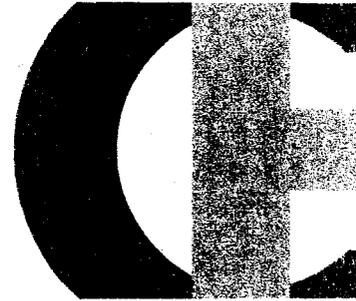


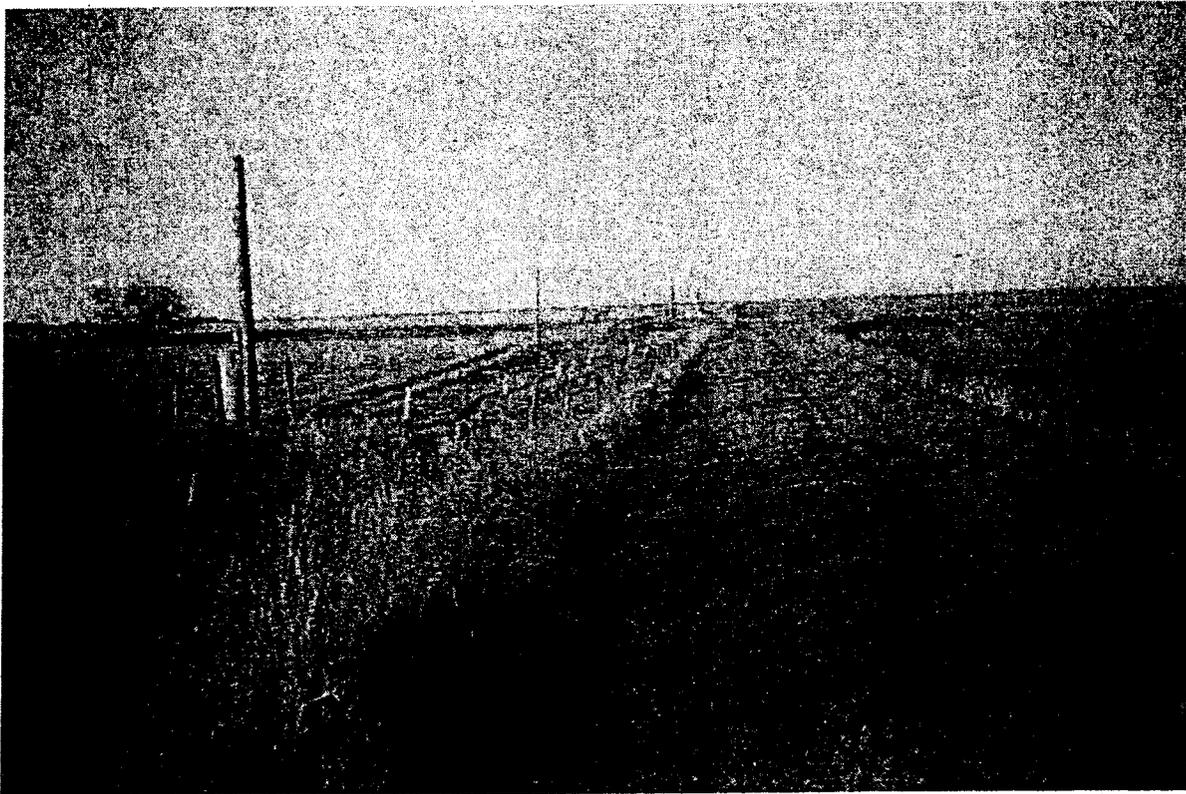
PHASE I ENVIRONMENTAL SITE ASSESSMENT

for
PLACER VINEYARDS
Placer County, California



CARLTON

Engineering Inc.



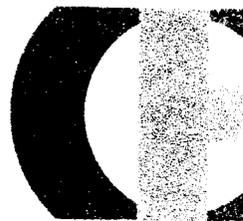
Prepared for:

Quad Knopf

One Sierragate Plaza, Suite 270 C
Roseville, California 95678

May 2000

Project No. 99-426



CARLTON
Engineering Inc.

May 30, 2000

Mr. Eugene E. Smith, AICP
Vice President
Quad Knopf
One Sierragate Plaza, Suite 270C
Roseville, California 95678

Re: **PLACER VINEYARDS SPECIFIC PLAN EIR**
Placer County, California
Phase I Environmental Site Assessment

Dear Mr. Smith,

Carlton Engineering, Inc. (CEI) is pleased to submit the above referenced report to Quad Knopf, Inc. The purpose of this assessment was to evaluate the potential for soil or groundwater contamination on or beneath the Project Site as a result of current or past land use involving hazardous materials or wastes. The scope of the Environmental Site Assessment (ESA) was based on the August, 1999 contract between Carlton Engineering, Inc. and Quad Knopf.

Carlton Engineering, Inc.'s ESA study included the following work:

- 1) An examination of records pertaining to the Site and its vicinity;
- 2) A review of historic aerial photographs;
- 3) Interviews with owners and occupants of the Site and adjacent properties and with regulatory personnel familiar with the Site and its vicinity, as appropriate; and
- 4) A reconnaissance of the Site and its vicinity.

The ESA was performed under the responsible charge of Mr. David Jermstad, the director of Earth Science at Carlton Engineering, Inc. The Site reconnaissance was performed during January and February, 2000.

This study has been conducted to support the Environmental Impact Report for the Project which is being prepared by Quad Knopf. The study and report format are based on the methods described in ASTM E1527-97, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. The ASTM E1527-97 Standard is developed with the goal of providing a standard method of investigation which can attain innocent landowner documentation for a subject property, in accordance with the provisions of both the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (CERCLA) and its 1986 amendments as contained in the Superfund Amendments and Reauthorization Act (SARA). To qualify for innocent landowner status, a landowner must show that at the time of purchase he has undertaken, all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary

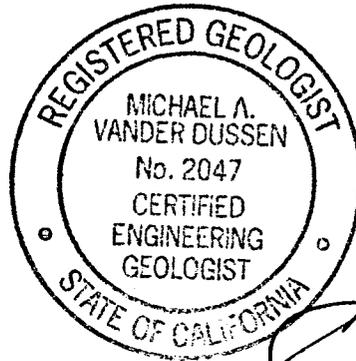
practice. In order to provide appropriate documentation of the assessment of potential for environmental conditions on the Project Site, the level of investigation provided by the E1527-97 Standard was selected.

The conclusions made from the available Site information and the Site observations indicate that there is a potential for environmental conditions to exist on portions of the Project. Recommendations are included in the following report for additional Site investigations. The recommended additional investigations include soil sampling at selected locations on five of the identified property groups in Area I of the project, and additional observations on one of the property groups in Area I. Additional assessment and soil analysis also appear to be justified on four of the property groups within Area II.

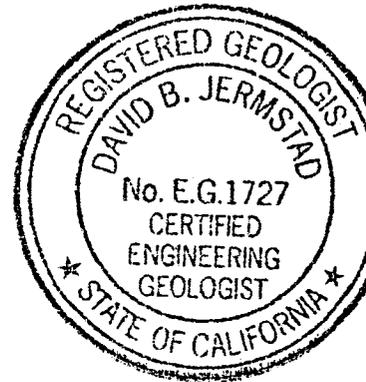
It is the opinion of Carlton Engineering, Inc. that this report meets the intent of the law and satisfies the requirements of standard practice. We recommend that the findings of this study be incorporated in the Project EIR, and conclude that the findings should address questions which may arise regarding the potential for environmental contamination on or beneath the Site.

We appreciate the opportunity to have conducted this investigation for Quad Knopf and look forward to serving you again in the near future. Should you have any questions or need any additional information, please contact us at (530) 677-5515.

Sincerely Yours,
Carlton Engineering, Inc.



Michael Vander Dussen, R.G., C.E.G.
Senior Engineering Geologist



David B. Jermstad, R.G., C.E.G., R.E.A.
Senior Engineering Geologist

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1.0 SUMMARY

The Placer Vineyards Plan Area is composed of 5,012 acres. Approximately 4,300 acres or 86% of the Plan Area, comprised of twenty six property groups, are the subject of this Phase I Environmental Site Assessment (ESA). The twenty six property groups are referred to this report as the ESA Project Site (Project Site). The Project Site is further divided into Area I and Area II property groups. Area I is composed of the nine property groups to be developed first while Area II includes those seventeen property groups to be developed at a later time. Carlton Engineering, Inc. (CEI) was granted right-of-entry authorization for observation visits to only Area I property groups; however, CEI did provide all property group owners with the CEI Phase I Environmental Assessment Questionnaire. Area II property groups and the remaining 14% of the Plan Area were included in this environmental assessment as vicinity properties.

At the time of CEI's investigation the Plan Area and vicinity was primarily agricultural and rural residential properties. Current and past agricultural use of the Project Site properties has been for rice production, dry farming for hay production, and irrigated and dry land cattle grazing. These agricultural activities were evaluated to have not contributed to Project Site soil and groundwater contamination. Evidence of petroleum hydrocarbon contamination was observed at Property Group (PG) 15 in Area I associated with operation, maintenance and storage of farm machinery and equipment. Additionally, used oil filters were observed on PG 7 and PG 10. Additionally, areas of potential concern and/or circumstances requiring further study were also observed on seven property groups: three Area I properties PG 9, PG 11, and PG 20; and four Area II properties PG 2, PG 4, PG 5B, and PG 5C.

From CEI's research of public records available at various regulatory agencies, we found no evidence of existing or former underground storage tanks in the Plan Area. The nearest operating underground fuel storage tanks are located at the Gibson Ranch County Park in Sacramento County and at the Riego Market & Deli located at the intersection of Pleasant Grove Road and Riego Road west of the Plan Area. Neither underground fuel storage tank has had reports of subsurface petroleum releases.

From CEI's research of public records available at various regulatory agencies, we found evidence of two former underground storage tanks in the vicinity of the Project Site. Both cases have been closed by local and regional regulators and are judged not to have impacted the Project Site. CEI did observe above-ground fuel storage tanks on Area I and vicinity properties. According to information provided to CEI by local regulatory agencies, farm-related above-ground storage tanks have not been recognized as a common source of soil and groundwater contamination. CEI did observe small drip zones associated with the above ground tanks at Property Group 15. Interviews with certain Area II property owners in response to questionnaires indicate that an underground storage tank exists on PG 5C and that a former underground storage tank has been removed from PG 2.

In view of the likelihood of the observed localized soil contamination in Area I at PG 15 and uncertainties at PG 7, PG 9, PG 10, and PG 11, field studies for possible soil or groundwater contamination appear to be justified at selected locations on these property groups. Special attention should be given to evaluation of these property groups near which school sites are proposed. It is recommended that surface soil samples be considered for the areas of trash dumping along Palladay

Road and Tanwood Road where empty petroleum containers have been observed. Observation inside the garage at PG 20 is recommended. Additional assessment activities appear to be justified at PG 2, PG 4, PG 5B and PG 5C prior to development of Area II. The property groups for which further study is recommended are indicated on Figure 2.

Other events and conditions of lesser significance are noted in the following report.

2.0 INTRODUCTION

This report presents a Phase I Environmental Site Assessment performed by CEI for the property located in the southwest corner of Placer County approximately 15 miles north of Sacramento. The property is being proposed for development under the name of Placer Vineyards, and is bounded on the north by Base Line Road, on the south by the Sacramento County line, on the west by Sutter County and Pleasant Grove Road, and on the east by Dry Creek and Walerga Road as shown on Figure 1. This area includes 5,012 acres and is referred to in the Placer Vineyards Specific Plan (Specific Plan) as the "Plan Area". The assessment is conducted as a supplemental study to support the project environmental impact report being prepared by Quad Knopf (Quad).

Twenty-six property owners controlling approximately 4,300 acres or 86% of the 5,012-acre Plan Area initiated the preparation of the Placer Vineyards Specific Plan. The remaining 14% of the Plan Area, approximately 712 acres, consists almost entirely of land located in the far western part of the Plan Area - much of which is known as the Riego area. These 712 acres are mostly rural residential-agricultural parcels ranging in size from one to forty acres and have been designated as a "Special Planning Area" (SPA).

This Phase I Environmental Site Assessment (ESA) focused on the 4,300 acres comprising twenty six parcels identified as the ESA Project Site (Project Site) in this report. The 712 acres of the SPA, including approximately 200 parcels with approximately 150 different owners, are not the focus of this ESA. However, the SPA was evaluated as any other adjacent or proximal property.

There are two subsets of property groups, Areas I and II, within the 4,300-acre ESA Project Site based on the phasing of development. Area I includes nine property groups (PG) to be developed first (PGs 7, 9, 10, 11, 15, 16, 17, 19, and 20). All other property groups in Area II will be developed at a later time (PGs 1, 2, 3, 4, 5A, 5B, 5C, 6, 8, 12, 13, 14, 18, 21, 22, 23, and 24). This ESA focused on Area I properties including site observation visits to the property, review of questionnaires received from property group owners, and interviews with property owners, as appropriate. Questionnaires regarding all Area II parcels in the Project Area were reviewed and were the basis for interviews with property owners; however, no on-site observation visits on Area II properties were authorized for this report.

In addition to the Area I, Area II, and SPA properties in the Plan Area, this ESA evaluated potential environmental conditions on properties in the vicinity of the Plan Area. This review was consistent with the scope of work as described in Section 2.1.1.

2.1 Purpose

The objective of this investigation was to examine and evaluate existing information for evidence of contamination of the Site subsoil or groundwater due to hazardous or potentially hazardous materials on or in the vicinity of the Site.

Under the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (CERCLA), owners and operators of real estate where hazardous substances have come to be located may be held strictly liable for the costs of cleaning up contamination found on their property. No evidence linking the owner/operator with the placement of the hazardous substances on the property is required. Congress, in response to pressure from business and academic groups, established the "innocent landowner defense" in the 1986 amendments to CERCLA known as the Superfund Amendments and Reauthorization Act (SARA). To establish innocent landowner status, the landowner must have undertaken, at the time of acquisition, all appropriate inquiry into the previous ownership and uses of the property in a commercially prudent and reasonable manner. In an effort to clarify what constitutes "all appropriate inquiry", several bills have been introduced in the House of Representatives which provide specific definition of the steps one must take to avoid liability for hazardous waste cleanups. This document strives to meet the above requirements by using the ASTM E 1527- 97 standards as guidance in conducting this "due diligence" investigation.

2.1.1 Scope of Work

The scope of work for this investigation, according to CEI's work agreement of August 1999 and as clarified in a January 13, 2000 memorandum to Quad, was to provide information regarding the past usage of, and past contamination incidents at the Site and in its vicinity. CEI's investigation included: 1) examination of records pertaining to the Site and its vicinity; 2) review of historic aerial photographs; 3) interviews with owners and occupants of Area I properties and with regulatory personnel familiar with the Site and its vicinity, as appropriate; and 4) a reconnaissance of the Area I properties where right of entry was provided, and of the Site vicinity. Owners and occupants of Area II properties were interviewed where responses to questionnaires indicated the potential for recognized environmental conditions. SPA properties were evaluated as adjacent properties.

Information regarding hazardous materials contamination on or near the subject property was obtained from the following agencies:

- U.S. Environmental Protection Agency lists including NPL, CERCLIS, RCRA notifiers or violators, ERNS, and enforcement record lists,
- California State Environmental Protection Agency (Cal EPA),
- California Department of Pesticide Regulation,
- Placer County Environmental Management Department,
- Placer County Agricultural Commission,
- Sutter County Environmental Management Department,
- Sutter County Agricultural Commission,
- Sacramento County Environmental Management Department,
- California Regional Water Quality Control Board, Central Valley Region (CRWQCB)

2.2 Limitations and Exceptions of Assessment

The conclusions presented herein are based on CEI's assessment of conditions indicated to exist as of the date of our field reconnaissance conducted during January and February, 2000. CEI's assessment included field reconnaissance, a review of the referenced public documents, interviews with the Site owners and other personnel thought to be familiar with the Site and its near vicinity, and state or local regulatory personnel familiar with the area. To complement the interviews with the appropriate site owners, property owners/designated contacts were provided an environmental questionnaire. Twenty one of twenty six or 81% of the questionnaires were completed and returned to CEI. Questionnaires were not received for Area I property PG 7 and Area II properties PGs 1, 8, 13, and 21. A copy of the completed questionnaires are included in Appendix B of this report.

This investigation was conducted in accordance with generally accepted standards of environmental geological practice at the time it was performed. The results of this investigation do not preclude the possibility that substances, which are currently or in the future could be defined as hazardous, may be present on the property because of activities that we could not identify. No soil engineering or geotechnical recommendations are made nor should they be inferred from this report. This report is applicable only to the investigated property and should not be used for any other property.

2.2.1 Limiting Site Conditions and Methodology

Right of Entry Authorization was obtained for Area I properties only; therefore, on-site observation visits were conducted on Area I properties only. The open portions of Area I property groups were observed by a walk/drive through to make reasonable observations of the ground conditions. Features within Area I properties identified through questionnaire results, interviews and aerial photograph review as having structures or previous residential or agricultural uses were observed during Site visits. Eight property areas identified in the Specific Plan as proposed school sites are considered as areas for sensitive receptor use, and as such, received focused site reconnaissance observation. Seven of the eight proposed school sites are accessible from the Area I property groups for which right of entry authorization was provided. On-site observations visits were made to these seven sites. The eighth school site, near the boundary of Area II PGs 1 and 4 east of Watt Avenue, was observed from Watt Avenue and Base Line Road.

A drive-by reconnaissance was conducted for Area II and vicinity properties. Questionnaires received for Area II properties were reviewed and telephone interviews were conducted in response to a "yes" answer to Question # 11 regarding storage tanks on the property. The results of these telephone calls are reported in the appropriate property group or school site description.

A checklist was used to guide the reconnaissance of the Area I property groups; however, not all a portions of the checklist are applicable to all properties. A blank copy of the checklist is included in Appendix B of this report.

3.0 SITE DESCRIPTION

The following sections describe the Site location, summarize the physiographic, geologic, and hydrogeologic setting of the Site, and describe the vicinity characteristics, and the past and present uses of the Site.

3.1 Location

The Project Site is made up of twenty six property groups including forty six parcels comprising approximately 4,300 acres. Area I is located south of Base Line Road, north of the Placer and Sacramento County line, east of the Sutter County line and Pleasant Grove Road and west of Walerga Road and Dry Creek. The Site appears on the Rio Linda California and Pleasant Grove California Quadrangles, U.S.G.S. 7.5-minute series topographic maps, in portions of Sections 1 through 12 in Township 10 North, Range 5 East, and in Sections 6 and 7 in Township 10 North, Range 6 East Mount Diablo Base and Meridian. Figure 1 indicates the Plan Area, Areas I and II of the ESA Project Site, and the general vicinity.

