesticides and herbicides, and naturally occurring asbestos in soil and groundwater. His projects include studies of soil, soil vapor, and groundwater contaminants with focus on human health risk assessment and identification of environmental risk assessment, groundwater resource and supply with focus on well design, well rehabilitation and aquifer characterization. Mr. Nakamoto is experienced in the interpretation of downhole geophysical data from surveys including, electric logs, gamma and natural gamma logs, neutron logs, and acoustic logs. He is experienced in the groundwater well drilling methods and the application of well construction methods, including some applications from the petroleum industry. He has groundwater extraction well designs have successfully addressed issues such as excessive sand production, selective screen intervals to exclude undesirable groundwater quality and corrosive aquifer conditions.

**SELECTED PROJECT EXPERIENCE**

**Risk Based Cleanup, Future Sacred Heart Elementary School, Sacramento, California:** Mr. Nakamoto worked on behalf of Catholic Health Care West, Sacramento Diocese and the Sacred Heart Parish to establish appropriate soil remediation goals for lead, chlordane, and dieldrin in soil at the future Sacred Heart Elementary School site. He represented Sacred Heart Parish in negotiations with Catholic Health Care West to identify appropriate site characterization and mitigation efforts. He represented Sacred Heart Parish in meetings with the California Department of Toxic Substances Control to establish statistically derived risk-based values to determine site-specific cleanup levels for the chemicals present in soil. Mr. Nakamoto also represented the project during City of Sacramento Council meetings and Community Relations Building meetings. He provided technical oversight, on behalf of Sacred Heart Parish and Catholic Health Care West, of site remediation activities, including disposal of RCRA hazardous wastes.

**Brownfield Development, Prospective Purchaser Agreement, Sacramento, California:** Mr. Nakamoto served as the lead environmental consultant that successfully negotiated a 2006 Prospective Purchasers Agreement (PPA) between the Central Valley Regional Water Quality Control Board (CVRWQCB) and Signature Properties for a residential development proposed within the area of large-scale groundwater contamination. Negotiations with the PPA required focused consensus building and close coordination with CVRWQCB staff and counsel.

**Preliminary Endangerment Assessment, Rancho Cordova, California:** Mr. Nakamoto assisted a Land Developer in successfully securing

DTSC approval of a Preliminary Endangerment Assessment (PEA) on land proposed for residential development in Rancho Cordova, California. His detailed analyses of data demonstrated that variability of metal concentrations in selected soil samples were not representative of the actual metal concentrations in site soil. This demonstration allowed DTSC to concur that soil within the property did not pose a threat to the residential development.

**Naturally Occurring and Anthropogenic Metals and Pesticides, Various Locations:** Mr. Nakamoto has extensive experience in studies of metals and pesticides in soil and groundwater. He is highly experienced in establishing sample collection density to characterize a property. He evaluates chemical concentrations using statistical reduction of data, which DTSC accepts for determining whether chemical concentrations across the entire site pose a threat to the proposed future land use.

**7<sup>th</sup> Street Extension, Sacramento, CA:** Performed Environmental Oversight Authority monitoring for the \$25 million project connecting downtown Sacramento to the Richards Boulevard (North Sacramento area) by extending 7<sup>th</sup> Street across the former Sacramento Locomotive Works Yard, a former Superfund property. One element of this project was the below grade crossing at the Union Pacific Railroad track line. Excavation at this location revealed the presence of material suspected to be foundry slag. Laboratory analysis of carefully selected samples showed the material was not foundry slag. Other issues resolved during this project included handling and discharge of groundwater from dewatering activities and

participation in the community relations team activities.

**Federal Courthouse Building, Sacramento, CA:** Served as EOA for this project, which was the first development of the former Sacramento Locomotive Works Yard Superfund Site. Closely coordinated with the City of Sacramento, DTSC, Union Pacific Railroad Company, and the Project managers, General Services Administration. During this project, several areas of concern were studied that included:

- ♦ Leaking Underground Storage Tanks
- ♦ Features deemed of Archeological interest
- ♦ Presence of Stoddard's solvent in soil
- ♦ Presence of oil containing total and soluble metal concentrations exceeding California thresholds for hazardous wastes

**Fire Station Number 5 Replacement, City of Sacramento, CA:** The initial project involved preparation and implementation of a work plan for characterizing an historic landfill previously identified as lying beneath a portion of the station property. Construction of the new Fire Station building required that a portion of the historic landfill be excavated. Soil sample analyses revealed total and soluble lead concentrations in soil at some locations exceeded hazardous thresholds established by either California or Federal standards.

**Preliminary Endangerment Assessments – Various Locations (CA):**

**Adelane High School Parking Lot, Roseville:** Former residential property where weathering of paint surfaces had resulted in the presence of lead containing paint chip in soil. Laboratory analysis of soil samples confirmed the vertical and lateral distribution of lead containing paint chips in soil. Excavation activities allowed for removal of the impacted soil for appropriate disposal.

**HIGHER EDUCATION:**

University of California, Davis, California  
B.S. Geology (1977)

**Eureka School Assessment, Granite Bay – PEA** performed to address the potential presence of pesticide residues in soil historically operated as an olive orchard. Close coordination with DTSC, regarding planning the sample collection plan, allowed for DTSC determination that the property posed no threat to the proposed use as a school facility.

**Thermalito Union School District, Oroville –** The initial Environmental Site Assessment (ESA) activities revealed the proposed school site was historically supported agricultural and automotive repair facility activities. Based on presenting initial ESA findings, DTSC approved expanding the ESA scope to include analyzing soil samples for pesticide residues and metals in surface soil. Completing the sampling and analysis activities concurrent with the ESA resulted in the District saving considerable time and expense.

