

Phase I Environmental Site Assessment

19-ACRE OGG PROPERTY

9700 Antelope Road

Roseville, California

WKA No. 10218.01

August 25, 2014

Prepared for:

Mr. Rob Wilson

Meritage Homes

1671 E. Monte Vista Avenue, Suite 214

Vacaville, California 95688

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Wallace-Kuhl & Associates (WKA), on behalf of the Meritage Homes, prepared this Phase I Environmental Site Assessment for the 19-Acre Ogg Property located at 9700 Antelope Road, Roseville, California. We declare that, to the best of our professional knowledge and belief, the report preparer and reviewer meets 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.

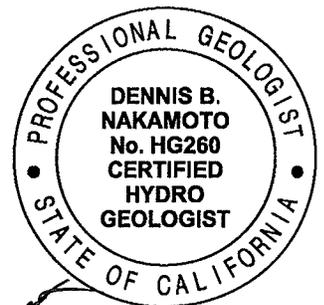
WALLACE•KUHLL & ASSOCIATES



Nancy M. Malaret
Project Environmental Scientist



Dennis B. Nakamoto, P.G., C.E.G., C.HG.
Senior Hydrogeologist



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- A Resumes
- B ASTM E 1527-13 User Questionnaire and Helpful Documents Checklist
- C EDR® Radius Map Report Executive Summary
- D Preliminary Screen for Vapor Encroachment Conditions Matrix

Attached CD contains: EDR® Reports: (Radius Map Report, Aerial Photographic Decade Package, Historical Topographic Maps, Sanborn Map Search), Lien Search Report and Phase I ESA, 19-Acre Ogg Property (WKA No. 10218.01 dated August 25, 2014).



Phase I Environmental Site Assessment

19-ACRE OGG PROPERTY

WKA No. 10218.01

EXECUTIVE SUMMARY

The purpose of this Phase I Environmental Site Assessment (ESA) was to assess the 19-Acre Ogg 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 9700 Antelope Road, Roseville, California (Figures 1, 2, 3, and 4) and is comprised of 19 acres of land developed with a residence, a shed, a well pump house, two barns, a mobile home, and an abandoned orchard having Placer County Assessor's Parcel Number (APN) 474-130-007 (Figure 3). 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 indicates that the site has been developed with an orchard since at least 1937. The residence and eastern barn located on the southeastern portion of the Site were constructed in 1956. A second barn located adjacent to the west of the original barn was constructed between 1967 and 1971. A mobile home was placed on the southeastern corner of the Site between 1981 and 1986.
- A well is located to the north of the residence inside a pump house. A septic system is located to the west of the residence.
- Three pole-mounted transformers are located to the northwest of the residence. According to Mr. Henry Ogg, site owner, Sacramento Municipal Utilities District (SMUD) owns the transformers and has been to the Site to inspect the transformers. Mr. Ogg stated that SMUD did not identify any problems with the transformers.
- A 500-gallon aboveground storage tank (AST) is located to the north of the barns. Mr. Ogg stated that the AST has not been used in at least 25 years.
- 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 residence, the shed, the pump house, and the barns 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, shed, pump house, and/or barns.



- 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 19-Acre Ogg Property.

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

- On-site concerns were noted from the presence of an orchard since at least 1937 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, well pump house, and the barns since 1956 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.
- On-site concerns were noted from the presence of a 500-gallon aboveground storage tank (AST) located to the north of the barns.



Phase I Environmental Site Assessment

19-ACRE OGG PROPERTY

WKA No. 10218.01

1.0 INTRODUCTION

1.1 Purpose

The purpose of this Phase I Environmental Site Assessment (ESA) was to evaluate the 19-Acre Ogg 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, 3PR14171, dated July 18, 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 9700 Antelope Road in Roseville, California (Figures 1 and 2). The Site is comprised of Placer County Assessor's Parcel Number (APN) 474-130-007, totaling 19 acres of land developed with a residence, a shed, a well pump house, two barns, a mobile home and an abandoned orchard (Figure 3). Surrounding land use consisted of a nursery and residences.

The existing residence and barns were constructed in 1956. Given the age of the residence and barns, it is likely that asbestos containing building materials and lead-based paints were used in construction of the residence and barns. Building maintenance activities may have included the application of persistent pesticides termiticides around the foundation of the home to prevent pest invasions, such as termites.

The mobile home was placed on the site between 1981 and 1986. Given the age of the mobile home, it is unlikely that asbestos containing building materials and lead-based paints were used in construction of the mobile home.

2.2 Site Reconnaissance

A visual site reconnaissance was conducted by WKA on August 12, 2014. Figures 5a through 5e provides color photographs of the Site taken during the site reconnaissance.