The Area I portion of the Project Site includes Property Groups (PGs) 7, 9, 10, 11, 15, 16, 17, 19 and 20 totaling approximately 2,511 acres, or approximately 58% of the Project Site (50% of the Plan Area). All the Area I PGs are located between Watt Avenue on the east and Locust Road and Newton Street on the west. Figure 2 indicates the property groups within Areas I and II in the Project Site.

3.2 Environmental Setting

3.2.1 Regional Physiographic Conditions

The Plan Area is located in the extreme southwestern portion of Placer County in the Central Valley generally north of Sacramento and west of Roseville. The terrain with the Plan Area is generally flat. Above sea level elevations range from 35 feet at the western portion of the Plan Area to 115 feet at the eastern portion. The east-west length of the Plan Area is over six miles, equating to an average slope of only 0.2 %. Area I of the Project Site, in the central portion of the Plan Area, is approximately four miles long and ranges from 40 feet to 100 feet in elevation. Ground surface slopes within the Plan Area range from approximately zero to five percent.

Surface drainage flows through improved and natural drainage swales and intermittent creeks. Much of the topography and drainage has been altered to irrigate and enhance agricultural production of rice, dry crops (hay and grains) and for cattle grazing. Drainage is generally to the west southwest via creeks which flow into the Natomas East Main Drainage Canal approximately one mile to the west which ultimately flows south into the American River in Sacramento.

3.2.2 Soil Conditions

The United States Soil Conservation Service has identified twelve soil mapping units in the Plan Area. The predominant units are the Cometa-Ramona complex and the San Joaquin-Cometa sandy loams. Occurrence of hardpan is common within these soils. The average annual air temperature is about 61 degrees F, and the average frost-free period is between 230 and 270 days.

3.2.3 Geologic Conditions

The project site is located within the central portion of the Sacramento Valley which is included in the Great Valley geomorphic province of California. The Sacramento Valley is formed by a elongate, northwest-trending asymmetric structural trough. Sedimentary deposits ranging in age from Jurassic to Recent filled the structural trough. The sedimentary units which are exposed within the study area or are present at shallow depth are (youngest to oldest) Quaternary Alluvial deposits (Holocene), Quaternary Modesto Formation, Lower Member (Pleistocene), Quaternary Riverbank formation, Lower member (Pleistocene), and Quaternary Turlock Lake Formation (Pleistocene). The Tertiary Mehrten Formation (Miocene-Pliocene) is not exposed within the project area, but has been encountered in shallow drilling in the vicinity.

The Turlock Lake Formation (Qt_l), generally east of Watt Avenue, is described as deeply weathered reddish arkosic sediments composed of semi-consolidated gravel, sand, and silt. The remainder of the Plan Area, generally west of Watt Avenue, is underlain by the Riverbank Formation (Q_r) which is described as moderately weathered reddish arkosic sediments composed of unconsolidated to semi-consolidated gravel, sand, and silt. Riverbank formation rock and hardpan are exposed two to three feet below ground surface (bgs) in the north bank of the pond located in the southwest portion of PG 15 on Palladay Road. Dry Creek, which forms the southeastern boundary of the Plan Area, is reported underlain by undifferentiated basin and stream alluvium consisting of unweathered, unconsolidated silt, sand, and gravel.

3.2.4 Groundwater Conditions

Groundwater information available from the California Department of Water Resources includes groundwater elevations and hydrographs for four wells in the Plan Area and six wells in vicinity of the Plan Area. Since the 1950s and 1960s, the well records indicate a trend of decreasing groundwater elevation in wells in the general area. One of the longest and most complete well records is for the well (California 10N05E04Q01M) located on or near PG 15 near the center of the Project Site. The hydrograph of groundwater elevation and depth-to-water bgs during the period from 1950 to 1998 is indicated on Figure 3. The groundwater elevation in the well has decreased from 40.8 feet above the National Geodetic Vertical Datum (NGVD) in April, 1950 (depth to water of 31.4 feet bgs) to an elevation of 35.0 feet below NGVD in December, 1982 (depth to water of 107.2 feet bgs), and has remained near that elevation as indicated by the most recent recorded elevation of 33.9 feet below NGVD in December, 1998 (depth to water of 106.1 feet bgs). This trend of decreasing groundwater elevation is consistent with groundwater conditions throughout the Sacramento Valley. Using the groundwater elevations published by the California Water Resources Department, the groundwater gradient is to the west, which is consistent with the topography of the area.

3.3 Site and Vicinity Characteristics

The subject property is characterized predominantly as agricultural land. Previous and current use consist of dry farming for hay and cattle grazing and irrigated farming for rice production and enhanced cattle grazing. Sections 3.4 and 3.5 summarize the past and current uses of the property groups.

The Plan Area is surrounded by agricultural land to the north of Base Line Road with similar uses as the subject property, primarily dry land farming and cattle grazing. Rice production has also occurred north of Base Line Road. The subject property is bound on the east by Walerga Road and

Dry Creek and further by the Dry Creek community which is comprised of predominantly single family homes on lots generally ranging in size from one-quarter acre to five acres in the unincorporated part of the County. Undeveloped land extends from immediately east of Walerga Road to Crowder Lane.

Sutter County lies west of the Plan Area and is developed primarily with agricultural lands including rice and cattle grazing. Sacramento County lies south of the Plan Area and includes the Dry Creek Open Space Corridor, the 400 acre (approximately) Gibson Ranch County Park and the 12,000 acres (approximately) Rio Linda/Elverta Community Plan Area. Existing land uses in Sacramento County immediately south of the Plan Area include a mix of rural/agricultural and residential lots, ranging in size from approximately 1 to 20 acres.

As discussed in Section 2.0, the western portion of the Plan Area includes approximately 875 acres designated as a Special Planning Area. These 875 acres are mostly rural residential-agricultural parcels ranching in size from one to forty acres. This SPA, indicated on Figure 2, is outside the focus area of this ESA and is assessed with the same methods used for other properties in the vicinity of the Project Site.

3.4 Current and Past Uses of the Project Site

Current uses of the property groups within Area I and Area II of the Project Site, as in the past, are primarily agricultural including rice, dry land farming, and cattle grazing. Some parcels, developed with residences and other structures, are being farmed with active on-site operations and equipment maintenance and storage facilities. Other properties without on-site support facilities are being farmed with off-site equipment brought in specifically for cultivating and harvesting.

Table 1 summarizes the land use of each property group based on the best available information obtained from questionnaires, aerial photographic interpretation, and interviews. The specific property groups with identified concerns are discussed in Section 5.0 of this report. No attempt was made in this ESA to establish or evaluate chain of title or ownership of the subject properties. CEI relied on names of designated contact persons provided by Ms. Andrea Mayer of G.C. Wallace of California, Inc. for mailing questionnaires and conducting interviews.

4.0 RECORDS REVIEW, RECONNAISSANCE, AND INTERVIEWS

The following discussion in this report section focuses on assessment activities and findings for the 26 property groups within Area I and Area II and potential school sites within the Plan Area. Section 5.0 includes discussion on assessment activities and findings for the SPA and other properties in the vicinity of the Project Site.

4.1 Results of Regulatory Agency List Review and File Research

A review of data available from various regulatory agencies indicates that there are no records of hazardous materials contamination or underground storage tanks existing on the properties within the Project Site and within the entire Plan Area.

4.1.1 VISTA Information Solutions, Inc.-Radius Map

In order to satisfy due diligence requirements, CEI utilized the services of VISTA Information Solutions, Inc. (VISTA) headquartered in San Diego, California, with an office in Herndon, Virginia, to supplement our review of regulatory databases and records. VISTA's Radius Map report (VISTA Report) is included in Appendix A and summarizes a search of available environmental records including those specified in the ASTM E 1527-97 standard using at a minimum, the search distances surrounding the Site as recommended in the standard. The database search results summarize records of sites and property conditions ranging from medical offices using radiology and chemical materials, to underground storage tank sites and related soil or groundwater contamination, to Federal Superfund cleanup sites. The sites are denoted on VISTA's figures by address and approximate location relative to the subject Site (target property), and keyed by letter and number to the specific site information in the report.

The VISTA Report identified fourteen sites within the ASTM search distances beyond the Plan Area boundaries. No property within the Plan Area was found to be listed on any of the searched Databases with the exception of one U.S. Geological Survey (USGS) water well located on or near PG 15. Of the remaining thirteen sites identified by the VISTA Report, nine sites were also USGS water wells located within 0.5 miles of the Plan Area. The thirteen sites identified in the vicinity of the Plan Area (and outside the 26 property groups of the Project Site) are discussed in Section 5.0 of this report.

4.2 Aerial Photography Review

Aerial photographs on file at the US Department of Agriculture (USDA), Farm Service, Auburn Office and the Placer County Public Works Department including the Plan Area and vicinity were reviewed during the research for this report. Additionally, aerial photographs from Cartwright Aerial Surveys and Foothills Associates were utilized in this project. Photographs including the Site from 1952, 1958, 1964, 1971, 1987, 1993 and 1999 were reviewed. Reference for these photographs are included in Section 8 of this report.

Observations of the aerial photographs indicate that the Project Site has been used primarily as agricultural property during the period of photographic coverage and that the use, crop type, and drainage pattern of individual parcel and property groups have changed over the time period of observation. Channels, levees, and checks in the soil surface used to control irrigation and drainage for rice production are normally distinctive on aerial photographs and used to identify rice production. However, on some properties that have been changed from rice production to dry land farming and cattle grazing, the photographic indications of the rice irrigation features in soil persist long after the change in agricultural use. These historic photographic indications add uncertainty to identifying the specific agricultural land use at a specific date. Table 1 summarizes the results of aerial photograph observation regarding historic land use in the 26 property groups of the Plan Area.

Aerial photographs were observed for planning reconnaissance visits and to evaluate field observations. In addition to reviewing aerial photographs of properties in the Project Site for obvious or suspected activities which could potentially contribute to subsurface soil and groundwater contamination, the photographs were used to evaluate sites reported in the VISTA Report and discovered during our reconnaissance.

4.3 Project Site Reconnaissance Observations

During the period of January 31 to February 23, 2000, CEI personnel conducted reconnaissance and observation visits to the Project Site. As stated previously, the VISTA Report did not document any listed site, other than one USGS water well, within the boundaries of the Plan Area.

4.3.1 Area I Property Group Observations

Based on the field reconnaissance and observations, the following Area I Property Groups were identified as having facilities, operations and activities that require discussion and possible further assessment: PG 7, PG 9, PG 10, PG 11, PG 15, and PG 20. No localized areas of potential concern were identified on other property groups within Area I; therefore, they are not discussed in this report. See Figure 2 for location of property groups.

4.3.1.1 Property Group 7

PG 7 includes three parcels totaling 534 acres currently and historically used for dry land farming. The property group is bound on the north by Base Line Road, on the east by Watt Avenue, on the south by PG 5C and PG 10, and on the west by PG 12.

Approximately 0.4 miles west of Watt Avenue on the south side of Base Line Road is a former radio beacon building previously operated by the US Air Force from McClellan Air Force Base approximately 4.3 miles to the south. The radio beacon building is situated along a northerly line from the air base's primary runway (4.3 miles south) and was part of the remote landing navigation and runway marker system. According to a *Formal Environmental Assessment* dated December 16, 1975 obtained by CEI from McClellan AFB, the 0.25 acre site was declared to be excess Government property and was designated to be sold in December, 1975. No records were provided to CEI regarding when and to whom the property was sold, or under what conditions the property was conveyed.

The *Formal Environmental Assessment* described the property as 0.25 acres enclosed by a chain link fence with one small building of approximately 150 SF of floor space. The building was described as being serviced with power and telephone; however, there was no water or sewer. CEI observed the facility in January and February, 2000. Photographs in Figure 4 indicate the current conditions.

A wooden and metal platform exists on top of the radio beacon building. The power and telephone lines have been severed but wire remnants are still hanging from the building. The building is divided into two rooms, one with a raised platform and one with a level floor. Conduits for wiring exist in the concrete foundation; some are open and contain pipe and wires, while others have been sealed with concrete. The massive concrete floor has utility trenches for wire and conduits covered with non-skid solid metal grates. The trenches connect the two rooms. The walls have louvered vents for air circulation. Electrical wiring and fuse boxes exist inside the building. The outside of the building is covered with what appears to be green asbestos board siding which is broken in places.

While there is no discussion of a fuel storage tank in the *Formal Environmental Assessment*, and personnel in the Real Estate Department at McClellan AFB do not recall knowledge of a tank, it is reasonable there may have been a standby generator in the building on the raised platform. If a

generator was on site, there may have been an underground or aboveground storage tank for generator fuel.

As noted in Figure 4, stenciled with black paint on the siding on the north side of the building are the words:

TANK PICKLED
CAUSTIC SODA
MAR 77

Additionally, attached to the north outside wall is a vertical galvanized pipe from below the ground surface projecting to approximately one-foot above the roof line. This pipe could be a vent pipe for a possible underground storage tank.

A hill exists approximately 1,600 feet south-southeast of the green Air Force building on PG 7. A one lane gravel surfaced road connects the hill to Base Line Road. Bee hives were observed in the vicinity of the eastern portion of the hill. The well-constructed gravel road provides reliable access to the hill across the cultivated field and low lying land during heavy rainfall. According to Mr. Ross Riolo, owner of adjacent PG 5C to the south of the hill, Air Force equipment was located on the hill (observed on the 1958 aerial photograph). He further indicated that he understood that underground tanks may have been located at the hill site. CEI observed concrete pads and foundations at the ground surface and electrical conduits extending approximately 3 - 4 feet above the ground with old fuse and utility boxes on the conduits. There are conduit pull boxes and conduit pipes extending from the ground at three locations along the gravel road indicating there were probably connections between the hill site and the radio beacon house. There is no discussion in the USAF *Formal Environmental Assessment* report of any facility outside the fenced area previously discussed. CEI did not observe any indication of underground tanks on the hill site.

CEI also observed one piece of agricultural equipment (a towed wind rower or harvester) parked on the west side of the hill. The equipment is considered to be stored at this location for seasonal use. Also observed in this vicinity was a pile of soil approximately 5 to 6 feet high and approximately 20 to 25 feet long. CEI observed used oil filters laying on the ground surface next to the pile. Also observed in the general vicinity of the hill were other empty petroleum product containers such as grease tubes, oil containers, and a fire extinguisher. These oil filters suggest the potential that oil changes and maintenance of farm equipment were conducted at this site. The potential for spillage, drainage, and/or direct burial of used oil on the soil is also suggested by the presence of used filters discarded at the site; however, no stained soil or stressed vegetation were observed. At the hill site and along the access road were three areas of charred grass and charred rusted bailing wire indicating a hay fire.

Approximately 200 to 300 feet west-southwest of the radio beacon building CEI observed an abandoned and crumbling concrete foundation. Approximately 50 to 100 feet west of the old foundation, CEI observed a steel well casing open at the surface. Mr. Ross Riolo indicated that there may have been an old hay barn in that area.

The principle environmental concerns for PG 7 are:

- possible existing UST or former AST and contaminated soil at navigation marker beacon building,
- possible asbestos-containing siding on the navigation marker beacon building,
- possible soil contamination in the vicinity of the oil filters observed near hill,
- possible physical and environmental hazards posed by open irrigation well.

4.3.1.2 Property Group 9

PG 9 consists of three distinct parcels; parcel 23-200-13 (152 acres) and parcel 23-200-10 (127 acres) are adjacent but split by Tanwood Road and parcel 23-200-12 (60 acres) is to the west of and separated from parcel 23-200-10 by PG 11. As indicated in Figure 2, PG 8 is immediately east of PG 9 (parcel 23-200-13). The two eastern parcels (23-200-10 and 23-200-12) are currently planted in hay; however, as indicated for PG 9 East in Table 1, these parcels have been used for rice production. The property boundary between PG 9 and PG 8 is the site of a proposed elementary school and is the location of previous agricultural operational activities. Photographs in Figure 5 appear to show that the treed area in the vicinity of the proposed school site was used for operation of an irrigation system. It appears that demolition and burning has occurred recently. As shown in Figure 5, the burn scar is littered with metal debris and surrounds a burn pit partially filled with debris. Steel irrigation pipes, concrete pipes, metal valves and miscellaneous components are stacked and littered around the entire area. Rusted empty containers of undetermined contents were observed scattered around the treed area. A discarded metal feed tank was observed in the area. A power pole with transformer was observed, presumably to power an irrigation pump. No direct evidence of hydrocarbons or used oil filters were observed in the area.

The eastern portion of PG 9 on the west side of Tanwood Road between Dyer Lane and Kasser Road is currently planted in hay and has been used for rice as recently as 1993 as noted in Table 1. Based on an interview with Mr. Riolo, the former property owner, Mr. Kasser, had an almond orchard on PG 9. The orchard is observed on the southern portion PG 9 adjacent Kasser Road in the 1952 aerial photography. The possible environmental concern of the historical orchard is discussed in Section 6.1.3. A standpipe and irrigation well exists in the treed area in this vicinity.

The 60-acre parcel (23-200-12), to the west of PG 11, has been used for rice production. No structures were observed.

The principle environmental concerns for PG 9 are:

- possible soil contamination in vicinity of burn pit and debris piles.
- possible soil contamination in the vicinity of the former almond orchards in existence prior to the 1952 aerial photography.

4.3.1.3 Property Group 10

PG 10 is located on Dyer Lane west of PG 5C, east of PG 12, and northeast of the intersection of Dyer Lane and Tanwood Road. The southeast portion of PG 10 is also the site of the future Placer Vineyards High School which is one of the few areas in the Plan Area that has not been cleared for agriculture or residential use and is covered with oak trees. This portion of PG 10 is currently occupied by a 12 X 55 feet mobile home configured for long term use. A propane tank, domestic well, irrigation well, and power poles with transformers were observed on the north side of the mobile

home. A covered porch has been constructed on the front of the mobile home. A 500-gallon aboveground fuel tank is present on the site west of the mobile home. Mr. Ronald Wang, property owner, told CEI personnel that he had only stored that tank at the site and that the tank had never been used on the site. CEI did observe that the hose and nozzle were present, but not attached to the tank. No distressed vegetation was observed in vicinity of the above ground tank.