**Railroad Transportation Facilities, Various Locations (CA, NV):** Conducted studies of soil and groundwater contamination at various railroad facilities operated by the Southern Pacific Transportation Company and the Union Pacific Railroad Company. These sites were located throughout California and Nevada. Studies regarding compliance with the Toxic Pits Cleanup Act (TPCA), as well as studies of railroad contamination, resulted in properties being designated Superfund properties. Contaminants at these properties included:

- ♦ Bunker Oil and its related carcinogenic compounds related to storage tank operations
- ♦ Metal contamination related to metal works and refinishing activities
- ♦ Soil pH and contaminated related to lead acid battery maintenance activities
- ♦ Chlorinated solvents related to industrial cleaning activities
- ♦ Asbestos related to locomotive rehabilitation activities

**PROFESSIONAL REGISTRATIONS:**

California  
Professional Geologist No. 3863, California,  
Certified Engineering Geologist No.1353  
Certified Hydrogeologist No. 260

Oregon  
Professional Geologist and an Engineering  
Geologist No. E 1535

Wyoming  
Professional Geologist No. PG 2157

**APPENDIX B**  
ASTM E 1527-13 User Questionnaire  
and Helpful Documents Checklist





E 1527-13 USER QUESTIONNAIRE (cont.)  
HAIGHT PROPERTY

Questions 6 continued:

(c.) What, if any, spills or other chemical releases have taken place at the *property*?

(d.) What, if any, environmental cleanups have taken place at the *property*?

(7.) As the *user* of this ESA, 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*? No

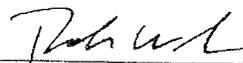
**COMPLETION:**

I have completed this User Questionnaire to the best of my knowledge and provided all information to the environmental professional as of the following date:

Completed by: Rob Wilson

Date: August 21, 2014

Title: Forward Planning Manager

Signature: 

Phone Number: 707-359-2026

Relationship to the Site (i.e., owner, lender, property manager): Employed by prospective purchaser



HELPFUL DOCUMENTS  
HAIGHT PROPERTY

Are you aware of any of the below-listed reports, as they relate specifically to the property?

\_\_\_\_\_ Yes  No (if yes, please check all that apply):

- Environmental Site Assessment reports (Phase I ESA, Asbestos sampling reports, etc.)
- Environmental Compliance Audit reports
- Geotechnical Reports
- Environmental permits (for example, solid waste disposal permits, hazardous waste disposal permits, wastewater permits, NPDES permits, underground injection permits)
- Registrations for underground or above ground storage tanks
- Registrations for underground injection systems
- Material Safety Data Sheets
- Community Right-to-Know plan
- Safety Plan
- Reports regarding Hydrogeologic conditions on the property or surrounding area
- Notices or other correspondence from any government agency relating to past or current violations of environmental laws with respect to the property or relating to environmental liens encumbering the property
- Hazardous waste generator notices, or reports
- Environmental Impact Reports (draft and/or final)
- Risk assessments
- Recorded AULs

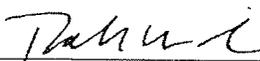
If any of the above listed documents are available, will copies be provided to WKA for review?

\_\_\_\_\_ Yes \_\_\_\_\_ No

Completed by Rob Wilson

Date: August 21, 2014

Title: Forward Planning Manager

Signature: 



**APPENDIX C**  
EDR® Radius Map Report Executive Summary



**PFE and Antelope**

PFE Road and Antelope Road  
Roseville, CA 95747

Inquiry Number: 4021171.2s  
July 29, 2014

The EDR Radius Map™ Report with GeoCheck®



5 Armstrong Road, 4th floor  
Shelton, CT 06484  
Toll Free: 800.352.0050  
[www.edrnet.com](http://www.edrnet.com)

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*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 (E 1527-13) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

### TARGET PROPERTY INFORMATION

#### ADDRESS

PFE ROAD AND ANTELOPE ROAD  
ROSEVILLE, CA 95747

#### COORDINATES

Latitude (North):	38.7268000 - 38° 43' 36.48"
Longitude (West):	121.3323000 - 121° 19' 56.28"
Universal Transverse Mercator:	Zone 10
UTM X (Meters):	644970.9
UTM Y (Meters):	4287573.0
Elevation:	145 ft. above sea level

#### USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	38121-F3 CITRUS HEIGHTS, CA
Most Recent Revision:	1992

#### AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20120628, 20120705
Source:	USDA

#### TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

#### 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

##### *Federal NPL site list*

NPL..... National Priority List

## EXECUTIVE SUMMARY

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

### ***Federal Delisted NPL site list***

Delisted NPL..... National Priority List Deletions

### ***Federal CERCLIS list***

CERCLIS..... Comprehensive Environmental Response, Compensation, and Liability Information System  
FEDERAL FACILITY..... Federal Facility Site Information listing

### ***Federal CERCLIS NFRAP site List***

CERC-NFRAP..... CERCLIS No Further Remedial Action Planned

### ***Federal RCRA non-CORRACTS TSD facilities list***

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

### ***Federal RCRA generators list***

RCRA-LQG..... RCRA - Large Quantity Generators  
RCRA-SQG..... RCRA - Small Quantity Generators  
RCRA-CESQG..... RCRA - Conditionally Exempt Small Quantity Generator

### ***Federal institutional controls / engineering controls registries***

US ENG CONTROLS..... Engineering Controls Sites List  
US INST CONTROL..... Sites with Institutional Controls  
LUCIS..... Land Use Control Information System

### ***Federal ERNS list***

ERNS..... Emergency Response Notification System

### ***State and tribal landfill and/or solid waste disposal site lists***

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

### ***State and tribal leaking storage tank lists***

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

### ***State and tribal registered storage tank lists***

UST..... Active UST Facilities  
AST..... Aboveground Petroleum Storage Tank Facilities  
INDIAN UST..... Underground Storage Tanks on Indian Land  
FEMA UST..... Underground Storage Tank Listing

### ***State and tribal voluntary cleanup sites***

VCP..... Voluntary Cleanup Program Properties  
INDIAN VCP..... Voluntary Cleanup Priority Listing