On the day of field reconnaissance the Site was developed with a residence, a shed, a well pump house, two barns, a mobile home and an abandoned orchard (Figure 4). The abandoned orchard consists of unmaintained almond trees that occupy the western portion of the Site. The residence is located 240 feet west of Antelope Road North at the western end of a gravel and asphalt drive way. A pump house with a well is located adjacent to the north of the residence. The pump house measures 10 feet by 12 feet. A small shed is located 25 feet south of the residence. The shed measures five feet by six feet. Cat food and fertilizer are stored in the shed. The barns are located 65 feet south of the residence and are divided into two areas. The western barn is unpainted wood with a concrete floor and has no doors. A hulling machine, two empty 55-gallon drums, two oak barrels and other miscellaneous items were observed inside the western barn. A 500-gallon aboveground storage tank (AST) was observed to the north of the barns. The AST is on a stand that is placed on a concrete pad. No stained concrete or soils were observed in the vicinity of the AST; however, plants and moss were observed to be growing through a crack and on the concrete. The eastern barn has wood siding and a concrete floor. WKA observed a tractor, a 55-gallon drum of new oil, an empty 55-



gallon drum, and three empty, less than five-gallon capacity gasoline containers in the eastern barn. An oil drip pan with kitty litter was observed beneath the tractor. A small workshop is located in the southeastern portion of the eastern barn. WAK observed gardening tools, parts for farm equipment, and tool boxes in the workshop. A one-car garage with a concrete floor is located to the south of the workshop. WKA observed two oil pumps, outdoor furniture, and a canoe in the garage. Metal pipes and water tanks used for irrigation were observed to the west of the barns. A pile of wood fencing, concrete blocks, and scrap metal was observed to the east of the barns. A mobile home is located 200 feet southeast of the Site. A wooden shed is located adjacent to the west of the mobile home.

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. A pole-mounted electrical transmission line originates from Antelope Road North to a pole located to the northeast of the residence. Three pole-mounted transformers were located to the northeast of the residence. According to the Site owner, Mr. Henry Ogg, the transformers are owned and have been inspected by SMUD.

2.3 Adjoining Properties

The Site is bounded to the north by residences. Antelope Road North followed by vacant land is located to the east of the Site. Vacant land is located to the south of the Site. The Haight Nursery is located to the southwest of the Site. A driveway and vacant land are located to the west 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. Henry Ogg, site owner, regarding the Site. Mr. Ogg stated that he inherited the Site from his aunt and uncle in 2002. He said that his aunt and uncle had acquired the property just after World War I from the McBride Family. According to Mr. Ogg, the Site had been used as an almond orchard and that the residence, the shed, and eastern barn were constructed in 1956. According to Mr. Ogg, the eastern barn was renovated five or six years ago. Renovations of the barn included placing new siding over the original walls and pouring a concrete floor over the dirt floor. According to Mr. Ogg, the 55-gallon drum in the eastern barn contains new oil used for the tractors used on the Site. He stated that the mobile home on the southeastern portion of the Site had been placed on the Site before 1986. According to Mr. Ogg, the almond orchard was maintained and harvested until 1986. He said that since 1986 the only activities in the orchard have been mowing, discing, and tree removal. Mr. Ogg stated that no fill dirt has been imported to the Site. According to Mr. Ogg, no underground storage tanks have been located at the Site. He said that the AST located to the north of the barns had not been used in at least 25 years. Mr. Ogg stated that the well located to the north of the residence provided water to the residence and for irrigation, and, to the best of his knowledge, has been the only well at the Site. He said that a septic system is located to the west of the residence. Mr. Ogg stated that the shed located to the south of the residence has only been used for storing fertilizer and animal food. Mr. Ogg is not aware of any environmental liens that have been recorded for the Site. He stated that the pole-mounted transformers located to the north of the residence are owned by SMUD and that he requested an inspection of the transformers when he acquired the property. According to Mr. Ogg, a SMUD representative inspected the transformers but found no problems with them. Mr. Ogg stated that SMUD will send crews to the Site to trim trees away from the transformer and power lines.

3.2 Occupants (Multi-family or Major)

The site is not occupied.



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 an orchard with structures on the southeastern portion. 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-Fiddymment complex, 1 to 5 percent slopes; Fiddymment loam, 1 to 8 percent slopes; Fiddymment-Kaseberg loams, 2 to 9 percent slopes; and, Urban land-Xerarents-Fiddymment 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.

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: PFE Road followed by 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: An orchard is noted. 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.



Table 1		
Year	Scale	Observations
1967	1:24,000	Site: Two structures are noted on the southeastern portion. North: No significant changes noted. East: No significant changes noted. South: No significant changes noted. West: Two structures and a trail road are noted.
1975	1:24,000	Site: No significant changes noted. North: Six structures are noted. East: Vacant land. South: Vacant land. West: No significant changes noted.
1980	1:24,000	No significant changes noted.
1992	1:24,000	Site: Three structures are noted. North: No significant changes noted. East: No significant changes noted. South: No significant changes 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.

Table 2		
Year	Scale	Observations
1937	1" = 500'	Site: An orchard is visible. North: An orchard is visible followed by PFE Road. East: Antelope Road followed by grass-covered land. South: Grass-covered land is visible. West: Grass-covered land is visible.