A gravel driveway extends west from the mobile home to a 24 X 40 feet garage located near the western property line. The garage was locked with no visibility into the garage so the contents and status of the interior were not observed. In the area to the south of the driveway between the mobile home and the garage is the site of a former structure with piles of concrete rubble, used oil filters, debris, tires, empty paint thinner cans, trash, and a rusted burn barrel. There was also a concrete slab approximately 15 X 15 feet with concrete walls approximately three feet high with vertical pipes, possibly to support a tent cover. The slab inside the walls was covered with mattresses.

On the northeastern portion of the property near PG 5C, there were three areas observed in which used oil filters and empty containers had been discarded. Also observed were ten to fifteen crushed 5-gallon buckets labeled "Stauffer Chemicals"; however, the contents portion of the label was not discernable. Tall grass may have obscured other discarded debris. The oil filters and buckets shown in photographs in Figure 6 are typical of the debris piles. It appears as if this portion of the property may have been used to service machinery over a sustained period of time or it was used as a disposal area for oil filters and other product containers. The eastern portion of the property is littered with debris including metal, tires, an old refrigerator, washing machine parts, and other miscellaneous trash.

An out-of-service irrigation well was observed near the northwestern portion of the proposed high school site. An electrical power pole with a transformer and severed wires were observed near the well.

The ground surface between the mobile home and the eastern property boundary with PG 5C appeared to have been graded/leveled previously and there were logs positioned on the ground around trees appearing to delineate parking lots. It appears as if the property may have been used as a hunting club or for group hunting activities.

The principle environmental concerns for PG 10 are:

- observation of inside of garage for possible contamination or sources of contamination
- possible soil contamination in vicinity of used oil filters and containers,
- possible soil contamination in vicinity of trash and debris piles, and
- possible physical and environmental hazards posed by open irrigation well.

4.3.1.4 Property Group 11

PG 11 is a 79 acre parcel located between the east and west sections of PG 9 and north of the residential properties on the north side of Kasser Road. PG 11 has been used for rice production and possibly cattle grazing. Two structures were observed on aerial photography and verified by field observation. Near the eastern property line next to PG 9 is an abandoned concrete water containment structure. Near the southern boundary of the property (Placer/Sacramento County line) was a partially demolished wooden structure (possibly a barn). Concrete and metal foundation members are

visible and wooden debris is stacked and scattered around the area. Also observed was a burn pit/trench that appeared to have been used during demolition of the structure. Debris includes old tires, pipe, and truck body parts as well as household trash such as tin cans and debris. No direct evidence of petroleum hydrocarbon or soil staining were observed. A out-of-service, open irrigation well and discarded pump and drop pipe were observed near the pond on the property.

The property boundary between PG 9 (east) and PG 11 in the vicinity of the abandoned water containment structure is the location of a proposed elementary school site. The proposed school site is north of the property formerly used as a poultry farm. No indications of hazardous materials or petroleum hydrocarbon use or storage were observed at this location.

The principle environmental concerns for PG 11 are summarized below:

- possible soil contamination in vicinity of burn pit/trench, demolished barn, and trash and debris piles, and
- possible physical and environmental hazards posed by open irrigation well.

4.3.1.5 Property Group 15

PG 15 appears to be the most intensely currently used property in the Plan Area and Project Site. PG 15 is located at 8545 Palladay Road south of Base Line Road. CEI personnel interviewed the property owner, Mr. George Slight, regarding the past use of the property. According to Mr. Slight, PG 15 is used to support farming operations at PG 15 and other parcels and locations outside the Plan Area. Figure 7 illustrates the facilities present at PG 15 based on July 1999 aerial photography, and January and February 2000 site observation visits by CEI personnel. The property facilities include a residential house (resident structure #1) with attendant septic tank and dry wells, 14 X 60 feet mobile home (resident structure #2) with attendant septic tank and dry wells; and several outbuildings and storage areas. Each residence has its own propane tank. Outbuildings include a garage building (structure #3) divided into two portions, one side for two-vehicle storage and the other side for locked secured storage; a wooden railroad box car (structure #4); office trailer (converted mobile home - structure #5) approximately 10 X 60 feet; two metal Quonset-style buildings, each building approximately 20 X 96 feet (structures #6 and #7); and a pole hay barn approximately 103 X 58 feet (structure #8).

The locked portion of structure #3 was used to store equipment such as lawn mowers, small quantities of fuel and lubricants such as turbine oil for irrigation pumps and hydraulic oil.

Structure #4, a restored railroad box car, appeared to be used for storage of items removed from resident structure #1 during reported remodeling a few years ago. These materials include several partially-filled, 1 and 5-gallon containers of house paint. Structure #5 is an old mobile home that has been converted to an office trailer and contains only office furniture and discarded bedding materials.

Structure #6 houses the repair shop which includes the machine shop in the west end and the welding shop in the east end. The machine shop includes a drill press and other standard metal working and repair tools. The shop also includes a parts washer; CEI was informed by Mr. Slight that only kerosene has been used for parts cleaner (no de-greasing solvents were reported to have been used on the ranch at any time). The washer was self-contained and not piped to any floor drain.

Spent kerosene was reported to have been stored in the waste oil tank for licensed disposal and recycling. The machine shop contained numerous cans of partially used oils, jack oil, soluble oil for drill press operation, cutting fluids, paint products and raw metal stock. The welding shop contained a welding machine and farm equipment in the process of repair, and raw metal material. No floor drains were observed in structure #6; however, there were patches of hydrocarbon staining on the concrete floor.

The other Quonset-style building (structure #7) is currently used, and reportedly always has been used for storage of feed, oats, and sheared wool. The western half of the building floor was covered with oats and wool and was not observed.

The open-sided pole barn, Structure #8, was constructed within the past two years and is used exclusively for hay storage.

Much of the ground surface around the outbuildings is being used for maintenance, repair and storage of farm and construction equipment and vehicles in various stages of disrepair. Additionally, miscellaneous debris, scrape parts, buckets and drums clutter the area around the buildings. Photographs in Figure 8 illustrate typical conditions in the vicinity of the outbuildings. Patches of soil staining were observed in the vicinity of equipment suggesting leakage of oil during storage and repair.

As noted on Figure 7, the fuel tank area is located on the north side of the property. The fueling area consists of a concrete pad (approximately 10 X 30 feet) with one 500-gallon regular-unleaded agricultural gas above ground storage tank (AST) and one 300-gallon diesel AST. As shown in the photograph in Figure 9, these two ASTs were elevated on metal stands on the concrete pad. Small drip zones were observed under the nozzles.

North of and contiguous with the concrete pad and the ASTs is a 200-gallon waste oil tank that was placed on a piece of plywood/particle board which had been placed directly on the soil surface. See photographs in Figure 9. Based on Mr. Slight's description of maintenance (oil change) procedures, oil was drained from equipment into a pan and poured into the waste oil tank via a large funnel. Oil filters were removed from farm equipment and placed in a drum to drain; however, filters were allowed to accumulate in the drain drum. Obvious spillage on to (and possibly through) the plywood/particle board and soil has occurred as evidenced in Figure 9. Recent rain water standing on the surface near the waste oil tank appeared to have a hydrocarbon sheen. A white unused plastic water tank is also visible in Figure 9.

Petroleum products including kerosene, gear lube oil, automatic transmission fluid, and engine oil were stored in 55-gallon drums and other containers south of the ASTs on the concrete pad. At the time of the observation visit, seven drums and other miscellaneous containers were on or near the north end of the concrete pad.

At the northeast corner of structure #6, a steam cleaning area approximately 20 X 20 feet was constructed in 1990 when a used steam cleaner was purchased. According to Mr. Slight, the area was constructed by placing river rock approximately 12 to 18-inches deep on the surface. Figure 10 shows the steam cleaning area by Building #6.

Turbine oil was commonly used to lubricate irrigation pumps. Irrigation pumps throughout the Plan Area were typically electric, however, due to high electricity costs, Mr. Slight converted one of his wells to diesel power. A service contractor performed routine maintenance. An open-top five gallon bucket of engine oil was observed under the diesel engine. Some soil staining was observed around the pumps, presumably due to turbine oil use and spillage.

A former residence, demolished several years ago, was located on the east side of Palladay Road approximately 0.25 miles south of the primary residence and operations area of PG 15. The house was demolished several years ago and demolition debris such as concrete rubble is still present on the site. The former residence site has been used for illegal dumping of trash and debris. The former domestic well and pressure tank are still operational to fill the adjacent pond. The status of the former septic system is not known.

The principle environmental concerns for PG 15 are:

- accumulated petroleum products, paint products and other miscellaneous substances scattered around property,
- derelict equipment and machinery, with particular regard to petroleum products, batteries, tires, and components containing hazardous substances,
- possible soil contamination in vicinity of ASTs, petroleum drums, oil filter drain container, and waste oil tank
- possible soil contamination in vicinity of stored and parked vehicles and machinery, miscellaneous containers, and stained soil,
- possible soil contamination in vicinity of steam cleaning area near Building #6,
- possible concrete contamination of floor in machine and welding shops in Building #6,
- possible soil and floor contamination in storage shed (Building #3) and box car (Structure # 4)
- possible soil contamination in vicinity of trash and debris piles at the Operations Area and the former demolished house,
- possible soil contamination in vicinity of diesel-powered irrigation well, and
- verification of status of septic system at demolished house.
- asbestos containing materials (ACMs) in buildings

4.3.1.6 Property Group 20

PG 20 is located near the southern boundary of the Plan Area and the Project Site on the west side of El Verano Avenue. This property is a 10 acre parcel with a single residential structure and a barn. CEI did not have written right of entry to this property; therefore, the property was observed from the street and adjacent property PG 19. Furthermore, the barn was closed. Based on the surroundings of the barn and a vehicle parked at the barn, it appeared that the barn may be used for automotive repair.

The principle environmental concern for PG 20 is:

- observation of inside of garage to verify usage and contents of garage.

4.3.2 Area II Property Group Questionnaire and Interview Findings

Based on review of questionnaires received from Area II property owners, certain Area II property groups were identified as having facilities, operations and activities that warrant description

relevant to adjacent Area I property groups and proposed school sites. Questionnaires for Area II property groups PG 1, PG 8, PG 13, and PG 21 have not been received by CEI. In response to questionnaire answers, CEI conducted telephone interviews with property owners of PG 2, PG 4, PG 5B, and PG 5C. Questionnaires from other property groups did not generate interview questions.

4.3.2.1 Property Group 2

PG 2 is located north of Dry Creek, east of PG 4 and PG 5B and south and west of PG 1. The property is southeast of the proposed elementary school site located between PG 4 and PG 1. No site observation visit was made to this Area II property. In response to answer 11 of the CEI Phase I Environmental Site Assessment Questionnaire, CEI conducted a telephone interview with the Mrs. Lois Mourier and Mr. Russell Mourier on March 21, 2000. Mr. Mourier informed CEI personnel that a 1,000-gallon gasoline UST had been removed from the property in 1990 by a contractor and Mr. Mourier with no involvement or oversight by Placer County. The date of installation is not known. In accordance with Federal and State UST regulations, USTs used for agricultural purposes with a volume less than 1,100 gallons are exempt from registration and oversight by Placer County; therefore, this tank was not reported in the VISTA Report or by the Placer County UST Program. According to Mr. Mourier, the removed tank was "like new" with no signs of leakage. The tank installation included a concert pad and electric pump dispenser and was located north of the current house site. The 1,000-gallon UST was replaced by a 500 gallon AST; however, it is not currently in operation. The property has not been actively farmed since 1950 except for cattle grazing.

The principle environmental concerns for PG 2 are:

- possible soil contamination at the location of the former 1,000-gallon UST, and
- possible soil contamination in the vicinity of the 500-gallon AST

4.3.2.2 Property Group 4

PG 4 is located north of PG 5B, east of PG 5A, south of PG 3, and west of PG 1 and PG 2. All of these Area II property groups are located between Watt Avenue and Walerga Road and north of Dry Creek. PG 4 is the western boundary of the proposed elementary school site located between PG 4 and PG 1. In response to answer 11 of the CEI Phase I Environmental Site Assessment Questionnaire, CEI conducted a telephone interview with the property owner, Mr. Gordon Hodel, on March 21, 2000. Mr. Hodel informed CEI personnel that there are two ASTs on the property: one 550 gallon gasoline AST currently in use, and one 250 gallon AST that has not been used for 20 years. Mr. Hodel indicated that there were occasional operational gasoline spills around the 550 gallon AST. The property is currently used for cattle grazing.

The principle environmental concern for PG 4 is:

- possible soil contamination in the vicinity of the two ASTs.

4.3.2.3 Property Group 5B

PG 5B is located north of PG 6, east of Watt Avenue, south of PG 4 and PG 5A, and west of PG 2. All of these Area II property groups are located between Watt Avenue and Walerga Road and north of Dry Creek. In response to answer 11 of the CEI Phase I Environmental Site Assessment Questionnaire, CEI conducted a telephone interview with the property owner, Mr. Frank Riolo, on March 20, 2000. Mr. Riolo informed CEI personnel that there are two ASTs on the property: one for gasoline and one for diesel. In response to answer 7 regarding chemicals located on the property, Mr.

Riolo indicated that he uses weed control chemicals such as Round Up purchased in 5-gallon containers. The property is currently used as a vineyard for wine grapes.

The principle environmental concern for PG 5B is:

- possible soil contamination in the vicinity of the two ASTs.

4.3.2.4 Property Group 5C

PG 5C is located north of Dyer Lane, east of PG 10, south of PG 7 and west of Watt Avenue. The property is south of the proposed elementary and middle school site located between PG 7 and PG 5C. No site observation visit was made to this Area II property. In response to answer 11 of the CEI Phase I Environmental Site Assessment Questionnaire, CEI conducted a telephone interview with the property owner, Mr. Ross Riolo on March 21, 2000. Mr. Riolo informed CEI personnel that a 500-gallon (estimated) UST exists approximately 100 -150 feet north of his house. The UST, equipped with a hand pump, was in the ground when he bought the property in 1952. He indicated he has not used the tank in 30 years when he installed ASTs which are currently on the property. He does not know the status or integrity of the tank. As noted previously, agricultural tanks of this volume are exempt from reporting requirements and furthermore the tank was installed prior to the existence of any UST regulations. Mr. Riolo also confirmed that there are two or three ASTs on the western portion of PG 5C, occupied by a residence and outbuildings which support a metal crafting business. He indicated that he thinks the tanks are not currently in use. This residence, outbuildings, and ASTs are adjacent to PG 10 previously described. Additionally, CEI interviewed Mr. Riolo regarding the orchards and vineyard observed on aerial photography on his property. The results of this interview are described in Section 6.1.3.

The principle environmental concerns for PG 5C are:

- possible soil contamination at the location of the existing 500-gallon UST,
- possible soil contamination in the vicinity of the ASTs, and
- possible soil contamination in the vicinity of the former almond orchards in existence prior to the 1952 aerial photography and Mr. Riolo's purchase of the property.
- ACMs

4.3.3 Proposed School Sites Observations

CEI also conducted observation visits to the vicinity of the seven mapped locations of the proposed school sites within the Area I as indicated in the Specific Plan and conducted a drive-by reconnaissance of the one school site in Area II. According to the Specific Plan, the standard sizes are 10 acres for elementary schools, 20 acres for middle schools and 40 acres for high schools. CEI has identified the proposed school site by the road name or property group or groups in which the proposed site is located. Figure 2 indicates the location of the proposed school sites. Table 1 summarizes the land use history of the property groups. The current status of each proposed school site is also discussed in the following sections.

4.3.3.1 Locust Road Elementary School Site near PG 23, PG 24, and PG 19

This proposed school site is mapped on Locust Road. To the east of this site is the western limit of PG 19, which appears to have been used primarily for dry farming. In the vicinity on the west side of Locust Road (PG 23 and PG 24) are two equestrian-oriented sport complexes (Equine Sports and Ropes and Reins). These property groups are not included in Area I; therefore, CEI observed

these complexes from Locust Road and did not enter the property. CEI observed some construction equipment, tractors, horse trailers and vehicles parked on the properties; however, no on-site observation was conducted.

The principle environmental concerns for this school site are:

- on-site observation of equestrian facilities and activities may indicate potential areas of environmental concern.
- conduct detailed search for possible out-of-service irrigation wells to reduce physical and environmental hazards posed by possible additional open irrigation wells

4.3.3.2 Palladay Road Middle School and Elementary School Site near PG 15 and PG 19

This proposed school site is mapped on Palladay Road between PG 15 to the east and PG 19 to the west. CEI has discussed the field observations of facilities and conditions on PG 15 located near the eastern portion of the school site. As noted previously, an open irrigation well and other illegal trash and dumping on PG 19 and Palladay Road are in the vicinity of the school site.

The principle environmental concerns for schools site are:

- concerns previously listed for PG 15,
- possible soil contamination in vicinity of trash and debris piles along Palladay Road, and
- possible physical and environmental hazards posed by open irrigation well observed on PG 19, and
- conduct detailed search for possible out-of-service irrigation wells to reduce physical and environmental hazards posed by possible additional open irrigation wells

4.3.3.3 Road C Proposed Elementary School Site near PG 10, PG 12 and PG 7

Proposed Road C had not been constructed at the time of site reconnaissance. Access to the school site, located between PG 12 and PG 15, was obtained by walking from Dyer Road and Tanwood Road. The proposed school site is currently developed as agricultural land. PG 10 to the east is currently under rice cultivation, PG 7 to the northeast is currently planted in hay, and PG 12 to the west is currently used for cattle grazing. The confluence of irrigation drainage ditches, stand pipes and irrigation lines are present at the location. Wooden fences for cattle loading and operations are present north of the site on PG 12 near Base Line Road.

The principle environmental concern for schools site is:

- conduct detailed search for possible out-of-service irrigation wells to reduce physical and environmental hazards posed by possible open irrigation well.

4.3.3.4 Proposed Elementary School Site near Kasser Road between PG 9 and PG 11

This proposed school site is just north of the Placer/Sacramento County line between PG 9 and PG 11. This location is also generally north of the previously described former poultry farm and in the vicinity the former structure (barn) noted on PG 11. This portion of PG 11 has been used for rice production and the adjacent PG 9 appears to have been used for rice and hay production, and a former almond orchard. At least one improperly closed irrigation well and pump debris were observed on PG 11 to the north of the school site near the pond. A concrete water containment structure was observed on the eastern property line of PG 11. Debris of the demolished structure and a burn pile/scar were observed.