# EXECUTIVE SUMMARY

## ADDITIONAL ENVIRONMENTAL RECORDS

### **Local Brownfield lists**

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

### **Local Lists of Landfill / Solid Waste Disposal Sites**

DEBRIS REGION 9..... Torres Martinez Reservation Illegal Dump Site Locations  
ODI..... Open Dump Inventory  
SWRCY..... Recycler Database  
HAULERS..... Registered Waste Tire Haulers Listing  
INDIAN ODI..... Report on the Status of Open Dumps on Indian Lands  
WMUDS/SWAT..... Waste Management Unit Database

### **Local Lists of Hazardous waste / Contaminated Sites**

US CDL..... Clandestine Drug Labs  
SCH..... School Property Evaluation Program  
Toxic Pits..... Toxic Pits Cleanup Act Sites  
CDL..... Clandestine Drug Labs  
US HIST CDL..... National Clandestine Laboratory Register

### **Local Land Records**

LIENS 2..... CERCLA Lien Information  
LIENS..... Environmental Liens Listing  
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

### **Other Ascertainable Records**

RCRA NonGen / NLR..... RCRA - Non Generators / No Longer Regulated  
DOT OPS..... Incident and Accident Data  
DOD..... Department of Defense Sites  
FUDS..... Formerly Used Defense Sites  
CONSENT..... Superfund (CERCLA) Consent Decrees  
ROD..... Records Of Decision  
UMTRA..... Uranium Mill Tailings Sites  
US MINES..... Mines Master Index File  
TRIS..... Toxic Chemical Release Inventory System  
TSCA..... Toxic Substances Control Act  
FTTS..... FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)  
HIST FTTS..... FIFRA/TSCA Tracking System Administrative Case Listing  
SSTS..... Section 7 Tracking Systems  
ICIS..... Integrated Compliance Information System

## EXECUTIVE SUMMARY

PADS.....	PCB Activity Database System
MLTS.....	Material Licensing Tracking System
RADINFO.....	Radiation Information Database
FINDS.....	Facility Index System/Facility Registry System
RAATS.....	RCRA Administrative Action Tracking System
RMP.....	Risk Management Plans
CA BOND EXP. PLAN.....	Bond Expenditure Plan
UIC.....	UIC Listing
NPDES.....	NPDES Permits Listing
Cortese.....	"Cortese" Hazardous Waste & Substances Sites List
HIST CORTESE.....	Hazardous Waste & Substance Site List
CUPA Listings.....	CUPA Resources List
Notify 65.....	Proposition 65 Records
DRYCLEANERS.....	Cleaner Facilities
WIP.....	Well Investigation Program Case List
ENF.....	Enforcement Action Listing
EMI.....	Emissions Inventory Data
INDIAN RESERV.....	Indian Reservations
SCRD DRYCLEANERS.....	State Coalition for Remediation of Drycleaners Listing
2020 COR ACTION.....	2020 Corrective Action Program List
LEAD SMELTERS.....	Lead Smelter Sites
US AIRS.....	Aerometric Information Retrieval System Facility Subsystem
WDS.....	Waste Discharge System
PRP.....	Potentially Responsible Parties
COAL ASH EPA.....	Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER.....	PCB Transformer Registration Database
MWMP.....	Medical Waste Management Program Listing
COAL ASH DOE.....	Steam-Electric Plant Operation Data
HWT.....	Registered Hazardous Waste Transporter Database
US FIN ASSUR.....	Financial Assurance Information
Financial Assurance.....	Financial Assurance Information Listing
PROC.....	Certified Processors Database
EPA WATCH LIST.....	EPA WATCH LIST

### EDR HIGH RISK HISTORICAL RECORDS

#### *EDR Exclusive Records*

EDR MGP..... EDR Proprietary Manufactured Gas Plants

### 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.

# EXECUTIVE SUMMARY

## STANDARD ENVIRONMENTAL RECORDS

### *Federal RCRA CORRACTS facilities list*

CORRACTS: CORRACTS is a list of handlers with RCRA Corrective Action Activity. This report shows which nationally-defined corrective action core events have occurred for every handler that has had corrective action activity.

A review of the CORRACTS list, as provided by EDR, and dated 03/11/2014 has revealed that there is 1 CORRACTS 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>
UNION PACIFIC ROSEVILLE	9451 ATKINSON ST	ENE 1/2 - 1 (0.994 mi.)	J51	71

### *State- and tribal - equivalent NPL*

RESPONSE: Identifies confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk.

A review of the RESPONSE list, as provided by EDR, and dated 06/05/2014 has revealed that there is 1 RESPONSE site 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>
SP-ROSEVILLE: AREA A	SP ROSEVILLE RAILYARD	E 1/2 - 1 (0.846 mi.)	47	40

### *State- and tribal - equivalent CERCLIS*

ENVIROSTOR: The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifies sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

A review of the ENVIROSTOR list, as provided by EDR, and dated 06/05/2014 has revealed that there are 4 ENVIROSTOR 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>
SP-ROSEVILLE: AREA A Status: Certified O&M - Land Use Restrictions Only	SP ROSEVILLE RAILYARD	E 1/2 - 1 (0.846 mi.)	47	40
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
WHISPER CREEK SUBDIVISION Status: No Further Action	3289 PFE ROAD AND OLY L	W 1/2 - 1 (0.739 mi.)	46	37

## EXECUTIVE SUMMARY

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
ROSEVILLE RAIL YARD Status: No Further Action	9499 ATKINSON	ENE 1/2 - 1 (0.961 mi.)	J48	63
UNION PACIFIC RAILROAD COMPANY Status: Refer: SMBRP	9451 ATKINSON STREET	ENE 1/2 - 1 (0.994 mi.)	J50	65

### ***State and tribal leaking storage tank lists***

LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the State Water Resources Control Board Leaking Underground Storage Tank Information System.

A review of the LUST list, as provided by EDR, and dated 06/16/2014 has revealed that there is 1 LUST site 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>
PISOR FENCE CO Status: Completed - Case Closed	7850 ANTELOPE RD N	SSE 1/4 - 1/2 (0.299 mi.)	19	18

SLIC: SLIC Region comes from the California Regional Water Quality Control Board.