Table 2		
Year	Scale	Observations
1947	1" = 500'	Site: No significant changes noted. North: No significant changes noted. East: Ground markings indicating agricultural activities are visible. South: No significant changes noted. West: No significant changes noted.
1957	1" = 500'	Site: Two structures are visible on the southeastern portion. North: No significant changes noted. East: No significant changes noted. South: No significant changes noted. West: No significant changes noted.
1964	1" = 500'	Site: No significant changes noted. North: No significant changes noted. East: No significant changes noted. South: No significant changes noted. West: No significant changes noted.
1971	1" = 500'	Site: Two structures are visible on the southeastern portion. North: A residence is visible. East: No significant changes noted. South: Cleared land is visible. West: Several structures and the operations of the existing Haight nursery are visible to the southwest.
1981	1" = 500'	Site: An additional structure is visible. North: Several additional structures are visible. East: No significant changes noted. South: No significant changes noted. West: The operations of the Haight Nursery have expanded.
1993	1" = 500'	Site: An additional structure is visible on the southeastern corner of the Site. North: No significant changes noted. East: No significant changes noted. South: No significant changes noted. West: The operations on the southern portion of the Haight Nursery appear to have stopped.
1998	1" = 500'	No significant changes noted.
2005	1" = 500'	No significant changes noted.
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 "Ogg Henry W Tr et al." (ParcelQuest[®], 2014).

4.2.6 Building Department Records

WKA contacted the Placer County Community Development Resource Agency regarding any permits recorded for the Site. A building permit was issued in 1966 for fire repairs to the dwelling. In 1976 a building permit was issued for an addition to the dwelling. Building permits were issued in 1974 and 2000 for HVAC systems. A building permit was issued in 1983 for the installation of a mobile home at the Site. Copies of the building permits 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[®] (EDR[®], 2014d). These documents contain business listings based on street number identifiers. The Site address of 9700 Antelope Road was listed as residential from at least 1980 to at least 2008. A copy of the EDR[®] City Directory (EDR[®], 2014d) is provided on the CD attached to the back cover of this report.

4.2.8 Zoning and Land Use Records

The Site 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[®] was contacted to provide a summary of facilities listed on regulatory agency databases (EDR[®], 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[®] report is included in Appendix C. A copy of the entire EDR[®] report is included on the CD attached to the back cover of this report.

Table 3			
	<i>EDR Listed Database</i>	<i>ASTM E 1527-13 Search Distance</i>	No. of Facilities Listed (within Search Radius)
Federal			
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
Federal RCRA Generators List:			
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
State			
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



Table 3			
	<i>EDR Listed Database</i>	<i>ASTM E 1527-13 Search Distance</i>	No. of Facilities Listed (within Search Radius)
Additional Environmental Record Sources			
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
Local - County			
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

Review of the EDR[®] report indicates the Site is not listed on any of the EDR[®] databases. Regulatory information reviewed concerning 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 on the southwestern adjoining property. 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 evaluation¹. 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.

¹ 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*.



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.



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).

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 indicates that the site has been developed with an orchard since at least 1937. The residence and barns located on the southeastern portion of the Site were constructed in 1956. A mobile home was placed on the southeastern corner of the Site between 1981 and 1986.
- A well is located to the north of the residence inside a pump house. A septic system is located to the west of the residence.
- Three pole-mounted transformers are located to the northwest of the residence. According to Mr. Henry Ogg, site owner, Sacramento Municipal Utilities District (SMUD) owns the transformers and has been to the Site to inspect the transformers. Mr. Ogg stated that SMUD did not identify any problems with the transformers.
- A 500-gallon aboveground storage tank (AST) is located to the north of the barns. Mr. Ogg stated that the AST has not been used in at least 25 years.
- 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 residence and the barns 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 and barns.
- 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 19-Acre Ogg 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 an orchard since at least 1937 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 and the barns since 1956 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.
- On-site concerns were noted from the presence of a 500-gallon AST. The AST has reportedly not been used since the mid-1980s.