The principle environmental concerns for this school site are:

- possible soil contamination in vicinity of trash and debris piles on PG 11 and the former orchard on PG 9,
- possible physical and environmental hazards posed by open irrigation well observed on PG 11, and
- conduct detailed search for possible out-of-service irrigation wells to reduce physical and environmental hazards posed by possible additional open irrigation wells.

4.3.3.5 Proposed Elementary School Site north of Gibson Ranch County Park between PG 8 and PG 9

This proposed elementary school site is in the vicinity of a treed area on the property line between PG 8 to the east and PG 9 to the west. The area was used to support farming and irrigation operations. An extensive irrigation system appears to have been in place for these parcels; irrigation pipes were observed rising from a concrete pad. Piping components, concrete pipes and valves are stacked and scattered over the area. A power pole with transformer is present; no leaks or stains were observed. A burn pit in the ground is centered in a burn scar in which corrugated metal sheets, drums and automobile body parts are scattered around and partially buried. An discarded feed tank, metal debris and empty containers were observed scattered around the area. Several stand pipes and irrigation wells are present on the east side of PG 8 near Dry Creek. No indications of hazardous materials or petroleum hydrocarbons were observed.

The principle environmental concerns for this school site are:

- possible soil contamination in vicinity of trash and debris piles on PG 9, and
- conduct detailed search for possible out-of-service irrigation wells to reduce physical and environmental hazards posed by possible additional open irrigation wells.

4.3.3.6 Proposed High School Site at PG 10

This proposed high school site is located in the southeastern portion of PG 10. As discussed in Section 4.3.2, used oil filters, empty chemical containers and other debris have been observed in the northeastern corner of this portion of PG 10. Other observations and descriptions of structures at this property are also presented in Section 4.3.2.

The principle environmental concerns for this school site are:

- possible soil contamination as described in PG 10,
- possible physical and environmental hazards posed by open irrigation well observed on PG 10, and
- conduct detailed search for possible out-of-service irrigation wells to reduce physical and environmental hazards posed by possible additional open irrigation wells.

4.3.3.7 Proposed Elementary and Middle School Site between PG 7 and PG 5C

This proposed school site is located in the southern portion of PG 7 and north of PG 5C. PG 7 is currently and has been used for hay production. This portion of PG 5C has been developed with agricultural uses in all aerial photographs observed. No structures are observed currently or in the historic aerial photography.

The principle environmental concerns for this school site are:

- possible soil contamination in vicinity of existing UST and ASTs at PG 5C,
- possible soil contamination in vicinity of former orchards at PG 5C,
- possible physical and environmental hazards posed by open irrigation well observed on PG 7, and
- conduct detailed search for possible out-of-service irrigation wells to reduce physical and environmental hazards posed by possible additional open irrigation wells.

4.3.3.8 Proposed Elementary School Site between PG 1 and PG 4

This Proposed elementary school site is located in the Area II properties east of Watt Avenue. The site was observed from Watt Avenue and Base Line Road. Additional information was obtained via telephone interview with owners of PG 2 and PG 4 based on questionnaire answers. A former 1,000-gallon UST was removed from PG 2 in 1990 and ASTs exists at PG 2 and PG 4. Aerial photography observations indicate that PG 1 has been vacant or used for agriculture during the period of photography coverage since 1952.

The principle environmental concerns for this school site are:

- possible soil contamination in vicinity of existing UST and ASTs at PG 2,
- possible soil contamination in vicinity of existing ASTs at PG 4, and
- conduct detailed search for possible out-of-service irrigation wells to reduce physical and environmental hazards posed by possible additional open irrigation wells.

4.4 Interviews

On January 7, 2000, CEI interviewed Mary Balwin of the Real Property Group of the Real Estate Office of McClellan Air Force Base (McAFB) regarding the navigation outer marker building at PG 7.

On January 20, 2000, CEI personnel interviewed Martha Sanchez with the California Department of Pesticide Regulation. She indicated that her department was concerned with licenses for applicators and had no information about possible residual chemicals in soil and groundwater. Ms. Sanchez referred CEI to local agricultural commissions.

On January 20, 2000, CEI personnel conducted a telephone interview with Danny Sarracino of the Sacramento County Agriculture Commission regarding historic agricultural crops and practices in northern Sacramento County south of the Plan Area. Mr. Saccacino indicated he knew of no agricultural activities in the area that would have caused residual impacts to the soil and groundwater.

On January 20, 2000, CEI conducted a telephone interview with Ken Stark of the Placer County Agriculture Commission regarding historic agricultural crops and practices in southwest Placer County including the Plan Area. Mr. Stark was familiar with the general area and indicated he knew of no agricultural activities in the area that would have caused residual impacts to the soil and groundwater.

On January 20, 2000, CEI attempted to interview personnel at the California Rice Industry Association regarding use of pesticide and water in growing rice. CEI was referred to published information available on their web site. The reviewed information was consistent with information

provided by the Sacramento and Placer Agriculture Commissions. Relevant information is included in Section 6.1.3 of this report.

On January 25 and 31, 2000, CEI personnel interviewed Alberta Spence, owner of PG 16, and Bob Clark, tenant of PG 16. They indicated that the property has been used only for cattle grazing and that the one outbuilding has been used for storage and hobby woodworking.

On January 26, 2000, CEI personnel interviewed Ronald Wong, owner/partner of PG 10, about the general agricultural history of the property group and the on-site AST.

On January 31, 2000 CEI personnel conducted an interview with Ross Riolo, 6520 Dyer Lane, owner of PG 5C, for general orientation and history of the Plan Area. Mr. Riolo also provided information relevant to the navigation radio beacon operated by McClellan Air Force Base on PG 7.

On January 31, 2000, CEI personnel interviewed Tina Gulley, owner of PG-17. Ms. Gulley indicated she has lived on property for 21 years and installed the existing modular home. She indicated that the property had not been used for agricultural purposes except she had raised a few pigs many years ago.

On February 1 and 2, 2000, CEI personnel interviewed George Slight, owner/partner of PG 15, about the agricultural history and land use history of PG 15. Mr. Slight provided an on-site tour of the property and answered questions during the observation visits.

On February 17, 2000, CEI personnel interviewed David Buck of Placer County Environmental Management Department regarding UST releases and site cases, and other potential spill sites. Mr. Buck referred CEI to DeeDee Deberge of the Department to address site-specific addresses and inquiries.

On February 17, 2000 and subsequent dates, CEI personnel interviewed Jeff Citron of the Sutter County Agriculture Department, the UST Program Manager in Sutter County. Mr. Citron provided information about active and closed UST cases in the vicinity of the Plan Area.

On February 17, 2000 and subsequent dates, CEI personnel interviewed Roberta Blevins of the Sutter County Environmental Health (Community Services) Department regarding hazardous releases and reported incidents in Sutter County in the vicinity of the Plan Area. Ms. Blevins provided information about general and specific environmental condition in the project vicinity.

On February 17, 2000 and subsequent dates, CEI personnel interviewed Dana Booth of the Sacramento County Environmental Management Department about reported releases and general environmental conditions in Sacramento County in the vicinity of the Plan Area. Mr. Booth provided information relevant to the Monroe's Dump site located near Palladay Road in Sacramento County.

On February 23, 2000 and subsequent dates, CEI personnel interviewed DeeDee DeBerge of the Placer County Environmental Management Department about Departmental records for VISTA reported sites, Sites observed by CEI in the vicinity of the Plan Area, and other sites reported in the

Departmental records. Ms. DeBerge provided department files for CEI review and checked Placer County lists for contamination incidents and sites.

On February 23, 2000, CEI interviewed Dana Wyingner of the Placer County Environmental Management Department about the Riego Market & Deli in Riego. Ms. Wyingner provided information about the existing UST and recent work performed on the fuel dispensers.

On February 23, CEI personnel interviewed Walter Watson regarding the UST removed from his property on Pleasant Grove Road.

On February 24, 2000, CEI personnel interviewed Ken Stark of the Placer County Agriculture Commission confirming previous information about agricultural practices and crops in Placer County.

On March 3, 2000 CEI personnel interviewed J.P. Catiziela of the California Rice Industry Association regarding the environmental fate of rice pesticide in soil and groundwater which is presently or has historically been reported in groundwater. Mr. Catiziela indicated he and the Association are not aware of any pesticide, presently or historically except for Bentazon (Basagran) which was removed from use in rice production in the early to mid-1980s.

On March 3, 2000 CEI personnel interviewed Donna Bartkowiak with the California Department of Pesticide Regulation. Ms. Bartkowiak provided a data file of well sampling laboratory results from the Department's database.

On March 20, 2000 CEI personnel interviewed Frank Riolo, owner of PG 5B regarding his response to the CEI Questionnaire. Mr. Riolo provided information regarding ASTs on his property and the former radio beacon facilities on the hill on PG 7.

On March 21, 2000 CEI personnel interviewed Ross Riolo, owner of PG 5C regarding his response to the CEI Questionnaire. Mr. Riolo provided information regarding a UST and ASTs on his property and orchards on and in the vicinity of his property.

On March 21, 2000 CEI personnel interviewed Lois Mourier, owner of PG 2, and her brother in law, Russell Mourier, regarding her response to the CEI Questionnaire. Mr. Mourier provided information regarding removal of a UST from the property and existing ASTs on PG 2.

On March 21, 2000 CEI personnel interviewed Gordon Hodel, owner of PG 4 regarding his response to the CEI Questionnaire. Mr. Hodel provided information regarding existing ASTs on PG 4.

5.0 SITE VICINITY RECORDS REVIEW AND OBSERVATIONS

5.1 Results of Regulatory Agency List Review and File Research

The VISTA Report identified fourteen sites within the ASTM search distances beyond the property boundaries. Of the fourteen mapped sites listed in the VISTA Report within a ½ mile radius

of the Project Area, ten sites are listed as USGS water wells. These wells are considered to be drinking water sources and/or irrigation water sources and are not generally considered a source for subsurface contamination. CEI did not attempt to observe each of these wells because they normally are not a threat to the environment. However, during the observation visits to property groups for which CEI was granted right of entry authorization, CEI observed numerous irrigation wells, including some of those listed in the VISTA Report, that were in various stages of operation and repair. Several out-of-service irrigation wells, some with open and unprotected well casings, were observed throughout the project area.

The open irrigation wells pose a potential physical hazard to persons, especially small children, walking around the properties and in the vicinity of the proposed school sites. Additionally, these open wells are potentially vulnerable to illegal dumping of undesired substances into the subsurface and groundwater aquifer, particularly at locations adjacent busy roads such as Palladaya Road. An open well is a direct conduit into the aquifer and it is recommended that the wells be properly abandoned or destroyed according to local and California Department of Water Resources Bulletins 74-81 and 74-90 Standards, in order to protect the water quality of the aquifer.

CEI did not attempt to locate and map all operating and inactive wells. However, when wells were observed during reconnaissance and observation visits, CEI did document some of the existing active and inactive well locations. These locations are included on Figure 2 but Figure 2 should not be considered a map of all existing wells in the Plan Area or any specific property group. A designated surveying and mapping project should be considered for this purpose.

No property within the Project Area was found to be listed on any of the searched Databases with the exception of one USGS water well. Of the remaining thirteen sites identified by the VISTA Report, eight sites were also USGS water wells within 0.5 miles of the property boundaries. The VISTA Report identified four other sites within 0.5 mile of the property boundaries discussed in this Section.

5.1.1 Sites Which Previously Stored Gasoline and/or Diesel Fuel in USTs

The VISTA Report listed two sites with USTs in the vicinity of the Plan Area which previously stored gasoline and/or diesel fuel.

Van Dykes's Rice Dryer, Inc., 4036 Pleasant Grove Road, Pleasant Grove, California, 95668. This site, noted to be located 0.29 mile west of the subject property in Sutter County, is reported to be a Leaking Underground Storage Tank case with the leak having occurred in June 1992. According to Mr. Jeff Citron, Sutter County UST Program Manager, the tank was removed, impacted-soil was over-excavated and disposed, and the case was closed on January 9, 1997 by the Central Valley Regional Water Quality Control Board and Sutter County.

Walter C. Watson "Watson Farms", 8628 Pleasant Grove, Elverta, California, 95626. This site is located on the Sacramento-Placer County line near the western limit of the Project Area. The property and the tanks were previously used for agricultural activities; however, the property is currently operated as Watson Storage. According to personal discussion with Mr. Watson, the tanks were removed approximately 5 to 6 years ago under the oversight of the Elverta Fire Department and

the Placer County Environmental Management Department. No releases were noted and the case was closed.

5.1.2 Sites Currently Storing Gasoline and/or Diesel Fuel in USTs and ASTs

Of the fourteen sites within the ASTM radius and the twenty unmapped sites listed in the VISTA Report, only one site was confirmed to have an active UST. Sacramento County operates two 1,000-gallon gasoline USTs at the Gibson Ranch County Park located south of PGs 8 and 9. CEI observed the area of the USTs which are located in the park maintenance area approximately 1,600 feet south of the property line. According to Craig Blankenship, Senior Park Maintenance Worker, the current tanks replaced previous tanks approximately six years ago with no known or suspected product leaks in the current or previous tanks. He was not aware of any problems with previous tanks nor was there any record of historical releases. Mr. Dana Booth of the Sacramento County Environmental Management Department reported he is not aware of any soil or groundwater contamination issues with these tanks.

CEI identified operating gas dispensers at the Riego Market & Deli (formerly Meyers Food Store) at the intersection of Riego Road (Base Line Road) and Pleasant Grove Road in Riego. According to the Placer County case specialist for this site, Dana Winyinger, the market has two dispensers using one 10,000-gallon tank split into two compartments. The tank, installed in May, 1989, has interstitial monitoring and has had no reported releases or spills.

As discussed previously, the Project Site and vicinity are used extensively for agricultural purposes such as rice, dry farming and cattle grazing. Many of the properties engaged in these activities, currently and historically, have used ASTs to store diesel fuel and gasoline for on-site use. These agricultural activities are exempt from tank registration requirements; therefore, Placer County does not have records of these tanks.

CEI observed several parcels with 300-gallon and 500-gallon ASTs within the subject property groups and in the vicinity of the Project Area. Of the properties visited and ASTs observed in Area I, only PG 15 had visible signs of fuel spillage resulting from ASTs, consisting of stained soil and stressed vegetation. The conditions of the ASTs at PG 15 and other property groups within the Project Site are discussed in Section 4.2.3.

The ASTs on adjacent and proximal properties were observed only from a distance; therefore, no assessment of the soil conditions was possible. However, CEI interviewed Ms. Roberta Blevins of Sutter County Environmental Health (Community Services) Department regarding the frequency and extent of spills and other issues related to ASTs at farms and ranches in southeastern Sutter County. Ms. Blevins indicated that she is not aware of spills and issues associated with ASTs anywhere in Sutter County. Additionally, of the ten Business Plans reported to be on file with Sutter County from the vicinity of the Project Area, there are no reported spills or incidents.

Western Fabrication at 3700 Riego Road (Base Line Road) was observed to have two ASTs (size not verified, but estimated at larger than 500 gallons) to support the on-site truss manufacturing and other operations. Ms. DeeDee DeBerge of the Placer County Environmental Management Department indicated there is no record of spills or incidents at the Western Fabrication facility.

5.1.3 Other Regulatory Database Lists

No sites within the ASTM approximate search distances from the Site are listed on either the USEPA NPL, USEPA CORRACTS, STATE SPL (Calsites database), USEPA RCRA-TSD, USEPA CERCLIS/NFRAP, STATE DEED RSTR, STATE CORTESE, STATE TOXIC PITS, USEPA TRIS, USEPA RCRA Violations/enforcement actions, or the USEPA/STATE ERNS and spills lists.

The Consolidated Dealer Systems site is listed at 2546 Riego Road, Pleasant Grove; however, the business has relocated to 7414 Pacific Avenue approximately two miles west of Pleasant Grove Road. The former and current locations are too distant from the Plan Area to be relevant.

Interstate Battery, 451 Antelope Road, Elverta, California, 95626 is located 0.23 miles south of the subject property boundary (Placer/Sacramento County line) between El Modena Avenue and El Verano Avenue, and is included on the State Equivalent CERLIS List. No information regarding site status is provided in the VISTA Report. CEI observed the site location on January 31, 2000 from Antelope Road. No on-site observation was conducted. The site consists of several derelict vehicles including a truck with the Interstate Battery marking (white with green strip), miscellaneous auto parts and engines, household appliances and debris scattered around the parcel and around a wooden residential structure. Surface drainage appears to flow across the rear and west side of the parcel toward the west/southwest, generally away from the Plan Area. The property at 451 Antelope Road is reported by the receptionist of the Interstate Battery business in Sacramento to be the residence of the owner of that business and was the original location of the company when it was started approximately 20 years ago. While unsightly, the property does not appear likely to have impacted the Project Site.

Monroe's Dump/Monroe's Landfill, 8784 Palladay Road, Elverta, California is listed in the VISTA Report to be located 0.45 miles south of the property boundary on Palladay Road in Sacramento County. CEI observed the reported address and did not observe any existing dump or landfill operations (no on-site observation was conducted). Mr. Dana Booth of the Sacramento County Environmental Management Department informed CEI that the site is listed because it was the site of drug lab response incident. A maximum of two cubic yards of solvent-impacted soil were removed and transported from the residential site. The location of this site is generally down-drainage of the subject property.

The VISTA Report includes 20 unmapped sites. Four of these sites appear to be in the proximity of the Project Area. Two of these four sites were discussed in Section 5.1.1 and 5.1.2 as UST sites; Gibson Ranch County Park with two operating USTs and Watson Farms is a closed UST case. The other two listings are spill sites on Palladay Road and Kasser Road. Interviews with local residents, and currently observed conditions indicate that household debris and litter, automobile parts and empty lubricant containers, and other miscellaneous debris are frequently dumped along sections of these two roads.

5.2 Adjacent Site and Vicinity Observations

A Site Vicinity Map is presented in Figure 1. The properties adjoining the Project Site to the west, known as the SPA, are 5 to 20-acre residential and agricultural properties. The SPA is located between the western boundary of PG 19 (Newton Street and Locust Road) and Pleasant Grove

Road. The properties to the north of Base Line Road (northern boundary) are large agricultural and rural residential properties ranging in size from approximately 5 acres to 20 acres and much larger. The Plan Area is bound on the east by Walerga Road and Dry Creek while Area I of the ESA Project Site is bound on the east by Watt Avenue. Between Watt Avenue and Walerga Road are Property Groups 1, 2, 3, 4, 5A, 5B, and 6, comprising approximately 899 acres of agricultural and residential agricultural properties. These property groups are bound on the south by Dry Creek.