A review of the SLIC list, as provided by EDR, and dated 06/16/2014 has revealed that there is 1 SLIC site within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
WHISPER CREEK SUBDIVISION Facility Status: Completed - Case Closed	3289 PFE RD	WNW 1/4 - 1/2 (0.354 mi.)	23	21

### **ADDITIONAL ENVIRONMENTAL RECORDS**

#### ***Local Lists of Hazardous waste / Contaminated Sites***

HIST Cal-Sites: Formerly known as ASPIS, this database contains both known and potential hazardous substance sites. The source is the California Department of Toxic Substance Control. No longer updated by the state agency. It has been replaced by ENVIROSTOR.

A review of the HIST Cal-Sites list, as provided by EDR, and dated 08/08/2005 has revealed that there is 1 HIST Cal-Sites site 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>
SP-ROSEVILLE: AREA A	SP ROSEVILLE RAILYARD	E 1/2 - 1 (0.846 mi.)	47	40

## EXECUTIVE SUMMARY

### **Local Lists of Registered Storage Tanks**

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 is 1 CA FID UST site 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>
RICH TAYLOR HEAVY HAULING	8131 N ANTELOPE RD	SE 1/8 - 1/4 (0.205 mi.)	C15	16

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 2 HIST UST 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>
HAIGHT NURSERY	2755 P.F.E.	NNW 0 - 1/8 (0.007 mi.)	A3	9
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
ALPHA BODY SHOP	9815-A ANTELOPE NO. RD.	ESE 0 - 1/8 (0.012 mi.)	B8	12

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 is 1 SWEEPS UST site 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>
RICH TAYLOR HEAVY HAULING	8131 N ANTELOPE RD	SE 1/8 - 1/4 (0.205 mi.)	C15	16

### **Other Ascertainable Records**

CA PLACER CO. MS: Placer County Master List of Facilities includes Aboveground Hazardous Material tanks, Underground Storage tanks, Site Clean-up sites.

A review of the CA PLACER CO. MS list, as provided by EDR, and dated 06/09/2014 has revealed that there are 28 CA PLACER CO. MS 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>
HAIGHT NURSERY	2755 P.F.E.	NNW 0 - 1/8 (0.007 mi.)	A3	9
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
ALPHA BODY SHOP CLOSED	9815-A ANTELOPE RD	ESE 0 - 1/8 (0.009 mi.)	B4	10
RUE EQUIPMENT INC	9815 ANTELOPE RD	ESE 0 - 1/8 (0.010 mi.)	B5	10
GREENSCAPE LANDSCAPING	2175 PFE RD A	ENE 1/4 - 1/2 (0.315 mi.)	D20	20
J. B. BOSTICK COMPANY, INC.	2175 PFE RD	ENE 1/4 - 1/2 (0.315 mi.)	D21	20

## EXECUTIVE SUMMARY

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
KENCO ENGINEERING, INC.	2155 PFE RD	ENE 1/4 - 1/2 (0.351 mi.)	D22	21
ROSEVILLE ROD & CUSTOM <i>P &amp; M CUSTOM CAR CARE</i>	9600 ANTELOPE OAKS CT B <b>9600 ANTELOPE OAKS COURE</b>	E 1/4 - 1/2 (0.373 mi.) <b>1/4 - 1/2 (0.373 mi.)</b>	E24 <b>E25</b>	22 <b>22</b>
SONDAD INDUSTRIES	9600-C ANTELOPE OAKS CT	E 1/4 - 1/2 (0.373 mi.)	E26	24
CUSTOM WELD	9600-A ANTELOPE OAKS CT	E 1/4 - 1/2 (0.373 mi.)	E27	24
RATHBONE TRAILERS	9600-C ANTELOPE OAKS CT	E 1/4 - 1/2 (0.373 mi.)	E28	24
MCL GIANT TIRE SPECIALISTS, IN	9550 ANTELOPE OAKS CT	ENE 1/4 - 1/2 (0.380 mi.)	E29	24
<b>HUPPE-MOORE LANDSCAPING</b>	<b>9350 VIKING PL</b>	<b>ENE 1/4 - 1/2 (0.404 mi.)</b>	<b>F30</b>	<b>25</b>
S & S MACHINE	9334 VIKING PL	ENE 1/4 - 1/2 (0.412 mi.)	F31	27
AL'S GRADING & PAVING CLOSED	3365 PFE RD	WNW 1/4 - 1/2 (0.435 mi.)	32	27
SEGERS HOMES, INC CLOSED	9325 VIKING PL	ENE 1/4 - 1/2 (0.449 mi.)	G33	28
PFI	9325 VICKING PLACE	ENE 1/4 - 1/2 (0.450 mi.)	G34	28
COVERT WELDING OPERATIONS	9333 VIKING PL	ENE 1/4 - 1/2 (0.455 mi.)	G35	28
BLUE SUN, INC	9335-B VIKING PL	ENE 1/4 - 1/2 (0.456 mi.)	G36	29
<b>FOLSOM READY MIX</b>	<b>9700 DEL RD</b>	<b>E 1/4 - 1/2 (0.459 mi.)</b>	<b>H37</b>	<b>29</b>
VULCAN MATERIALS COMPANY	9800-01 DEL RD	E 1/4 - 1/2 (0.461 mi.)	138	30
<b>ROSEVILLE AGGREGATES(CLOSED)</b>	<b>9801 DEL RD</b>	<b>E 1/4 - 1/2 (0.461 mi.)</b>	<b>H39</b>	<b>30</b>
<b>VMC ROSEVILLE</b>	<b>9800 DEL ROAD</b>	<b>E 1/4 - 1/2 (0.461 mi.)</b>	<b>I40</b>	<b>31</b>
COOKS TRUCK BODY MANUFACT.	9600 DEL RD	E 1/4 - 1/2 (0.461 mi.)	41	32
ANGELO UTILITIES	9725 DEL RD	E 1/4 - 1/2 (0.480 mi.)	H42	33
<b>ANGELO UTILITIES</b>	<b>9725 DEL RD</b>	<b>E 1/4 - 1/2 (0.480 mi.)</b>	<b>H43</b>	<b>33</b>
HERRMANN EQUIPMENT	9220 VIKING PL	ENE 1/4 - 1/2 (0.485 mi.)	44	36
<b>BW AUTO DISMANTLERS</b>	<b>2031 PFE RD</b>	<b>ENE 1/4 - 1/2 (0.497 mi.)</b>	<b>45</b>	<b>36</b>

Sacramento Co. ML: Sacramento County Master List. Any business that has hazardous materials on site - hazardous materials storage sites, underground storage tanks, waste generators.