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 orchard operations at the site;
- Collecting soil samples from the vicinity of the 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 removal of the concrete beneath the 500-gallon AST or the eastern barn reveal areas of stained soil, WKA should be called to evaluate potential impacts to the soil.
- If the well and septic system 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: 107744 (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 Property Address: 9700 Antelope Road, 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).
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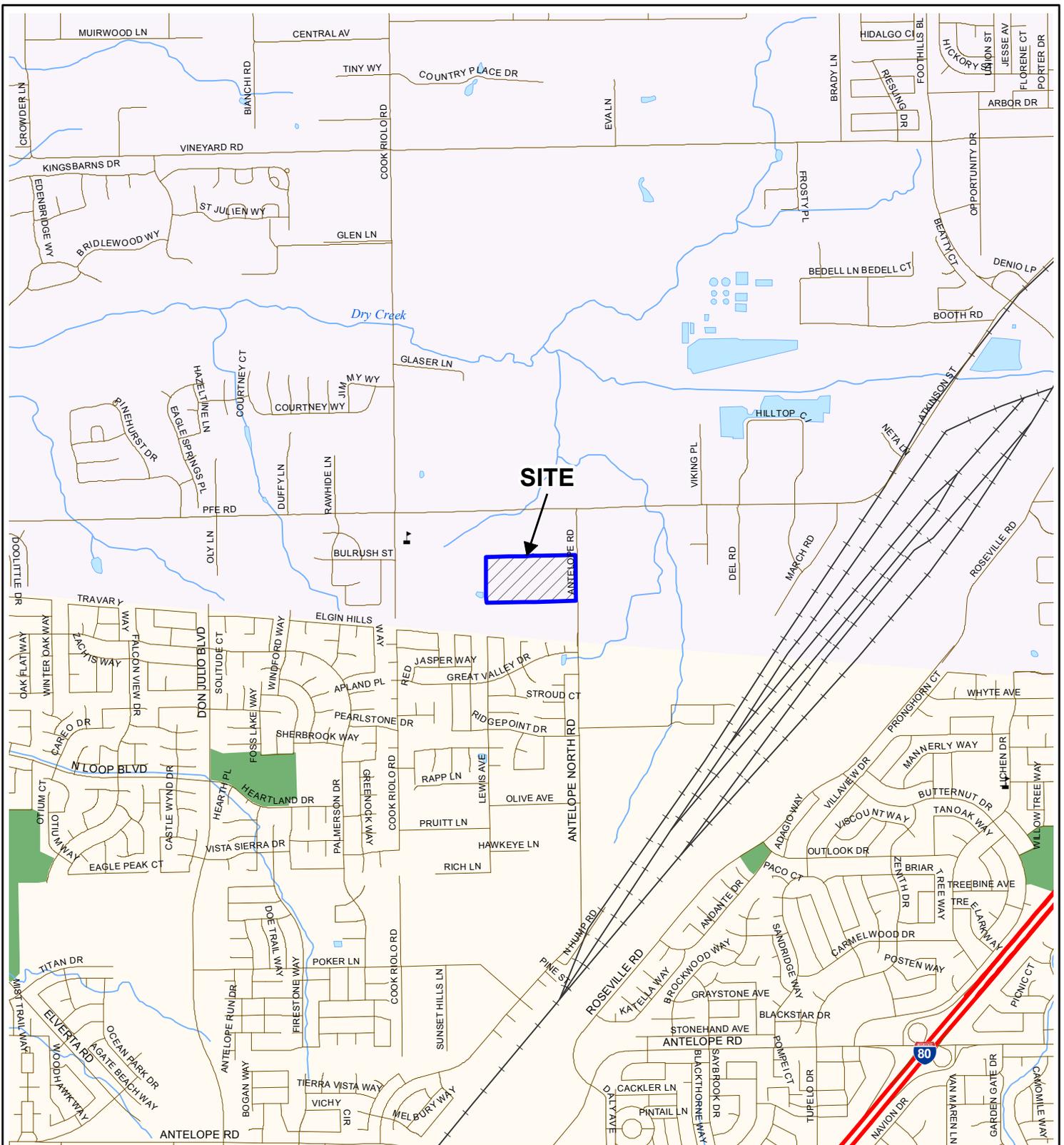


Wagner, D.L., et al, State of California Department of Mines and Geology, 1981, *Geologic Map of the Sacramento Valley and Sierra Foothills, California* [map]. 1:250,000, Regional Geologic Map Series, Map No. 1A (Geology). Capitol Heights, MD: William Heintz Map Corporation.