The Plan Area west of Dry Creek is bound on the south by the Sacramento County line and the Gibson Ranch County Park. The park is contiguous with Dry Creek and the southern boundary of PG 8 and a portion of PG 9. West of the Gibson Ranch County Park, contiguous with PG 9 and PG 11 between the project boundary (Sacramento County line) and Kasser Road, are rural residential properties. One of these properties had multiple, long single-floor buildings reportedly used as a poultry farm; the concrete foundations and floors are visible in aerial photographs and on the ground. Between Kasser Road/16th Street and Palladay Road are large agricultural parcels adjacent PG 16. West of Palladay Road south of the property boundary (Placer/Sacramento County line) are small-acreage rural residential agricultural parcels.

In addition to the listed sites, CEI observed a cattle feeding operation on the north side of Base Line Road at the intersection of County Acres Lane (opposite PG 13 and PG 14). This operation intensely uses approximately five acres. When observed on February 1, 2000 there was standing water on much of the property and the operation was odorous. It was not determined if there was potential impact to the soil or shallow groundwater due to cattle operations. Placer County Environmental Health and Agriculture Departments had no reported issues with this operation.

To the east of Western Fabrication and west of Brewer Road on the north side of Base Line Road, at 9880 Base Line Road, is a house/shed with several derelict vehicles and equipment and used tires on the ground. Further to the east in the vicinity of 9801 Base Line Road is an aircraft hangar and airstrip. It is not known if the aircraft and airstrip are used for commercial and/or recreational purposes. Drums and fuel tanks were not observed outside the hangar, which, if present, may have suggested use of the aircraft for aerial application of agricultural pesticides in this heavily agricultural area. No one was present during field reconnaissance visits to interview and no names or phone numbers were posted. According to Ms. DeeDee Deberge, no releases or incidents have been reported along Base Line Road including the 9880 and 9801 Base Line Road locations.

CEI also observed some mechanical and grading equipment stored, and possibly being repaired and maintained, in the SPA on the north side of Lowell Street between Elder Road and Locust Road. Telephone interviews with Ms. DeeDee Deberge of Placer County Environmental Management Department revealed no records of incidents or spills on any street in the SPA or in the vicinity of the Plan Area other than those previously discussed.

Two telephone conversations with Mr. Ken Stark of the Placer County Agriculture Department also confirmed that he is not aware of any pesticide use or any other agricultural related activity, including vineyards, rice growing and irrigation, dry land farming and cattle grazing that would have resulted in a soil and groundwater problem in the vicinity of the Plan Area.

As stated previously in Section 4.4, similar discussions with Ms. Roberta Blevins of the Sutter County Environmental Health Department did not reveal any known or suspected issues not addressed by the cases cited.

5.3 Water and Sewer/On Site Septic Systems

The site properties and surrounding properties are currently served by private water wells, and private on-site wastewater disposal (septic) systems. Table 1 indicates property groups on which existing and historical structures were observed on aerial photography. CEI considered that residential structures have or have had septic system and did not attempt to observe or verify existence, status and condition of all potential septic systems. It is recognized that there is the possibility for misuse of septic and sewerage disposal systems for illegal dumping or disposal of hazardous substances. It is not practical to sample all septic leach fields and dry wells prior to property improvement; however, it is recommended that excavation and demolition activities be observed by a qualified environmental professional, particularly at properties with high maintenance and operations activities.

6.0 FINDINGS AND CONCLUSIONS

6.1 Discussion

CEI's investigations, Site reconnaissance, agency review, and historic aerial photograph review, indicate the following:

There are no records of underground fuel storage tanks existing in the Plan Area; however, physical evidence suggests the possibility that a fuel storage tank may have been required to operate the radio navigation beacon at PG 7. Based on questionnaires and interviews with property owners, it has been determined that one UST exists at PG 5C, an Area II property group. The property owner of Area II PG 2 indicated that one 1,000 gallon UST was removed from PG 2 in 1990. He also indicated that no petroleum leakage was observed from the removed tank; however, no Placer County oversight was required or utilized. Based on observation visits and interviews, it was determined that ASTs have been and are currently located on some of the property groups of the Project Site and in the vicinity of the Plan Area. Above ground storage tanks have not been a frequent source of hydrocarbon contamination in soil and groundwater. It is possible that heating systems may have existed in residences and outbuildings that used petroleum hydrocarbons for fuel.

Within ¼ mile of the Site, four properties are documented to have or have had active underground fuel storage tanks. The two active USTs in the Site vicinity are located at the Riego Market at Riego Road and Pleasant Grove Road in Placer County, and the Gibson Ranch County Park in Sacramento County. These sites and other sites in the vicinity are recognized as minor potential sources for contamination of the subject property.

Site observations indicate that the rubbish dumped in the areas on and near the Project Site along Palladay Road, Tanwood Road, Kasser Road, and 16th Street have most likely resulted from illegal dumping of household and garage materials. Visible surface evidence of the observed trash indicates no materials that would present a significant environmental impairment of the Site were included in the dumped rubbish.

There are no records of fire, hazardous materials, or other contamination incidents in the Plan Area.

No tire disposal sites except for scattered random dumping of small number of tires or obvious tire burn areas were observed on the Area I properties or reported on the Area I and II properties during the study.

No obvious rubbish burial areas were observed on the Area I properties or reported on the Area I and II properties during the study, except the random sites previously discussed.

No obvious animal carcass disposal areas or poultry production areas were observed on the Area I properties or reported on the Area I and II properties during the study.

Metal, polyvinyl chloride (PVC), and concrete irrigation piping system components were observed on the Project Site. Historic agricultural properties may have buried irrigation pipes which can consist of asbestos containing materials. Should any suspect asbestos containing piping or other building materials be discovered during improvement work at the Project Site, CEI should be informed and the potential for asbestos content confirmed. If materials are found to be asbestos containing, they should be removed, handled, transported, and disposed of in accordance with applicable local, state and federal regulations

Site observations of Area I properties indicate that operations and maintenance activities associated with agricultural equipment and machinery have resulted in localized areas of potential concern that need to be investigated further to assess if contamination of soil and groundwater has occurred. No direct evidence was observed that indicated groundwater has been contaminated. Area I Property groups included in this category requiring further observation and/or assessment of soil or other conditions include PG 7, PG 9, PG 10, PG 11, and PG 15. The interior of the garage at PG 20 should be observed. Area II property groups recommended for additional assessment include PG 2, PG 4 and PG 5C.

The Plan Area appears to have been developed for agricultural and residential purposes since prior to 1952. The principle agricultural activities include rice production, hay production and cattle grazing. It appears from interviews and published materials that these agricultural activities do not tend to cause persistent contamination of the soil and groundwater. No permanent negative impacts to subsurface soil and groundwater have been linked with the current and past agricultural practices used in Area I of the Project Site except those areas of potential concern identified with farm equipment and machinery fueling, operations, and maintenance.

6.1.1 Rice Farming

There is no active rice production in the Area I property groups at this time. PGs 13 and 14 in Area II are the only property groups currently under active rice production in the Plan Area. As indicated in Table 1, historic rice production has been identified in PG 8, PG 9, PG 10, PG 11, PG 12, PG 13, PG 14, PG 15, and PG 19 during the photography observation period. However, additional interviews with all historical parcel owners may indicate that rice may have been produced on other parcels prior to and during periods between photographic coverage.

Irrigation water applied to rice fields is used in three ways:

- some is evaporated from the plant, water surface, or moist soil (evapotranspiration);
- some percolates below the root zone and recharges groundwater (deep percolation); and
- some flows out of the field to be either recycled into other fields, or returned to rivers or streams for downstream uses (return flow).

According to the California Rice Industry Association, the largest portion of applied water, approximately 64%, is evaporated or taken up by the plant and transpired. About 27% percolates into the soil and recharges groundwater, and about 9% flows out of the rice field as surface water.

Summarizing from information obtained from the California Rice Industry Association, the major potential water quality challenge for rice farming is the need to achieve acceptably low pesticides concentration in return flow. This is achieved by management of the water applied to rice fields. Flooding of rice fields is the most effective way to control many weeds. At relatively low cost, weeds can be controlled with a variety of selective herbicides. A number of herbicides have been used by rice farmers over the years. Some have been found to harm other crop plants (MCPA and Propanil), or were too mobile in groundwater and surface water (Bentazon/Basagran). Bentazon/Basagran reportedly has been removed from use in rice production since the early to mid-1980s. Use of MCPA and 2,4,D is limited to certain areas because these chemicals can damage other types of crops. Other herbicides are organic compounds that break down over time, do not have mobility or toxicity problems, and have associated management practices that have been developed to ensure that they do not pollute water supplies.

The primary animal pests of rice in California are tadpole shrimp, crayfish, rice water weevil, leaf miner, army worms and leafhoppers. Pesticides commonly used for animal pest control are Carbofuran (rice water weevil), Malathion (midges) Methyl parathion (tadpole shrimp, midges), and copper sulfate (tadpole shrimp). No records were found during this assessment indicating which pesticide was applied at each property group. Some of these pesticides have been phased out during the time of production in the Plan Area.

Prior to 1980, water retention in rice fields was rare. However, since the early 1980s and the introduction of water retention management, rice pesticide and herbicide concentrations have been significantly reduced in the Sacramento River and the Basin agriculture drains. Pesticides and herbicides used in rice production are broken down by natural mechanisms. A principle mechanism is biogradation. When fields are flooded, oxygen flow into the soil is greatly reduced. Below the surface half-inch of soil, microbes rapidly deplete oxygen and begin to seek other compounds for respiration, including sulfur, nitrogen, iron and manganese. This layering creates a wide range of chemical and microbial conditions that are ideal for breaking down organic compounds including rice herbicides. The extent of destruction depends on how fast these conditions are created and how long the conditions exist. Reducing or eliminating flow out of the rice fields retains herbicides in the field where microbes in the soil and the water can degrade it over time. After 7 to 10 days of retention time, herbicide concentrations in the water are reduced 80 to 90 % for all but MCPA. However, according to the California Rice Industry Association, MCPA levels in return flow have not been associated with problematic environmental conditions.

According to the California Rice Industry Association, "Water percolating to groundwater beneath upland (non-flooded) crops can have substantially higher salinity than the irrigation water. This is less pronounced for flood irrigated rice. Also, there is less mobile nitrate nitrogen in the rooted soil of a rice field than in the rooted layer of upland crops. This is a direct result of flooding. Therefore, groundwater recharged through rice fields is of high quality relative to recharge through upland crop fields."

The California Department of Pesticide Regulation's Well Inventory Database was searched for groundwater sampling results for wells in the Plan Area. No pesticide data were available for wells in the Plan Area. Well sampling data were available from six drinking water wells to the east of the Plan Area in the vicinity of Base Line Road and Vineyard Road, generally upgradient of the Plan Area. Of the 108 laboratory analysis, no pesticide was reported in groundwater samples from these wells during the period 1985 to 1998.

According to written information produced by the California Rice Industry Association and corroborated by discussions with the Placer and Sacramento County Agriculture Commission personnel, irrigated rice production typically does not result in residual or environmentally persistent chemicals in the soil or groundwater.

6.1.2. Upland Farming and Cattle Grazing

All property groups in Area I and Area II have been used for agriculture to some degree. Those not used for rice production have been or are currently being used for hay production and cattle grazing. Some properties are irrigated for cattle grazing. Based on discussions with some property owners and the Placer County Agriculture Commission these activities do not directly generate the potential for hazardous material and cause residual impacts to soil and groundwater. Fertilizers and feed typically used in normal amounts do not pose environmental hazards.

6.1.3. Orchards and Vineyards

Two orchards were identified on 1952, 1958, 1964, and 1971 aerial photographs on the southern portion of PG 5C near the residence and other structures. The orchards were not observed in the 1981 photography. An interview on March 20, 2000 with the PG 5C owner, Mr. Ross Riolo, indicated that there was an almond orchard on his property when he purchased it in 1952. He does not know when the orchard was planted originally. He recalls using Bluestone copper sulfate pesticide mixed with water to spray on the orchard; however, he was not familiar with chemical use prior to 1952. Mr. Ken Stark of the Placer County Agriculture Commission indicated that copper sulfate has no residual in soil. Mr. Ross Riolo also indicated that he recalls as a child there were almond orchards on the property across Dyer Lane from his property (probably PG 8); however, this orchard was not observed in the 1952 aerial photography. Mr. Riolo also indicated there was an almond orchard on the property formerly owned by Mr. Kasser (PG 9). This orchard was observed on the 1952 aerial photograph but could not be identified in the 1958 photography. Mr. Riolo was not familiar with chemical use prior to 1952.

Some agricultural chemicals have the potential to remain in near-surface soils depending upon the concentrations and types used. During approximately the last 25 years, environmentally persistent chemicals such as DDT and Chlordane have been banned from use. Prior to such regulation however, and especially during the 1940s and 1950s, DDT was essentially the sole

commercially practical chemical available and used as a pesticide. Mr. Stark indicated that arsenic-based chemicals could have been used on the orchards prior to 1952 and agreed that the soil at the old orchard sites should be tested for residual arsenic and other agricultural chemicals. Mr. Riolo did not recall any other orchards in the entire Plan Area; however, orchards were observed on photography in the vicinity of P.F.E. Road to the east of the Plan Area.

Vineyards were not observed on property groups in Area I; however, a vineyard was identified on PG 5C in the 1987 photograph and on PG 5B in all year photographs beginning in 1971 to the present. Reports from local agriculture commission representatives indicate that vineyards in the Project Site are not known to use environmentally persistent pesticides and fungicides that pose risks to soil and groundwater quality. Mr. Frank Riolo indicated that only sulfur has been applied to his vineyards on PG 5B.

6.2 Conclusions

CEI has performed this Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-97 for the Placer Vineyards Site as described in Section 3 of this report. Any exceptions to, or deletions from the ASTM practice are described in Section 2.2 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property with the exception of the conditions described in the following sections.

Based on CEI's review of the available data, observation visits, various regulatory agency records, and interviews regarding historical land use, CEI has identified several localized areas of potential concern within certain property groups that will require further assessment to determine if contamination of soil and groundwater has occurred. PG 15 is the most intensely used property within the Area I and II property groups. That use has resulted in surface spills and soil staining of petroleum hydrocarbons. Additional Area I property groups requiring further assessment are PG 7, PG 9, PG 10, PG 11, and PG 20.

The environmental concerns for these property groups are summarized as follows:

Area I Property Groups:

The principle environmental concerns for PG 7 are:

- possible existing UST or former AST and contaminated soil at navigation marker beacon building,
- possible asbestos-containing siding on the navigation marker beacon building,
- possible soil contamination in the vicinity of the oil filters observed near hill.
- possible physical and environmental hazards posed by open irrigation well.

The principle environmental concerns for PG 9 are:

- possible soil contamination in vicinity of burn pit and debris piles.
- possible soil contamination in the vicinity of the former almond orchards in existence prior to the 1952 aerial photography.

The principle environmental concerns for PG 10 are:

- observation of inside of garage for possible contamination or sources of contamination
- possible soil contamination in vicinity of used oil filters and containers,
- possible soil contamination in vicinity of trash and debris piles, and
- possible physical and environmental hazards posed by open irrigation well.

The principle environmental concerns for PG 11 are summarized below:

- possible soil contamination in vicinity of burn pit/trench, demolished barn, and trash and debris piles, and
- possible physical and environmental hazards posed by open irrigation well.

The principle environmental concerns for PG 15 are summarized below:

- proper disposal of the accumulated petroleum products, paint products and other miscellaneous substances scattered around property,
- proper disposal of derelict equipment and machinery, with particular regard to petroleum products, batteries, tires, and components containing hazardous substances,
- possible soil contamination in vicinity of ASTs, petroleum drums, oil filter drain container, and waste oil tank
- possible soil contamination in vicinity of stored and parked vehicles and machinery, miscellaneous containers, and stained soil,
- possible soil contamination in vicinity of steam cleaning area near Building #6,
- possible concrete contamination of floor in machine and welding shops in Building #6,
- possible soil and floor contamination in storage shed (Building #3) and box car (Structure # 4)
- possible soil contamination in vicinity of trash and debris piles at the Operations Area and the former demolished house on Palladay Road,
- possible soil contamination in vicinity of diesel-powered irrigation well, and
- verification of status of septic system at demolished house

The principle environmental concern for PG 20 is:

- observation of inside of garage to verify usage and contents of garage

Area II Property Groups:

The principle environmental concerns for PG 2 are:

- possible soil contamination at the location of the former 1,000 UST. and
- possible soil contamination in the vicinity of the 500 gallon AST

The principle environmental concern for PG 4 is:

- possible soil contamination in the vicinity of the two ASTs.

The principle environmental concern for PG 5B is:

- possible soil contamination in the vicinity of the two ASTs.

The principle environmental concerns for PG 5C are:

- possible soil contamination at the location of the existing 500 UST,
- possible soil contamination in the vicinity of the ASTs, and

- possible soil contamination in the vicinity of the former almond orchards in existence prior to the 1952 aerial photography and Mr. Riolo's purchase of the property.

Proposed School Sites:

Proposed school sites shown on the Specific Plan received focused site reconnaissance and observation. Six proposed sites, listed below, were observed to be near property groups with recognized areas of potential concern. The observed environmental concerns at each proposed school site are also indicated.

The principle environmental concerns for the Palladay Road middle and elementary school site between PG 15 and PG 19 are:

- concerns previously listed for PG 15
- possible soil contamination in vicinity of trash and debris piles along Palladay Road, and
- possible physical and environmental hazards posed by open irrigation well observed on PG 19.
- conduct detailed search for possible out-of-service irrigation wells to reduce physical and environmental hazards posed by possible additional open irrigation wells

The principle environmental concerns for the Elementary school site near Kasser Road between PG 9 and PG 11 are:

- possible soil contamination in vicinity of trash and debris piles on PG 11 and the former orchard on PG 9,
- possible physical and environmental hazards posed by open irrigation well observed on PG 11, and
- conduct detailed search for possible out-of-service irrigation wells to reduce physical and environmental hazards posed by possible additional open irrigation wells.

The principle environmental concerns for the Elementary school site north of Gibson Ranch County Park between PG 8 and PG 9 are:

- possible soil contamination in vicinity of trash and debris piles,
- conduct detailed search for possible out-of-service irrigation wells to reduce physical and environmental hazards posed by possible additional open irrigation wells.