A review of the Sacramento Co. ML list, as provided by EDR, and dated 05/05/2014 has revealed that there are 6 Sacramento Co. ML 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>
HAIGHT NURSERY	2755 PFE RD	NNW 0 - 1/8 (0.007 mi.)	A2	8
CITIZENS UTILITIES	8525 COOK RIOLO RD	SW 0 - 1/8 (0.063 mi.)	9	12

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SSW-ANTELOPE NORTH WELL#N35	5746 GREAT VALLEY DR	SSE 0 - 1/8 (0.089 mi.)	10	13
TAYLOR TRUCKING	8131 ANTELOPE NORTH	SE 1/8 - 1/4 (0.205 mi.)	C16	17
FOLSOM READY MIX INC PLANT #2	8650 ANTELOPE NORTH RD	SSE 1/8 - 1/4 (0.241 mi.)	C17	17
DOUGHNATION DEPOT	8650 ANTELOPE NORTH RD	SSE 1/8 - 1/4 (0.241 mi.)	C18	18

HAZNET: The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000-1,000,000 annually, representing approximately 350,000-500,000 shipments. Data from non-California manifests & continuation sheets are not included at the present time. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, & disposal method. The source is the Department of Toxic Substance Control is the agency

A review of the HAZNET list, as provided by EDR, and dated 12/31/2012 has revealed that there are 5 HAZNET 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>
CHARLES HAIGHT	2755 PFE RD	NNW 0 - 1/8 (0.007 mi.)	A1	8

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
ALPHA AUTOBODY	9815 N ANTELOPE RD	ESE 0 - 1/8 (0.010 mi.)	B7	11
JASON HASKIN'S HOT ROD SHOP	9556 ANTELOPE RD	ENE 0 - 1/8 (0.103 mi.)	11	14
CHIMA'S ALPHA AUTOBODY & PAINT	9815 ANTELOPE RD N	ESE 1/8 - 1/4 (0.149 mi.)	13	15
US HOMES CORP	8360 LEWIS AVE	S 1/8 - 1/4 (0.181 mi.)	14	16

HWP: Detailed information on permitted hazardous waste facilities and corrective action ("cleanups") tracked in EnviroStor.

A review of the HWP list, as provided by EDR, and dated 05/27/2014 has revealed that there is 1 HWP 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>
UNION PACIFIC ROSEVILLE	CHURCH AND CEDAR STREET	E 1/2 - 1 (0.994 mi.)	J49	64

### EDR HIGH RISK HISTORICAL RECORDS

#### ***EDR Exclusive Records***

EDR US Hist Auto Stat: EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

A review of the EDR US Hist Auto Stat list, as provided by EDR, has revealed that there is 1 EDR US Hist Auto Stat site 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>
Not reported	9815 ANTELOPE RD	ESE 0 - 1/8 (0.010 mi.)	B6	11

EDR US Hist Cleaners: EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

A review of the EDR US Hist Cleaners list, as provided by EDR, has revealed that there is 1 EDR US

## EXECUTIVE SUMMARY

Hist Cleaners site 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>
Not reported	8520 COOK RIOLO RD	SW 0 - 1/8 (0.116 mi.)	12	15

## EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 4 records.

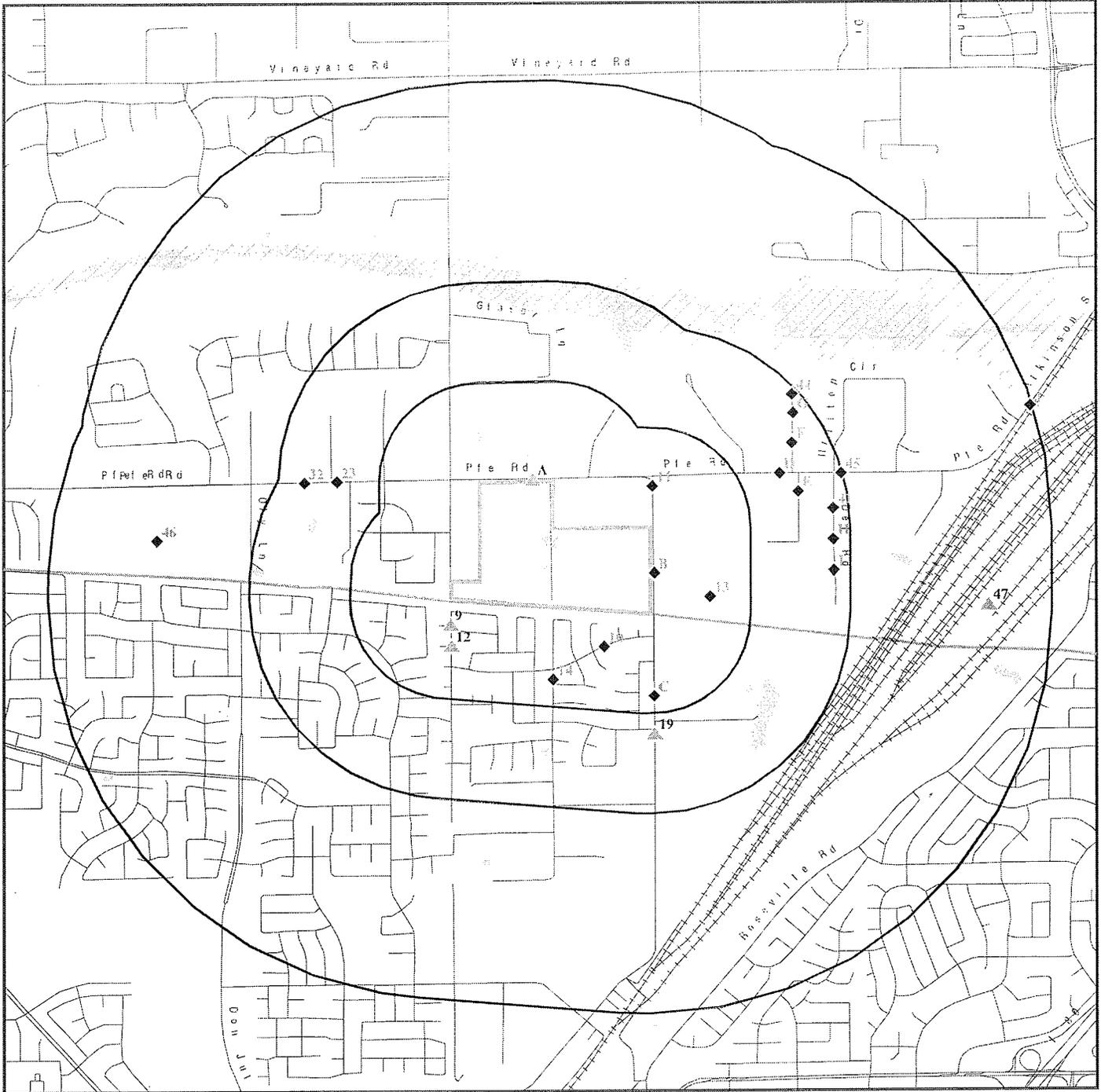
Site Name

ANTELOPE EAST  
DRY CREEK STATION  
ANTELOPE AQUATIC COMPLEX  
SOUTHERN PACIFIC RAILROAD-PACIFIC

Database(s)

WDS  
CA PLACER CO. MS  
Sacramento Co. ML  
RGA LF

overview MAP - 4021171.2s



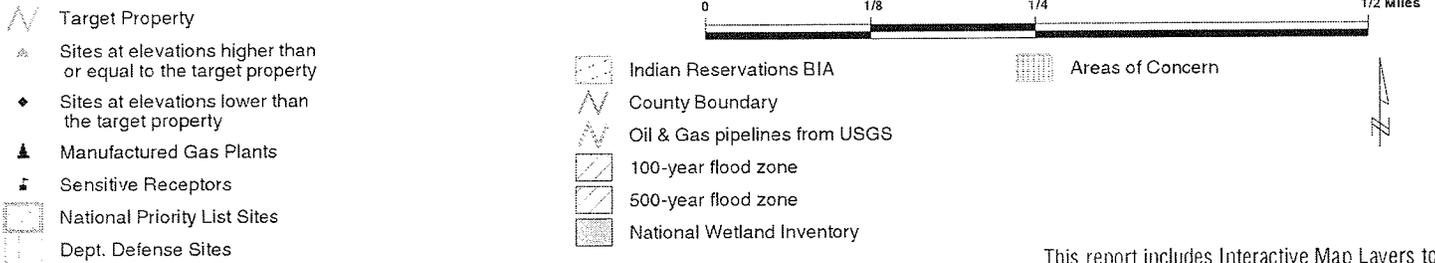
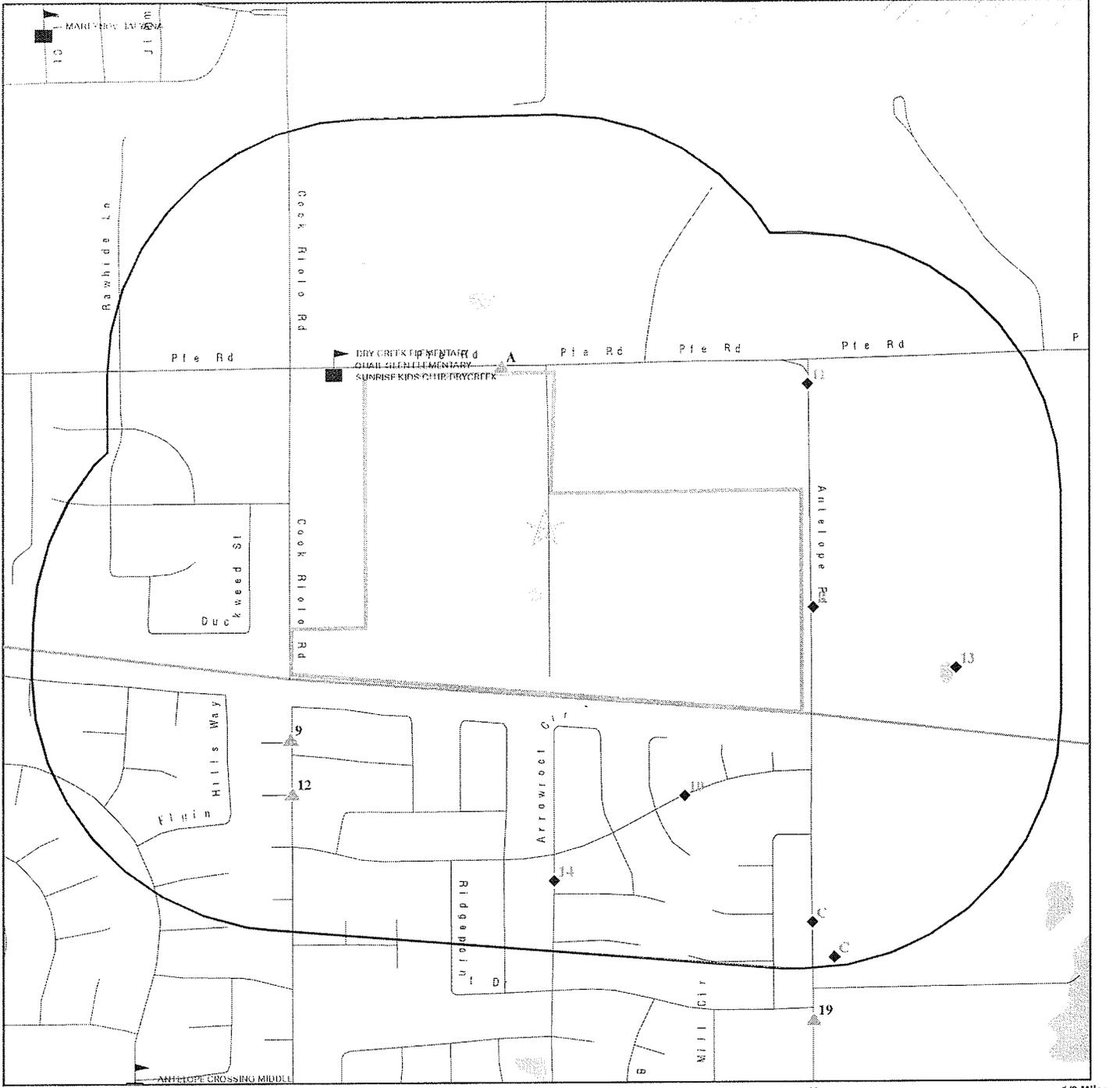
- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites

- Indian Reservations BIA
- County Boundary
- Oil & Gas pipelines from USGS
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory
- 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.

<p>SITE NAME: PFE and Antelope                  ADDRESS: PFE Road and Antelope Road                  Roseville CA 95747                  LAT/LONG: 38.7268 / 121.3323</p>	<p>CLIENT: Wallace - Kuhl &amp; Associates                  CONTACT: Nancy Malaret                  INQUIRY #: 4021171.2s                  DATE: July 29, 2014 4:36 pm</p>
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detail MAP - 4021171.2s



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

<p>SITE NAME: PFE and Antelope          ADDRESS: PFE Road and Antelope Road          Roseville CA 95747          LAT/LONG: 38.7268 / 121.3323</p>	<p>CLIENT: Wallace - Kuhl &amp; Associates          CONTACT: Nancy Malaret          INQUIRY #: 4021171.2s          DATE: July 29, 2014 4:36 pm</p>
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## MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
<b><u>STANDARD ENVIRONMENTAL RECORDS</u></b>								
<b><i>Federal NPL site list</i></b>								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	TP		NR	NR	NR	NR	NR	0
<b><i>Federal Delisted NPL site list</i></b>								
Delisted NPL	1.000		0	0	0	0	NR	0
<b><i>Federal CERCLIS list</i></b>								
CERCLIS	0.500		0	0	0	NR	NR	0
FEDERAL FACILITY	1.000		0	0	0	0	NR	0
<b><i>Federal CERCLIS NFRAP site List</i></b>								
CERC-NFRAP	0.250		0	0	NR	NR	NR	0
<b><i>Federal RCRA CORRACTS facilities list</i></b>								
CORRACTS	1.000		0	0	0	1	NR	1
<b><i>Federal RCRA non-CORRACTS TSD facilities list</i></b>								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
<b><i>Federal RCRA generators list</i></b>								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-CESQG	0.250		0	0	NR	NR	NR	0
<b><i>Federal institutional controls / engineering controls registries</i></b>								
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROL	0.500		0	0	0	NR	NR	0
LUCIS	0.500		0	0	0	NR	NR	0
<b><i>Federal ERNS list</i></b>								
ERNS	TP		NR	NR	NR	NR	NR	0
<b><i>State- and tribal - equivalent NPL</i></b>								
RESPONSE	1.000		0	0	0	1	NR	1
<b><i>State- and tribal - equivalent CERCLIS</i></b>								
ENVIROSTOR	1.000		0	0	0	4	NR	4
<b><i>State and tribal landfill and/or solid waste disposal site lists</i></b>								
SWF/LF	0.500		0	0	0	NR	NR	0
<b><i>State and tribal leaking storage tank lists</i></b>								
LUST	0.500		0	0	1	NR	NR	1

## MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
SLIC	0.500		0	0	1	NR	NR	1
INDIAN LUST	0.500		0	0	0	NR	NR	0
<b>State and tribal registered storage tank lists</b>								
UST	0.250		0	0	NR	NR	NR	0
AST	TP		NR	NR	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
FEMA UST	0.250		0	0	NR	NR	NR	0
<b>State and tribal voluntary cleanup sites</b>								
VCP	0.500		0	0	0	NR	NR	0
INDIAN VCP	0.500		0	0	0	NR	NR	0
<b>ADDITIONAL ENVIRONMENTAL RECORDS</b>								
<b>Local Brownfield lists</b>								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
<b>Local Lists of Landfill / Solid Waste Disposal Sites</b>								
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
ODI	TP		NR	NR	NR	NR	NR	0
SWRCY	0.500		0	0	0	NR	NR	0
HAULERS	TP		NR	NR	NR	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
WMUDS/SWAT	0.500		0	0	0	NR	NR	0
<b>Local Lists of Hazardous waste / Contaminated Sites</b>								
US CDL	TP		NR	NR	NR	NR	NR	0
HIST Cal-Sites	1.000		0	0	0	1	NR	1
SCH	0.250		0	0	NR	NR	NR	0
Toxic Pits	1.000		0	0	0	0	NR	0
CDL	TP		NR	NR	NR	NR	NR	0
US HIST CDL	TP		NR	NR	NR	NR	NR	0
<b>Local Lists of Registered Storage Tanks</b>								
CA FID UST	0.250		0	1	NR	NR	NR	1
HIST UST	0.250		2	0	NR	NR	NR	2
SWEEPS UST	0.250		0	1	NR	NR	NR	1
<b>Local Land Records</b>								
LIENS 2	TP		NR	NR	NR	NR	NR	0
LIENS	TP		NR	NR	NR	NR	NR	0
DEED	TP		NR	NR	NR	NR	NR	0
<b>Records of Emergency Release Reports</b>								
HMIRS	TP		NR	NR	NR	NR	NR	0
CHMIRS	TP		NR	NR	NR	NR	NR	0
LDS	TP		NR	NR	NR	NR	NR	0

## MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
MCS	TP		NR	NR	NR	NR	NR	0
<b>Other Ascertainable Records</b>								
RCRA NonGen / NLR	TP		NR	NR	NR	NR	NR	0
DOT OPS	TP		NR	NR	NR	NR	NR	0
DOD	1.000		0	0	0	0	NR	0
FUDS	1.000		0	0	0	0	NR	0
CONSENT	1.000		0	0	0	0	NR	0
ROD	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
FINDS	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
RMP	TP		NR	NR	NR	NR	NR	0
CA BOND EXP. PLAN	1.000		0	0	0	0	NR	0
UIC	TP		NR	NR	NR	NR	NR	0
NPDES	TP		NR	NR	NR	NR	NR	0
Cortese	0.500		0	0	0	NR	NR	0
HIST CORTESE	0.500		0	0	0	NR	NR	0
CUPA Listings	0.250		0	0	NR	NR	NR	0
CA PLACER CO. MS	0.500		3	0	25	NR	NR	28
Notify 65	1.000		0	0	0	0	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
WIP	0.250		0	0	NR	NR	NR	0
ENF	TP		NR	NR	NR	NR	NR	0
Sacramento Co. ML	0.250		3	3	NR	NR	NR	6
HAZNET	0.250		3	2	NR	NR	NR	5
EMI	TP		NR	NR	NR	NR	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
LEAD SMELTERS	TP		NR	NR	NR	NR	NR	0
US AIRS	TP		NR	NR	NR	NR	NR	0
WDS	TP		NR	NR	NR	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
MWMP	0.250		0	0	NR	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
HWT	0.250		0	0	NR	NR	NR	0
HWP	1.000		0	0	0	1	NR	1
US FIN ASSUR	TP		NR	NR	NR	NR	NR	0

## MAP FINDINGS SUMMARY

<u>Database</u>	<u>Search Distance (Miles)</u>	<u>Target Property</u>	<u>&lt; 1/8</u>	<u>1/8 - 1/4</u>	<u>1/4 - 1/2</u>	<u>1/2 - 1</u>	<u>&gt; 1</u>	<u>Total Plotted</u>
Financial Assurance	TP		NR	NR	NR	NR	NR	0
PROC	0.500		0	0	0	NR	NR	0
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0

### EDR HIGH RISK HISTORICAL RECORDS

#### *EDR Exclusive Records*

EDR MGP	1.000		0	0	0	0	NR	0
EDR US Hist Auto Stat	0.250		1	0	NR	NR	NR	1
EDR US Hist Cleaners	0.250		1	0	NR	NR	NR	1

### EDR RECOVERED GOVERNMENT ARCHIVES

#### *Exclusive Recovered Govt. Archives*

RGA LF	0.500		0	0	0	NR	NR	0
RGA LUST	0.500		0	0	0	NR	NR	0

#### NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

**APPENDIX D**

Preliminary Screen for Vapor Encroachment Conditions Matrix



**Screen for Vapor Encroachment Conditions Matrix**  
**12-ACRE HAIGHT PROPERTY**  
**WKA No. 10217.01**

Phase I ESA Screen for Vapor Encroachment Conditions (VEC) matrix includes a (1) **Search Radius Test**, (2) **Chemicals of Concern Test (COC)**, and (3) a **Critical Distance Test**<sup>[1]</sup>.

**(1) Search Radius Test:** Are there any known or suspect contaminated sites in the primary area of concern within the corresponding search radii? (if yes, see attached Table A).

Yes  **No**  If No, then screening for a VEC is complete and no VEC *currently* exists, go to #4. If Yes, then:

**(2) Chemicals of Concern**<sup>[2]</sup> **Test:** Are COC likely to be present within the area of concern for those known or suspect contaminated sites identified based on the Search Distance Test?

Yes  No  If No, then screening for a VEC is complete and no VEC *currently* exists, go to #4. If Yes, then:

If Yes, check all COC that apply on attached Table B.

**(3) Critical Distance Test:** A plume test to determine whether or not COC in the contaminated plume(s) may be within the critical distance.

(3a) Is information related to the contaminated(s) plume available (i.e. isoconcentration maps, site drawings, etc.)?  
Yes  No

(3b) If **No**, then screening for a VEC is complete and no VEC *currently* exists, go to #4. If **Yes**, then:

(3c) Is the site less than 100 feet to the nearest edge of a contaminated [non-petroleum hydrocarbon] plume(s)?  
Yes  No

(3d) Is the site less than 30 feet to the nearest edge of a dissolved petroleum hydrocarbon plume(s)?  
Yes  No

If the distance from the nearest edge of a contaminated plume to the nearest existing or planned structure on the site is less than 100 feet for non-petroleum hydrocarbon COC, or less than 30 feet for dissolved petroleum hydrocarbons, then it is presumed that a VEC *currently* exists beneath the site. If the distance from the nearest edge of the contaminated plume is greater than or equal to 100 feet for non-petroleum hydrocarbons, or 30 feet for dissolved petroleum hydrocarbon chemicals of concern, then it is presumed unlikely that a VEC *currently* exists beneath the site.

**(4) Is it likely that a VEC *currently* exists beneath the site?**

Yes  **No**  If Yes, then recommend performing a full scope VEC assessment according to ASTM E 2600-10.

[1] Based on guidance presented in the ASTM E 2600-10 Standard.

[2] Chemical(s) of concern (COC): See attached table for typical chemicals of concern (as presented in Appendix X6.1 of the ASTM E 2600-10 Standard).