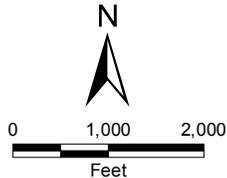


FIGURES



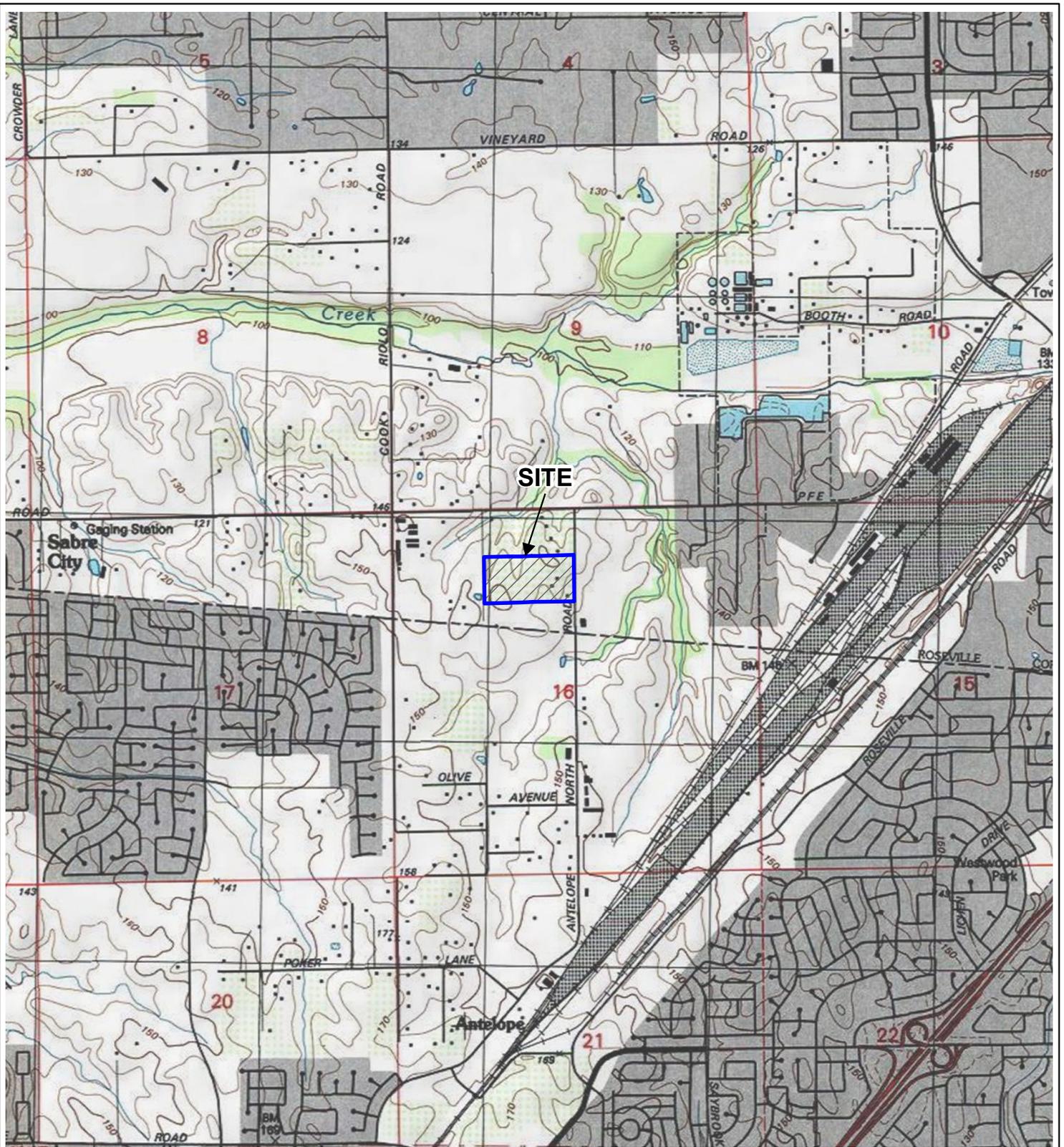


Street data courtesy of Placer & Sacramento Counties.
 Hydrography courtesy of the U.S. Geological Survey
 acquired from the GIS Data Depot, December, 2007.
 Projection: NAD 83, California State Plane, Zone II

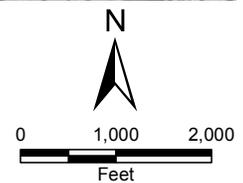


VICINITY MAP
19-ACRE OGG PROPERTY
 Roseville, California

FIGURE 1	
DRAWN BY	TJC
CHECKED BY	NMM
PROJECT MGR	DBN
DATE	8/14
WKA NO. 10218.01	

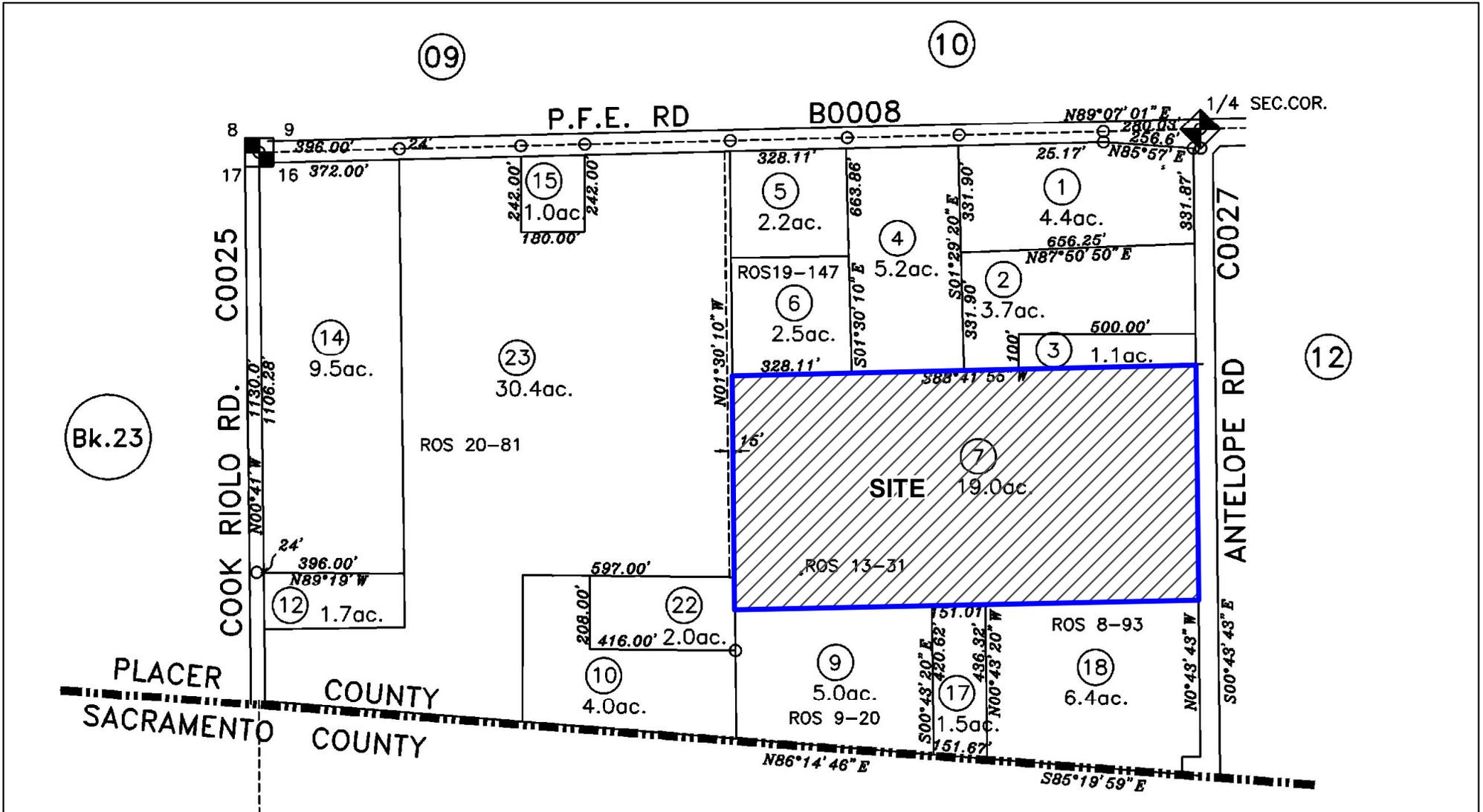


Adapted from U.S. Geological Survey 7.5 minute topographic map of the Citrus Heights quadrangle, California, 1978.
 Projection: NAD 83, California State Plane, Zone II