The principle environmental concerns for the Elementary school site between PG 7 and PG 5C are:

- possible soil contamination in vicinity of existing UST and ASTS at PG 5C,
- possible soil contamination in vicinity of former orchards at PG 5C,
- possible physical and environmental hazards posed by open irrigation well observed on PG 7,
- conduct detailed search for possible out-of-service irrigation wells to reduce physical and environmental hazards posed by possible additional open irrigation wells.

The principle environmental concerns for the High school site on PG 10 are:

- possible soil contamination as described in PG 10,
- possible physical and environmental hazards posed by open irrigation well observed on PG 10, and

- conduct detailed search for possible out-of-service irrigation wells to reduce physical and environmental hazards posed by possible additional open irrigation wells.

The principle environmental concerns for the Elementary school site between PG 1 and PG 4 are:

- possible soil contamination in vicinity of existing UST and ASTS at PG 2,
- possible soil contamination in vicinity of existing ASTS at PG 4, and
- conduct detailed search for possible out-of-service irrigation wells to reduce physical and environmental hazards posed by possible additional open irrigation wells.

The remaining school sites were not observed to be near areas of potential concern.

Refuse/Rubbish Dumping

While no soil staining and only empty containers were observed in the roadside areas of frequent rubbish and trash dumping, past dumping could have included other items of more serious concern.

Electrical Transformers/PCB Oils

Transformers were observed on active and inactive power poles. While CEI did not conduct an inspection of the transformers, no leakage was observed, and the transformers were not labeled as to the potential for polychlorinated biphenyls (PCB) content. Transformer removal and disposal should be accomplished by appropriate qualified personnel.

Previous Agricultural Use

Based on information provided by the Placer and Sacramento County Agriculture Commissions and property owner questionnaires, CEI concludes that no agricultural chemicals were used during farming activities on the Project Site that would be present today as residual in the soil or groundwater, except for possible pesticides that may have been used on the former almond orchards.

Information obtained from Placer County and neighboring El Dorado County Agricultural Commissions indicates that several chemicals may have been used in Sierra Foothills fruit orchards (and likewise in the Project Site area) during time periods prior to those documented by aerial photographic coverage. The agencies indicate that pesticides available for use included metal arsenates, nicotine, malathion, and diazanon. During the mid 1940s, DDT and related compounds became available and were widely used as pesticides. Typical fungicides could have included copper compounds and Captan.

Based on current information, orchards are known to have existed in the Plan Area. It is considered unlikely that the previously described chemicals (with the exception of organochlorine - DDT family - and metal arsenate pesticides), if used, would persist in the soil after repeated annual cultivation. Interviews conducted during this Phase I ESA have not disclosed information indicating the past presence of orchards other those described for PGs 9 and 5C. If, during future work on the project, it is discovered that orchards were located on the Project Site which were not reported or indicated in the historical references used during this ESA, consideration should be given to the possibility that environmentally persistent pesticides may have been used. CEI concludes that soil sampling in the vicinity of the reported former orchards is advisable.

Vineyards were not observed on property groups in Area I; however, a vineyard was identified on PG 5C in the 1987 photograph and on PG 5B in all year photographs beginning in 1971 to the present. Reports from local agriculture commission representatives indicate that vineyards in the Project Site are not known to use environmentally persistent pesticides and fungicides that pose risks to soil and groundwater quality. Mr. Frank Riolo indicated that only sulfur has been applied to his vineyards on PG 5B.

6.3 Recommendations

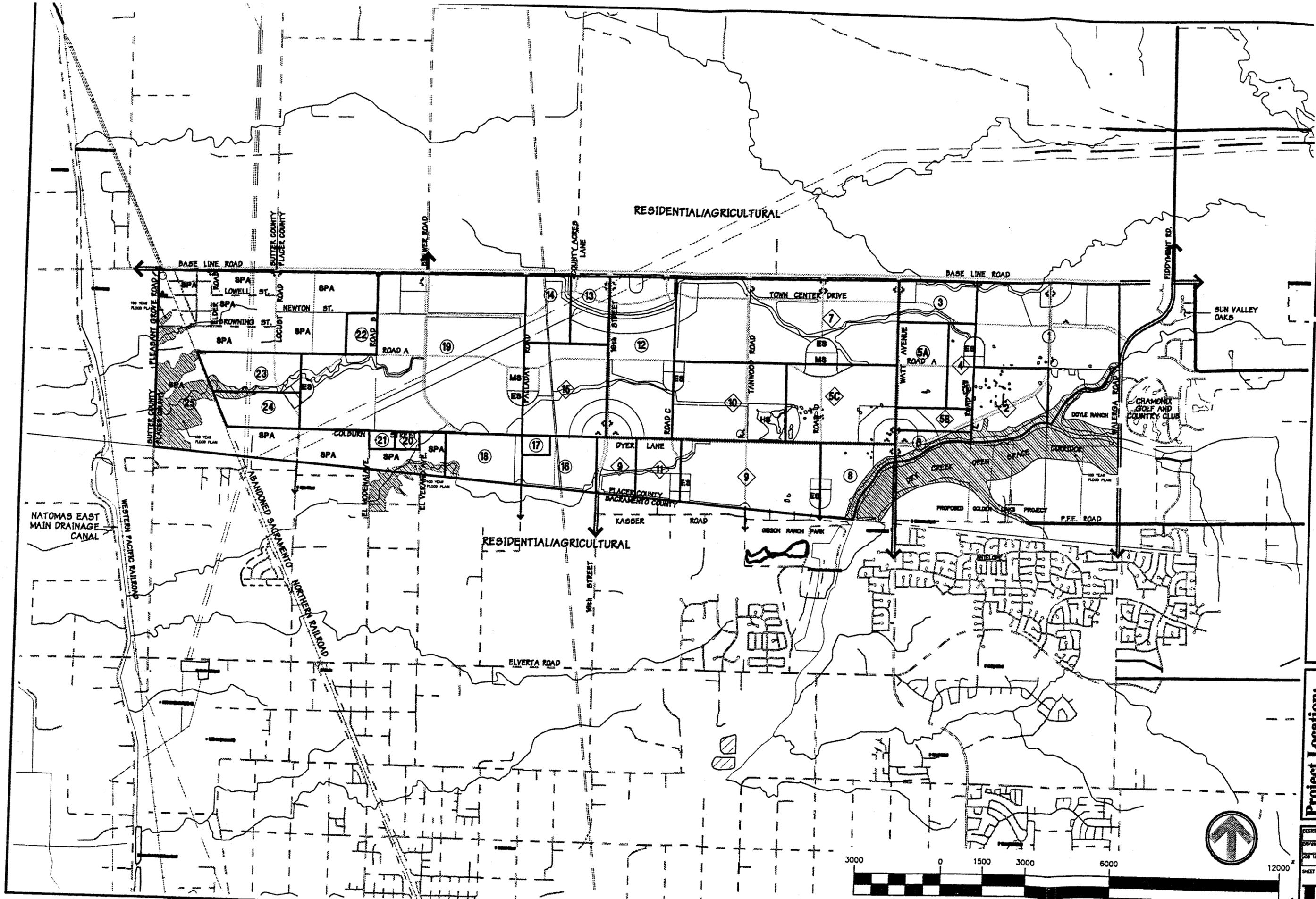
In view of the likelihood of the observed localized soil contamination in Area I at PG 15 and uncertainties at PG 7, PG 9, PG 10, and PG 11, field investigations for possible soil or groundwater contamination appear to be justified at selected locations on these property groups. Special attention should be given to evaluation of these property groups near which school sites are proposed. It is recommended that surface soil samples be considered for the areas of trash dumping along Palladay Road and Tanwood Road where empty petroleum containers have been observed. Observation inside the garage at PG 20 is recommended. Additional assessment and soil analysis activities appear to be justified PG 2, PG 4, PG 5B and PG 5C prior to development of Area II.

In view of the small likelihood of contamination on the SPG properties as indicated by the information reviewed during this study, further investigations for soil or groundwater contamination do not appear to be justified on those properties at this time.

All irrigation wells, active and inactive, in the Project Site should be mapped. Inactive wells should be properly abandoned immediately in accordance with all applicable regulations to eliminate physical and environmental hazards, and active wells or wells with pumps should be destroyed prior to property improvement.

It is recognized that there is the possibility for misuse of septic and sewerage disposal systems for illegal dumping or disposal of hazardous substances. It is not practical to sample all septic leach fields and dry wells prior to property improvement; however, it is recommended that excavation and demolition activities be observed by a qualified environmental professional, particularly at properties with high maintenance and operations activities.

7.0 FIGURES



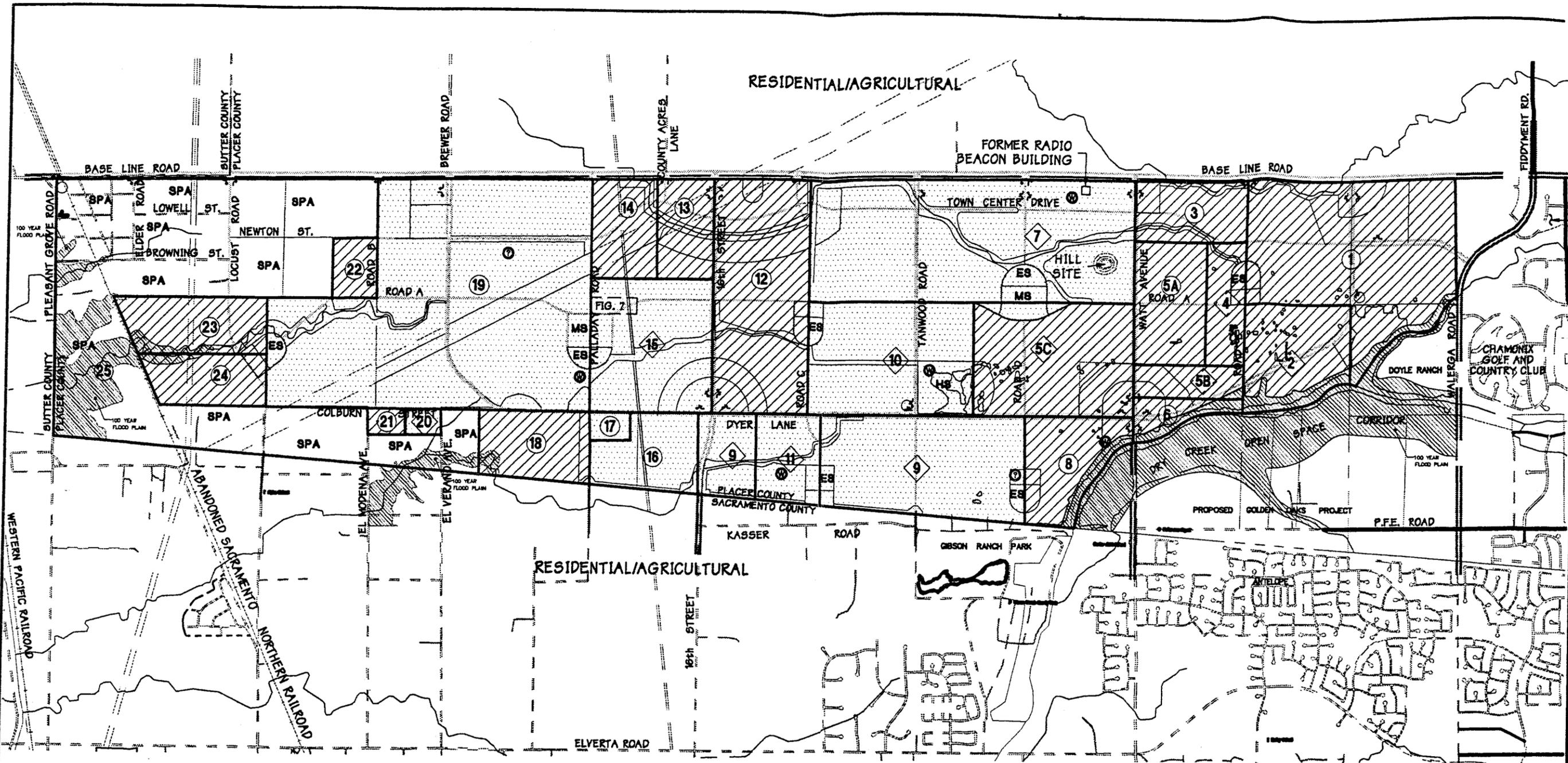
CARLTON
Engineering Inc.
3932 Ponderosa Road, Shingle Springs, CA 95682
Voice 530.677.5515 Fax 530.677.6645

PLACER VINEYARDS
VICINITY MAP

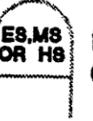
Project Location:
Placer Vineyards
Placer County, CA

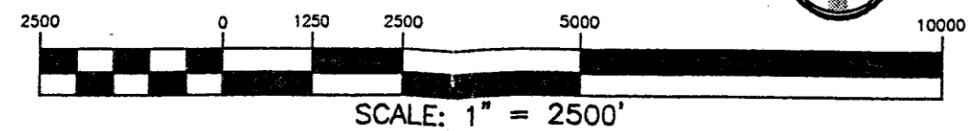
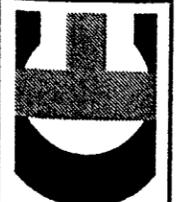
DESIGNED	DATE
DRAWN	DATE
CHECKED	DATE
SCALE	SCALE
FIGI	N/A

FIGI



Legend

-  AREA I PROPERTY GROUPS OF THE ESA PROJECT SITE. (PGs 7, 9, 10, 11, 15, 16, 17, 19, 20).
-  AREA II PROPERTY GROUPS OF THE ESA PROJECT SITE. (PGs 1, 2, 3, 4, 5A, 5B, 5C, 6, 8, 12, 13, 14, 18, 21, 22, 23, 24).
-  BOUNDARY INCLUDES PLAN AREA: AREA 1 AND II PROPERTY GROUPS AND SPECIAL PLANNING AREA (SPA).
-  POWER LINE EASEMENTS (FROM EXHIBIT 3.1, PVSP).
-  OUT-OF-SERVICE IRRIGATION WELLS-OBSERVED.
-  POSSIBLE WELL
-  PROPOSED ELEMENTARY, MIDDLE, OR HIGH SCHOOL SITE.
-  PG'S IDENTIFIED FOR FURTHER ASSESSMENT

CARLTON
Engineering Inc.
3932 Ponderosa Road, Shingle Springs, CA 95682
Voice 530.677.5515 Fax 530.677.6645

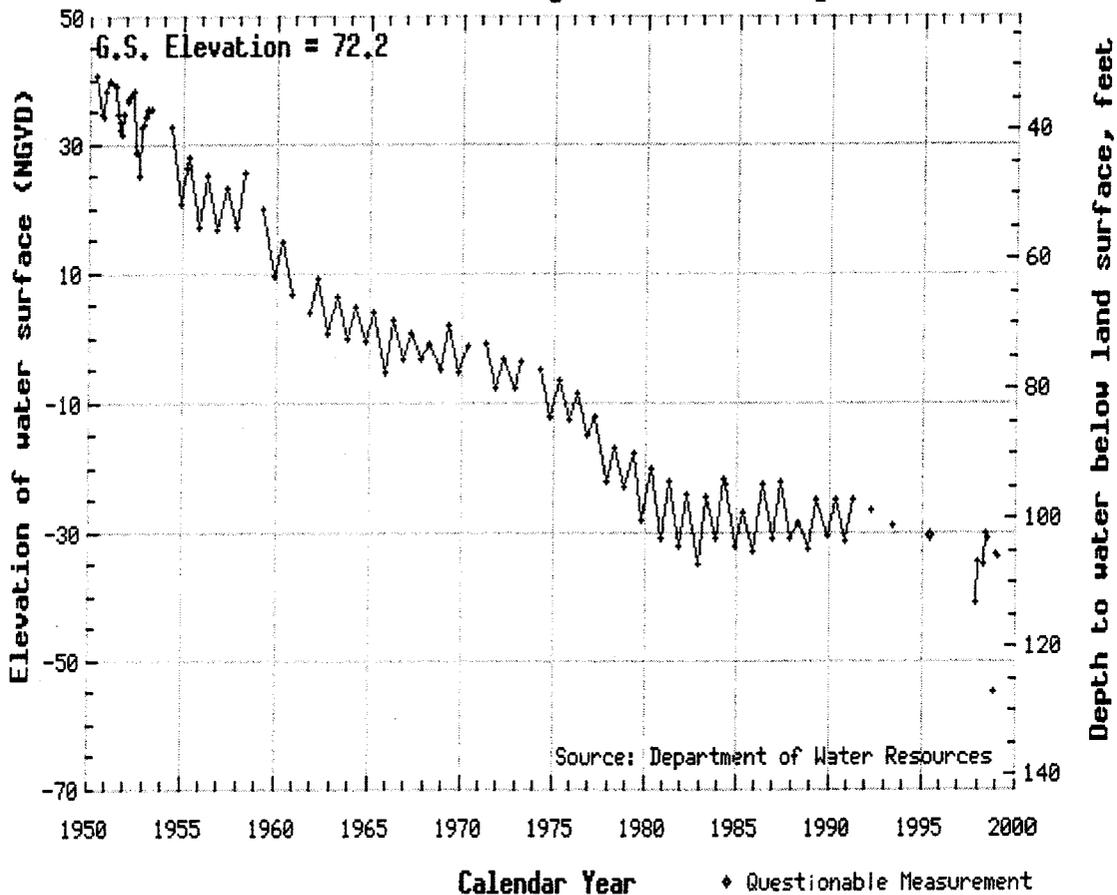
PLACER VINEYARDS
PROJECT SITE MAP

Project Location:
Placer Vineyards
Placer County, CA

DESIGNED	DATE
DRAWN	SCALE
CHECKED	NOT SCALE
SHEET	NO. SHEETS
98-428	NA

FIG2

Groundwater Levels, 10N05E04Q01M
 Sacramento Valley (Placer County)