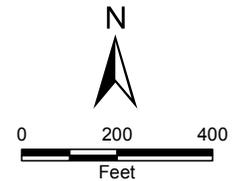


TOPOGRAPHIC MAP
19-ACRE OGG PROPERTY
 Roseville, California

FIGURE 2	
DRAWN BY	TJC
CHECKED BY	NMM
PROJECT MGR	DBN
DATE	8/14
WKA NO. 10218.01	



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



PARCEL MAP
 19-ACRE OGG PROPERTY
 Roseville, California

FIGURE 3	
DRAWN BY	TJC
CHECKED BY	NMM
PROJECT MGR	DBN
DATE	8/14
WKA NO. 10218.01	



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

Legend

┌ ┐ Site boundary

A - Aboveground storage tank

B - Barn

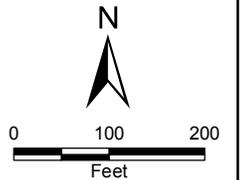
M - Mobile home

R - Residence

S - Shed

T - Pole mounted transformers

W - Well



AERIAL SITE MAP
19-ACRE OGG PROPERTY
Roseville, California

FIGURE 4

DRAWN BY	TJC
CHECKED BY	NMM
PROJECT MGR	DBN
DATE	8/14
WKA NO. 10218.01	



Looking west along the asphalt and gravel driveway.



Looking northwest at the residence.



Looking northeast at the pump house located to the north of the residence.



Looking at the pressure tank and well located inside the pump house.



COLOR PHOTOGRAPHS
 19-ACRE OGG PROPERTY
 Roseville, California

FIGURE 5a	
DRAWN BY	NMM
CHECKED BY	DBN
PROJECT MGR	DBN
DATE	8/14
WKA NO. 10218.01	



Looking southwest at the two barns.



Looking south at the two barns.



Looking at the items stored in the western barn.



Looking at the huller located in the western barn.



COLOR PHOTOGRAPHS
 19-ACRE OGG PROPERTY
 Roseville, California

FIGURE 5b	
DRAWN BY	NMM
CHECKED BY	DBN
PROJECT MGR	DBN
DATE	8/14
WKA NO. 10218.01	



Looking at the 500-gallon AST located to the north of the barns.



Looking at the concrete and soil at the base of the 500-gallon AST located to the north of the barns.



Looking at an empty 55-gallon drum, a 55-gallon drum of new oil, and three empty gasoline canisters located in the eastern barn.



Looking at the oil drip pan and kitty litter beneath the tractor in the eastern barn.



COLOR PHOTOGRAPHS
 19-ACRE OGG PROPERTY
 Roseville, California

FIGURE 5c	
DRAWN BY	NMM
CHECKED BY	DBN
PROJECT MGR	DBN
DATE	8/14
WKA NO. 10218.01	



Looking at the workshop in the southeastern portion of the eastern barn.



Looking at the oil pumps in the one car garage located to the south of the workshop.



Looking at the patio furniture and the canoe in the one – car garage.



Looking south at the metal pipes and the water tanks used for irrigation located to the west of the barns.



Looking at the pile of wood fencing, concrete blocks, and scrap metal located to the south of the barns.



Looking east at the mobile home and wooden shed located on the southeastern corner of the Site.



Looking at the interior of the wooden shed.



Looking at three pole-mounted transformers located to the north of the residence.



COLOR PHOTOGRAPHS
 19-ACRE OGG PROPERTY
 Roseville, California

FIGURE 5e	
DRAWN BY	NMM
CHECKED BY	DBN
PROJECT MGR	DBN
DATE	8/14
WKA NO. 10218.01	

APPENDIX A
RESUMES



NANCY M. MALARET

PROJECT ENVIRONMENTAL SCIENTIST

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. NAKAMOTOSENIOR HYDROGEOLOGIST

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 Purchaser 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.

7th 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 7th 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
OGG PROPERTY

In order to qualify for one of the *Landowner Liability Protections (LLPs)* offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "*Brownfields Amendments*"), the *user*² must provide the following information (if available) to the *environmental professional*. Failure to provide this information could result in a determination that "*all appropriate inquiry*" is not complete.

- (1.) Have you performed a search for environmental cleanup liens and AULs, as described under *User Obligations* in the attached proposal, for the *property*? No
- (2.) Are you aware of any environmental cleanup liens against the *property* that are filed or recorded under federal, tribal, state or local law? No
- (3.) Are you aware of any AULs, such as *engineering controls*, land use restrictions or *institutional controls* that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law? No
- (4.) As the *user* of the report, do you have any specialized knowledge or experience related to the *property* or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business? No
- (5.) Does the purchase price being paid for this *property* reasonably reflect the fair market value of the *property*? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present on the *property*? Yes
- (6.) Are you aware of commonly known or reasonably ascertainable information about the *property* that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example, as user, No
- (a.) Do you know the past uses of the *property*? If so, what were they?
- (b.) What, if any, specific chemicals are present or once were present at the *property*?

² User, as defined in the ASTM Standard is the party seeking to use Practice E 1527 to complete an environmental site assessment of the property. A user may include, without limitation, a potential purchaser of property, a potential tenant of property, an owner of property, a lender, or a property manager. The user has specific obligations for completing a successful application of this practice as outline in Section 6 [of the ASTM Standard]



E 1527-13 USER QUESTIONNAIRE (cont.)
OGG 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

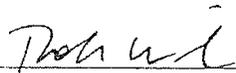
COMPLETION:

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: 8/21/14

Title: Senior Forward Planner

Signature: 

Phone Number: 707-359-2026

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



HELPFUL DOCUMENTS
OGG PROPERTY

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

_____ Yes X 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

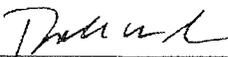
If any of the above listed documents are available, will copies be provided to WKA for review?

_____ Yes _____ No

Completed by Rob Wilson

Date: 8/21/14

Title: Forward Planning Manager

Signature: 



APPENDIX C
EDR[®] Radius Map Report Executive Summary

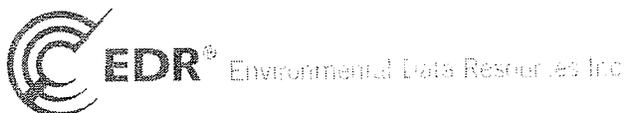


PFE and Antelope

PFE Road and Antelope Road
Roseville, CA 95747

Inquiry Number: 4021171.2s
July 29, 2014

The EDR Radius Map™ Report with GeoCheck®



Environmental Data Resources Inc
10000 E. 15th Avenue
Denver, CO 80231
303.751.1000

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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
EML.....	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	9600 ANTELOPE OAKS CT B	E 1/4 - 1/2 (0.373 mi.)	E24	22
<i>P & M CUSTOM CAR CARE</i>	9600 ANTELOPE OAKS COURE	E 1/4 - 1/2 (0.373 mi.)	E25	22
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
<i>HUPPE-MOORE LANDSCAPING</i>	9350 VIKING PL	ENE 1/4 - 1/2 (0.404 mi.)	F30	25
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
<i>FOLSOM READY MIX</i>	9700 DEL RD	E 1/4 - 1/2 (0.459 mi.)	H37	29
VULCAN MATERIALS COMPANY	9800-01 DEL RD	E 1/4 - 1/2 (0.461 mi.)	I38	30
<i>ROSEVILLE AGGREGATES(CLOSED)</i>	9801 DEL RD	E 1/4 - 1/2 (0.461 mi.)	H39	30
<i>VMC ROSEVILLE</i>	9800 DEL ROAD	E 1/4 - 1/2 (0.461 mi.)	I40	31
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
<i>ANGELO UTILITIES</i>	9725 DEL RD	E 1/4 - 1/2 (0.480 mi.)	H43	33
HERRMANN EQUIPMENT	9220 VIKING PL	ENE 1/4 - 1/2 (0.485 mi.)	44	36
<i>BW AUTO DISMANTLERS</i>	2031 PFE RD	ENE 1/4 - 1/2 (0.497 mi.)	45	36

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 STREE	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.