Source: California Department of Water Resources

PROJECT 99-426

March 2000

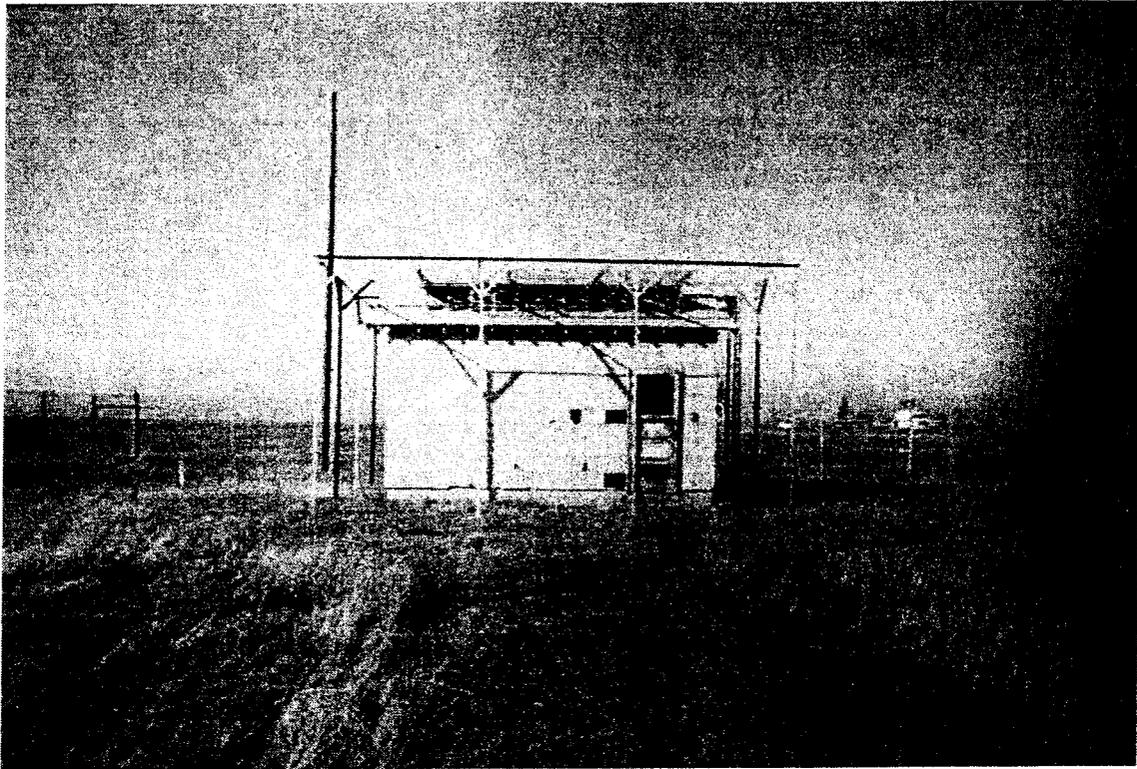


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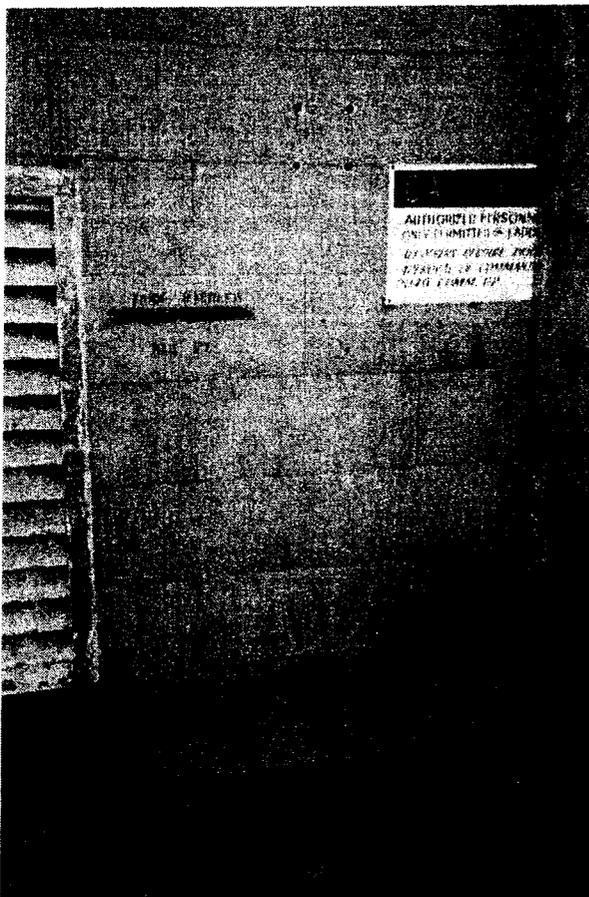
Hydrograph of Well Near PG 15
 Environmental Site Assessment
 Placer Vineyards
 Placer County, California

FIGURE

3



Top Photo: PG 7 Former Navigation Marker Building. Looking West - Base Line Road on Right of Photo.



Left Photo: PG 7 North End of Former Navigation Marker Building Showing Conduit in Foundation, Possible Tank Vent Pipe, and "Tank Pickled Mar 77" Stencil.

PROJECT 99-426

March 2000

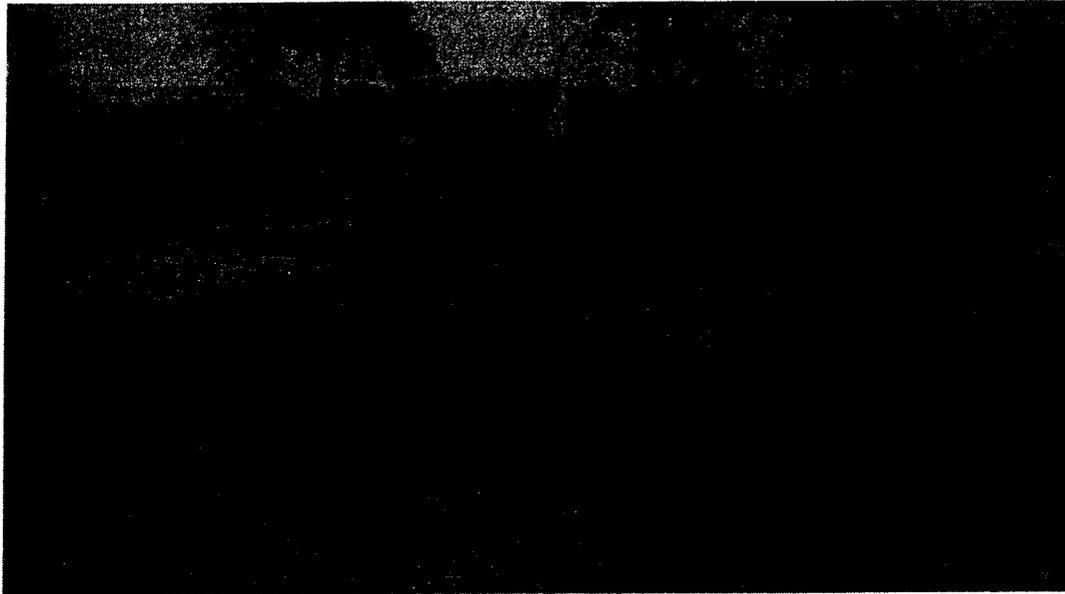


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Shingle Springs, California 95682

Site Photographs
PG 7 Former Navigation Marker Building
Environmental Site Assessment
Placer Vineyards
Placer County, California

FIGURE

4



PG 9 Irrigation Pipes and Miscellaneous Metal Debris



PG 9 Burn Pit and Debris

PROJECT 99-426

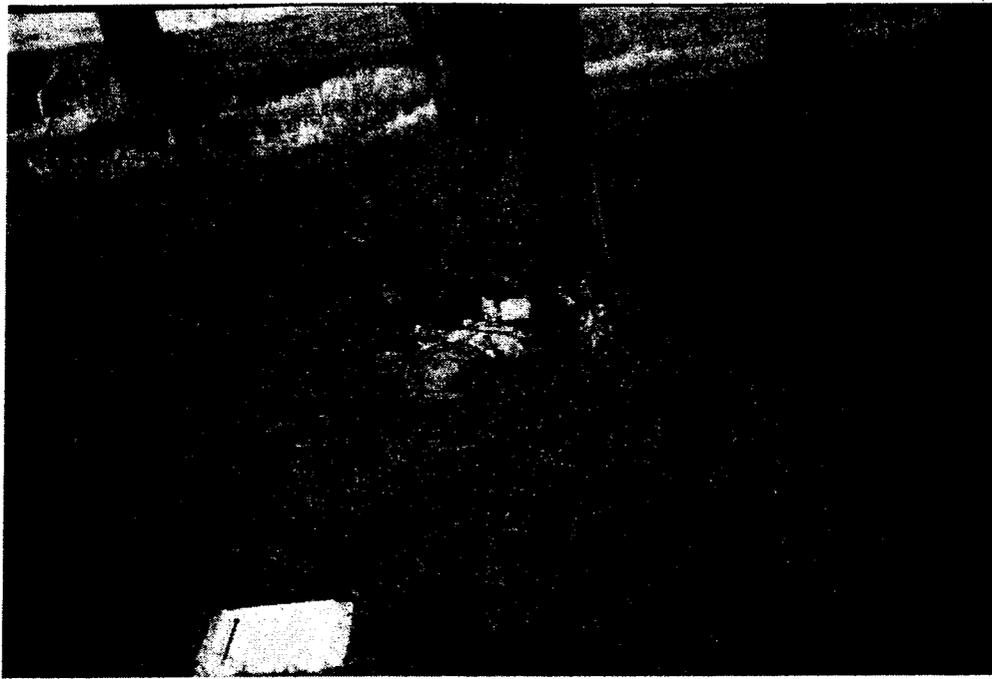
March 2000



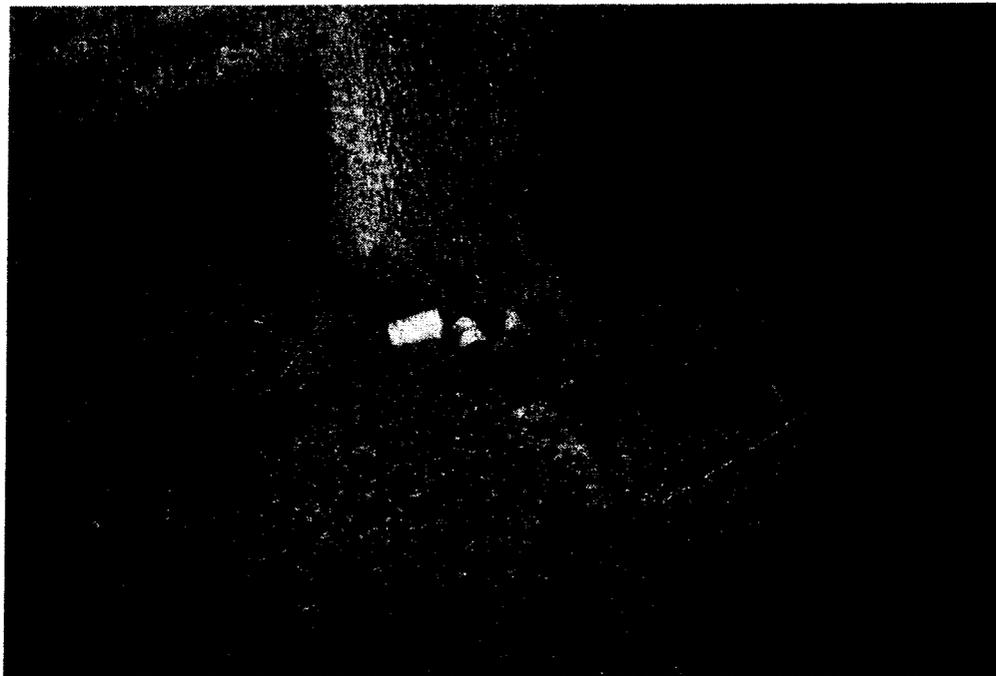
Carlton Engineering, Inc.
3932 Ponderosa Road, Suite 200
Shingle Springs, California 95682

Site Photographs
PG 9 Irrigation Pipes and Burn Pit
Environmental Site Assessment
Placer Vineyards
Placer County, California

FIGURE
5



PG 10 Discarded Used Oil Filters and Crushed Buckets



PG 10 Discarded Used Oil Filters

PROJECT 99-426

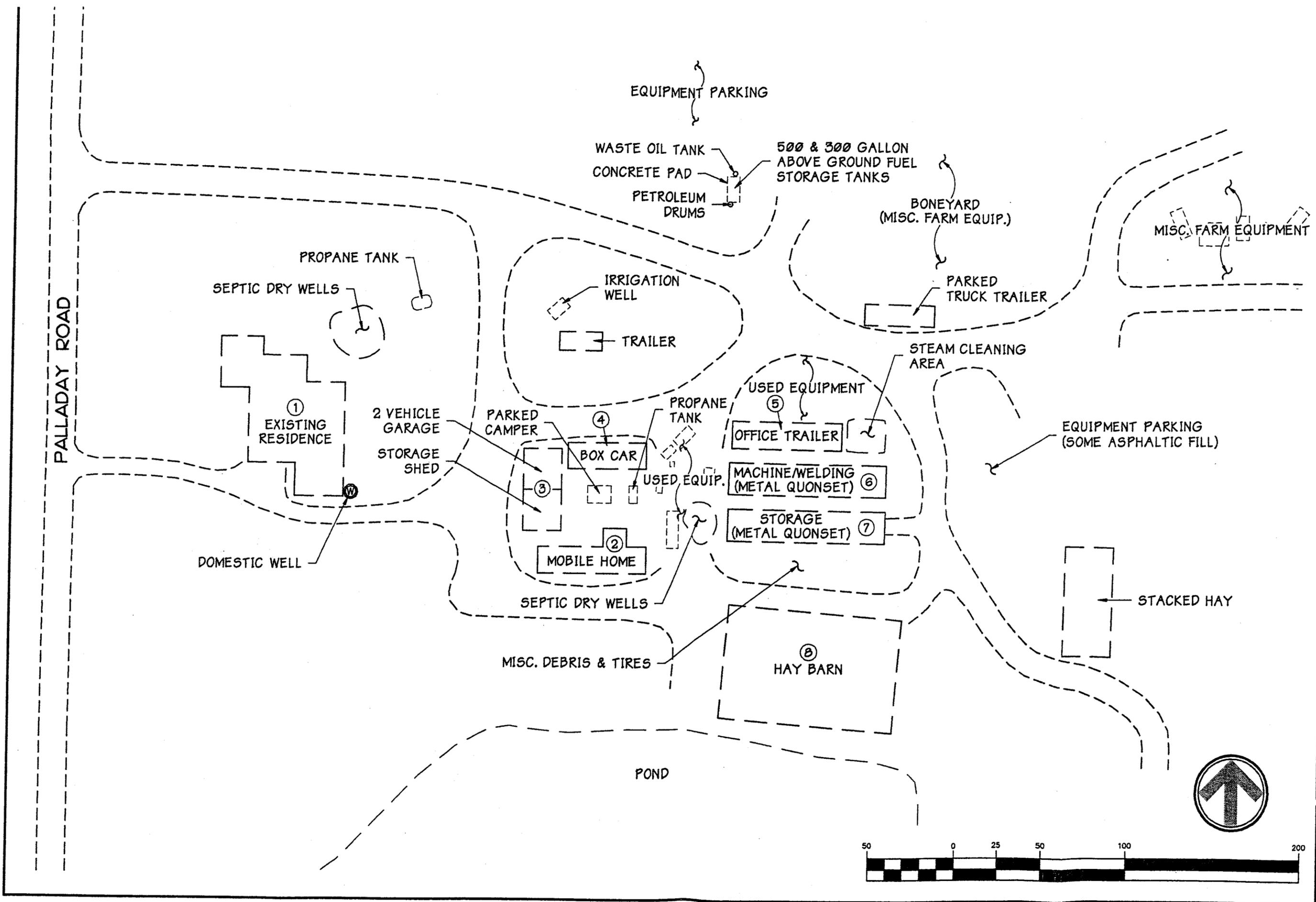
March 2000



Carlton Engineering, Inc.
3932 Ponderosa Road, Suite 200
Shingle Springs, California 95682

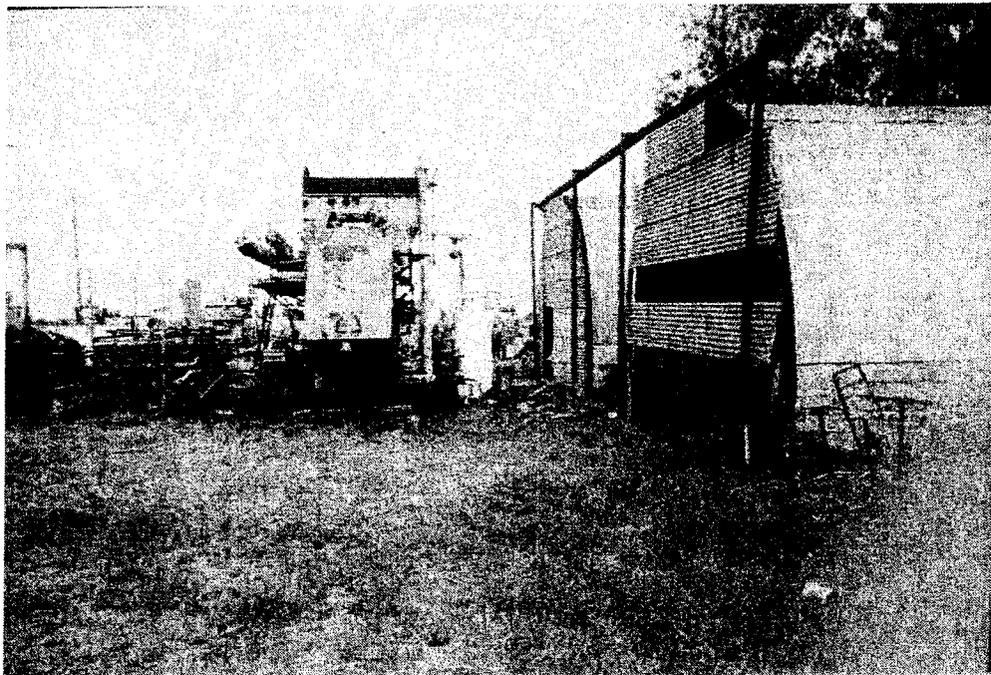
Site Photographs
PG 10 Discarded Oil Filters and Buckets
Environmental Site Assessment
Placer Vineyards
Placer County, California

FIGURE
6





PG 15 Equipment Storage and Maintenance Area
Looking South from Petroleum Storage Area



PG 15 Equipment Storage and Maintenance Area
Looking North, Quonset Buildings # 6 and 7 on Right