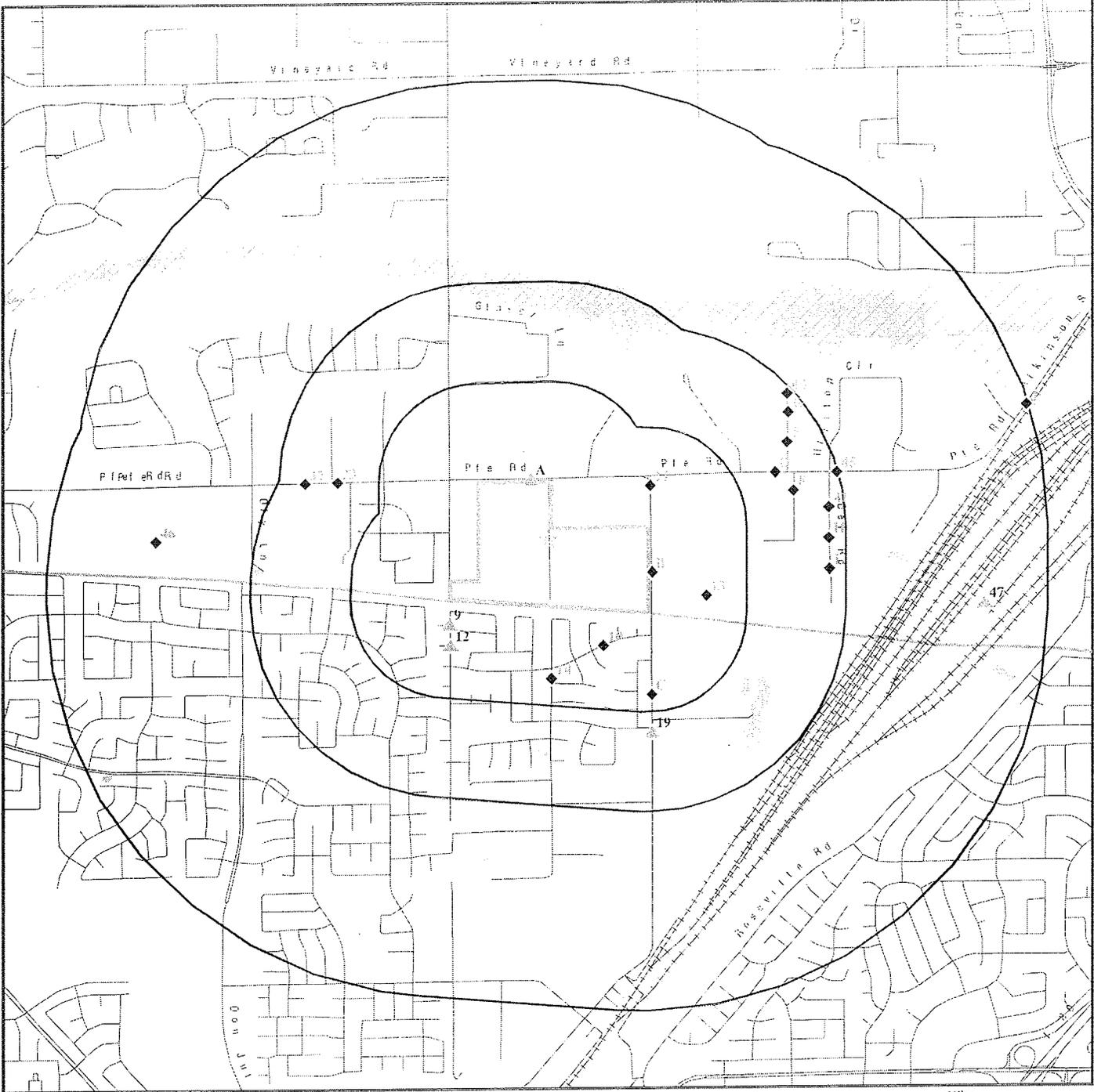
<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
Not reported	8520 COOK RIOLO RD	SW 0 - 1/8 (0.116 mi.)	12	15

EXECUTIVE SUMMARY

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

<u>Site Name</u>	<u>Database(s)</u>
ANTELOPE EAST	WDS
DRY CREEK STATION	CA PLACER CO. MS
ANTELOPE AQUATIC COMPLEX	Sacramento Co. ML
SOUTHERN PACIFIC RAILROAD-PACIFIC	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 & Associates CONTACT: Nancy Malaret INQUIRY #: 4021171.2s DATE: July 29, 2014 4:36 pm</p>
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detail 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.

SITE NAME: PFE and Antelope
 ADDRESS: PFE Road and Antelope Road
 Roseville CA 95747
 LAT/LONG: 38.7268 / 121.3323

CLIENT: Wallace - Kuhl & Associates
 CONTACT: Nancy Malaret
 INQUIRY #: 4021171.2s
 DATE: July 29, 2014 4:36 pm

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
<u>STANDARD ENVIRONMENTAL RECORDS</u>								
<i>Federal NPL site list</i>								
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
<i>Federal Delisted NPL site list</i>								
Delisted NPL	1.000		0	0	0	0	NR	0
<i>Federal CERCLIS list</i>								
CERCLIS	0.500		0	0	0	NR	NR	0
FEDERAL FACILITY	1.000		0	0	0	0	NR	0
<i>Federal CERCLIS NFRAP site List</i>								
CERC-NFRAP	0.250		0	0	NR	NR	NR	0
<i>Federal RCRA CORRACTS facilities list</i>								
CORRACTS	1.000		0	0	0	1	NR	1
<i>Federal RCRA non-CORRACTS TSD facilities list</i>								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
<i>Federal RCRA generators list</i>								
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
<i>Federal institutional controls / engineering controls registries</i>								
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
<i>Federal ERNS list</i>								
ERNS	TP		NR	NR	NR	NR	NR	0
<i>State- and tribal - equivalent NPL</i>								
RESPONSE	1.000		0	0	0	1	NR	1
<i>State- and tribal - equivalent CERCLIS</i>								
ENVIROSTOR	1.000		0	0	0	4	NR	4
<i>State and tribal landfill and/or solid waste disposal site lists</i>								
SWF/LF	0.500		0	0	0	NR	NR	0
<i>State and tribal leaking storage tank lists</i>								
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
<i>State and tribal registered storage tank lists</i>								
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
<i>State and tribal voluntary cleanup sites</i>								
VCP	0.500		0	0	0	NR	NR	0
INDIAN VCP	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
<i>Local Brownfield lists</i>								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
<i>Local Lists of Landfill / Solid Waste Disposal Sites</i>								
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
<i>Local Lists of Hazardous waste / Contaminated Sites</i>								
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
<i>Local Lists of Registered Storage Tanks</i>								
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
<i>Local Land Records</i>								
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
<i>Records of Emergency Release Reports</i>								
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
<i>Other Ascertainable Records</i>								
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

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
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
19-ACRE OGG PROPERTY
WKA No. 10218.01

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^[1].

(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^[2] 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).