PROJECT 99-426

March 2000

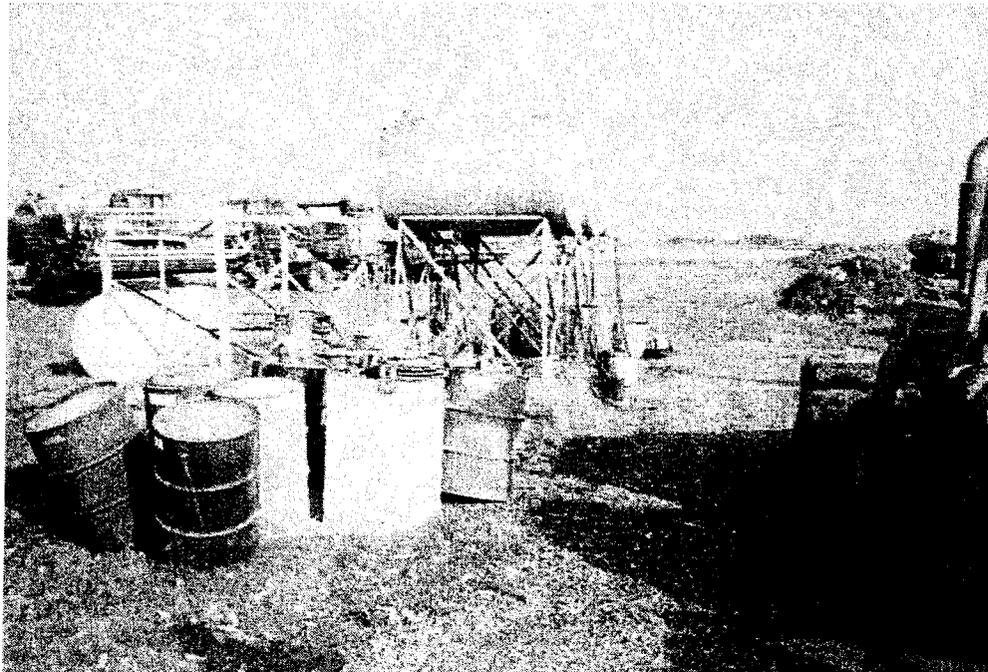


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Shingle Springs, California 95682

Site Photographs
PG 15 Equipment Storage and Maintenance
Environmental Site Assessment
Placer Vineyards
Placer County, California

FIGURE

8



PG 15 Fuel Tanks, Petroleum Products Storage Area,
and Waste Oil Tank. Looking North



PG 15 200-Gallon Waste Oil Tank
Looking West

PROJECT 99-426

March 2000

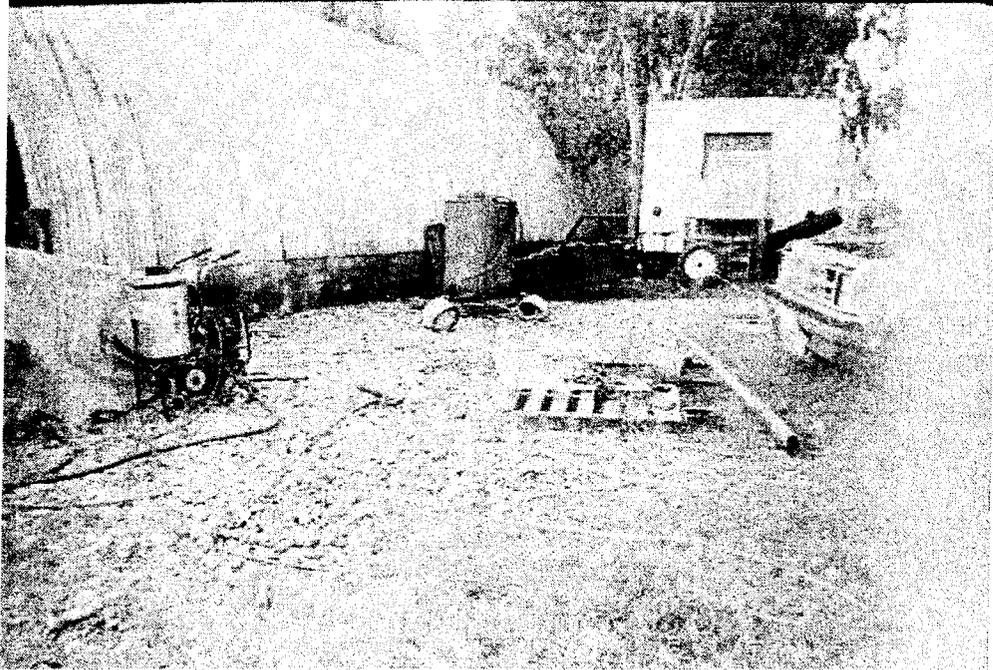


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Shingle Springs, California 95682

Site Photographs
PG 15 Petroleum Storage Area
Environmental Site Assessment
Placer Vineyards
Placer County, California

FIGURE

9



PG 15 Steam Cleaning Area Adjacent Building # 6
Looking Southwest

PROJECT 99-426

March 2000



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Shingle Springs, California 95682

Site Photographs
PG 15 Steam Cleaning Area
Environmental Site Assessment
Placer Vineyards
Placer County, California

FIGURE

10

8.0 TABLES

Table 1
Placer Vineyards ESA
Summary of Aerial Photography Observations

Property Group	Acreage	1952	1958	1964	1971	1981	1987	1993	2000
1	407	N.O.	N.O.	N.O.	Ag/Vacant	Ag/Vacant	Ag/Vacant	Ag/Vacant	Vacant
2	135	N.O.	N.O.	N.O.	Structure/ Ag/Vacant	Structure Ag/Vacant	Structure Ag/Vacant	Structure Ag/Vacant	Structure Ag/Vacant
3	100	N.O.	N.O.	N.O.	Ag/Vacant	Ag/Vacant	????	????	Vacant
4	56	N.O.	N.O.	N.O.	Structure/ Ag	Structure/ Ag	Structure/ Ag (Cattle)	Structure/ Ag (Cattle)	Structure/ Ag (Cattle)
5A	107	N.O.	N.O.	N.O.	Structure/ Ag	Structure/ Ag	Structure/ Ag	Structure/ Ag	Structure/ Ag
5B	55	N.O.	N.O.	N.O.	Structure/ Ag/Vineyard	Structure/ Ag/Vineyard	Structure/ Ag/Vineyard	Structure/ Ag/Vineyard	Structure/ Ag/Vineyard
5C	237	Structure Ag/Orch	Structure/ Orch/Ag	Structure/ Orch/Ag	Structure/ Orch/Ag	Structure/ Ag	Structure/ Ag/Vineyard	Structure/ Ag	Structure/ Ag
6	39	N.O.	N.O.	N.O.	Structure	Structure/ Ag?	Structure/ Ag?	Structure/ Ag?	Structure/ Ag?
7**	534	Ag Nav. Beacon Building??	Ag/ Nav. Beacon Building						
8	120	Structure	N.O.	Structure/ Ag	Structure/ Ag	Structure/ Ag?	Structure/ Rice	Demolished Rice	Ag
9 (east)**	279	Ag	Ag	Ag	Ag	Ag	Rice	Rice	Ag
9 (west)**	60	Orch/Rice	Ag	Ag/Rice	Ag	Ag	Rice	Rice	Ag
10**	239	Rice	Structure Ag/Rice	Structure Ag/Rice	Structure Ag/Rice	Structure Ag/Rice	Structure Ag/Rice	Structure Ag/Rice	Mobile Home Ag
11**	79	Rice	Ag/Rice?	Structure Ag/Rice	Structure(Barn) Ag/Rice?	Structure(Barn) Ag/Rice?	Structure(Barn) Ag/Rice?	Structure(Barn??) Ag/Rice?	Demolished

Ag = Agricultural Use Identified but Not Specified

Orch = Orchard

Vin = Vineyard

Structure = House/Outbuilding Identified on Property

N.O. = Photo Not Observed

Rice = Rice

?? = Uncertainty

** = Area I Property Group

Table 1 (cont.)
Placer Vineyards ESA
Summary of Aerial Photography Observations

Property Group	Acreage	1952	1958	1964	1971	1981	1987	1993	2000
12	290	N.O.	Ag/Rice?	N.O.	Ag/Rice?	Ag/Rice?	Ag/Rice?	Ag/Rice?	Ag/Cattle
13	80	N.O.	Rice	N.O.	Rice	Rice	Rice	Rice	Rice
14	79	N.O.	Rice	N.O.	Rice	Rice	Rice	Rice	Rice
15**	222	N.O.	Structure Ag/Rice	N.O.	Structure Ag/Rice	Structure Ag	Structure Ag	Structure Ag	Structure Ag
16**	55	N.O.	Vacant	N.O.	Vacant Cattle?	Structure Cattle?	Structure Cattle?	Structure Cattle?	Structure Cattle?
17**	19	N.O.	Vacant	N.O.	Vacant	Structure	Structure	Structure	Structure
18	93	N.O.	Ag?/Vacant	N.O.	Ag?/Vacant	Ag?/Vacant	Structure/ Ag	Structure/ Ag	Structure/ Ag
19**	804	N.O.	Ag/Rice	N.O.	Ag/Rice Power Line	Ag/Rice Power Line	Ag/Rice Power Line	Ag/ Power Line	Ag/ Power Line
20**	10	N.O.	Structure	N.O.	Structure	Structure	Structure	N.O.	Structure
21	10	N.O.	Vacant?	N.O.	Structure	Structure	Structure	N.O.	Structure
22	36	N.O.	Vacant	N.O.	Vacant	Vacant	Structure	N.O.	Structures
23	92	N.O.	Ag	N.O.	Structures	Structures	Structures	N.O.	Structures
24	93	N.O.	N.O.	N.O.	Vacant	Vacant	N.O.	N.O.	Vacant

9.0 REFERENCES

9.1 Published References

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California Environmental Protection Agency, 1991, Expenditure Plan for the Hazardous Substances Cleanup Act of 1984, Revision No. 4, Toxic Substances Control Division, Sacramento, California.

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California Regional Water Quality Control Board, 1995, Central Valley Region RWQCB Tank Tracking System Site Information List.

9.2 Map, Aerial Photo and Other Geographic References

Helley, E.J., and Harwood, D.S., 1985, Geologic map of the late Cenozoic deposits of the Sacramento Valley and northern Sierra foothills, California: U.S. Geological Survey Miscellaneous Field Studies map MF-1790, 5 sheets, scale 1:62,500.

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United States Department of Agriculture, Soil Conservation Service, 1993, Black and White Aerial Photograph Nos. NAPP-6353 123R (A20), 122R (A19), 72L (B20), 72R (C20), 73L (B19), 73R (C19), 98L (C19), and 99L (D20), flight date not marked on photo.

Placer County Public Works Department, Black and White Aerial Photograph Nos. ABM-1K-17, -25, -69, flown July 18, 1952.

Placer County Public Works Department, Black and White Aerial Photograph Nos. ABM-4V-41 (2-JJ), -86 (3-KK), -84 (3-II), -3V-184 (4-JJ), flown August 21, 1958.

Placer County Public Works Department, Black and White Aerial Photograph Nos. ABM-1EE-41 (3W), -44 (4W), -87 (5V), flown June 21, 1964.

Cartwright Aerial Surveys Flight 81081, Photographs 2-61, 2-62, 2-172, 2-171, 2-175, 2-177, 3-54, 3-56, 3-59, 3-61, 3-62, 3-169, 3-171, 3-172, 3-175, flown April 9, 1981.

Cartwright Aerial Surveys Flight 3069 Photographs 3-62, 3-63, 3-76, 3-77, 3-78, 3-182, 3-184 4-52, 4-54, 4-63, 4-64, 4-66, 4-177, 4-178, flown March 20, 1971.

United States Department of the Interior, Geological Survey, 1967, Rio Linda Quadrangle, California - Placer County, 7.5 minute Series Topographic Map (Photo revised in 1980), scale 1:24,000.

United States Department of the Interior, Geological Survey, 1967, Pleasant Grove Quadrangle California - Placer County, 7.5 minute Series Topographic Map (Photo revised in 1981), scale 1:24,000.

United States Department of the Interior, Geological Survey, 1967, Citrus Heights
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1975), scale 1:24,000.

Placer Vineyards Specific Plan, Placer County, California, December 23, 1996, July 31, 1998
(December 1998).

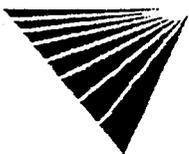
APPENDIX A

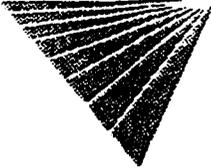
VISTA Report

SITE ASSESSMENT - SPECIAL PROJECT

PROPERTY INFORMATION	CLIENT INFORMATION
Project Name/Ref #: Not Provided BOUNDARY SEARCH PLACER, CA 95744 Latitude/Longitude: (38.740581, 121.426178)	DAVID JERMSTAD CARLTON ENGINEERING INC 3932 PONDEROSA RD # 200 SHINGLE SPRINGS, CA 95682

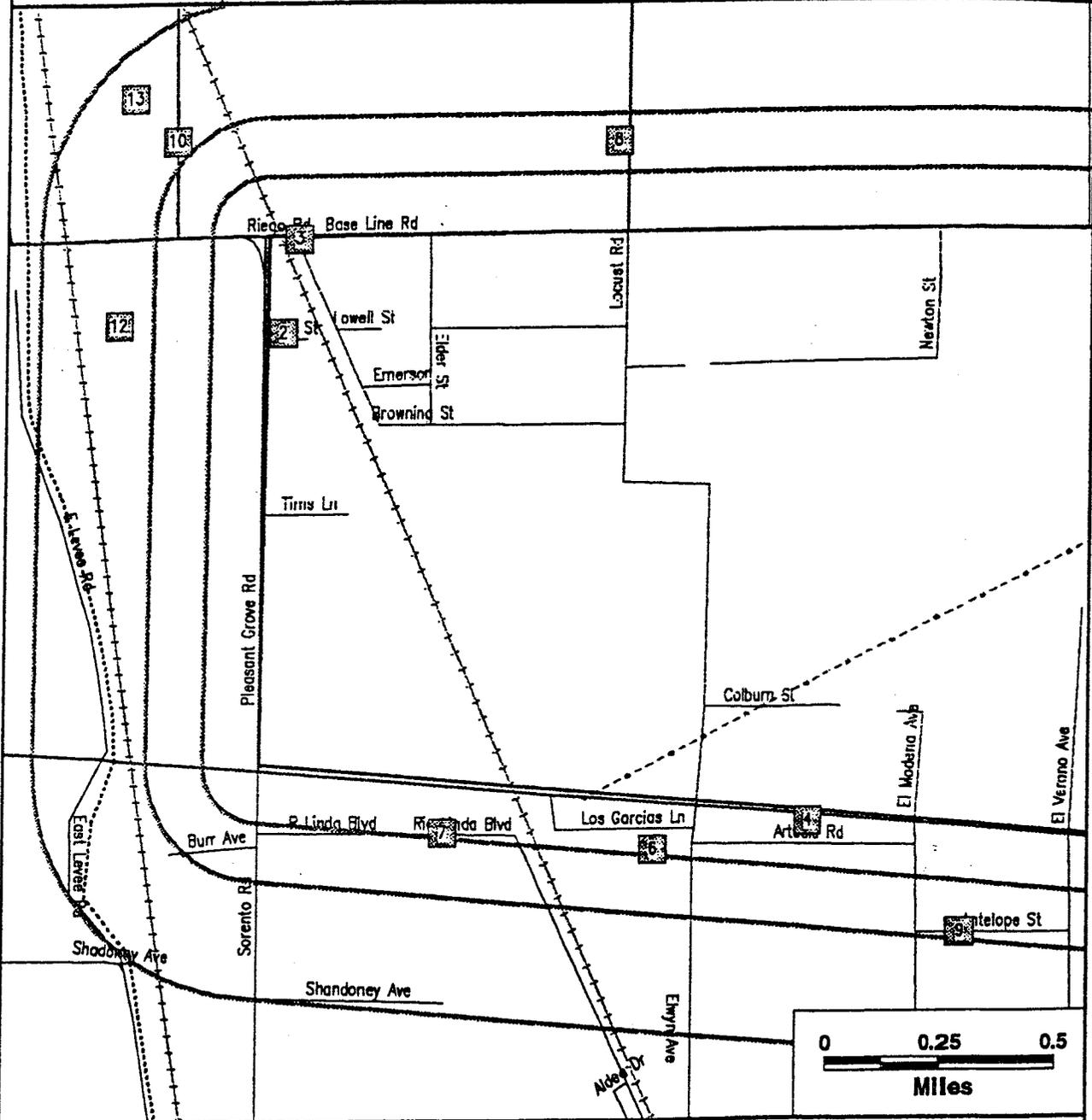
Site Distribution Summary	<i>within 1/8 mile</i>	<i>1/8 to 1/4 mile</i>	<i>1/4 to 1/2 mile</i>	<i>1/2 to 1 mile</i>
Agency / Database - Type of Records				
A) Databases searched to 1 mile:				
US EPA NPL National Priority List	0	0	0	0
US EPA CORRACTS RCRA Corrective Actions	0	0	0	0
STATE SPL State equivalent priority list	0	0	0	0
B) Databases searched to 1/2 mile:				
US EPA RCRA-TSD RCRA permitted treatment, storage, disposal facilities	0	0	0	-
STATE SCL State equivalent CERCLIS list	0	1	2	-
US EPA CERCLIS/ NFRAP Sites under review by US EPA	0	0	0	-
STATE/ REG/CO LUST Leaking Underground Storage Tanks	0	0	1	-
STATE/ REG/CO SWLF Solid waste landfills, incinerators, or transfer stations	0	0	1	-
STATE DEED RSTR Sites with deed restrictions	0	0	0	-
STATE CORTESE State index of properties with hazardous waste	0	0	0	-
STATE TOXIC PITS Toxic Pits cleanup facilities	0	0	0	-
US EPA FINDS Facility Index System	1	0	0	-
USGS/STATE WATER WELLS Federal and State Drinking Water Sources	6	1	3	-
US EPA TRIS Toxic Release Inventory database	0	0	0	-
C) Databases searched to 1/4 mile:				
STATE/ CO UST Registered underground storage tanks	0	0	-	-
STATE AST Registered aboveground storage tanks	0	0	-	-

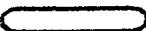


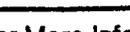


SITE ASSESSMENT - SPECIAL PROJECT

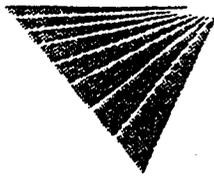
Detail Map 1



Subject Centerline  Search Area 	Category:	A	B	C	D	Risk Sites Plotted as Polygons 
	Single Sites 					
Multiple Sites 						

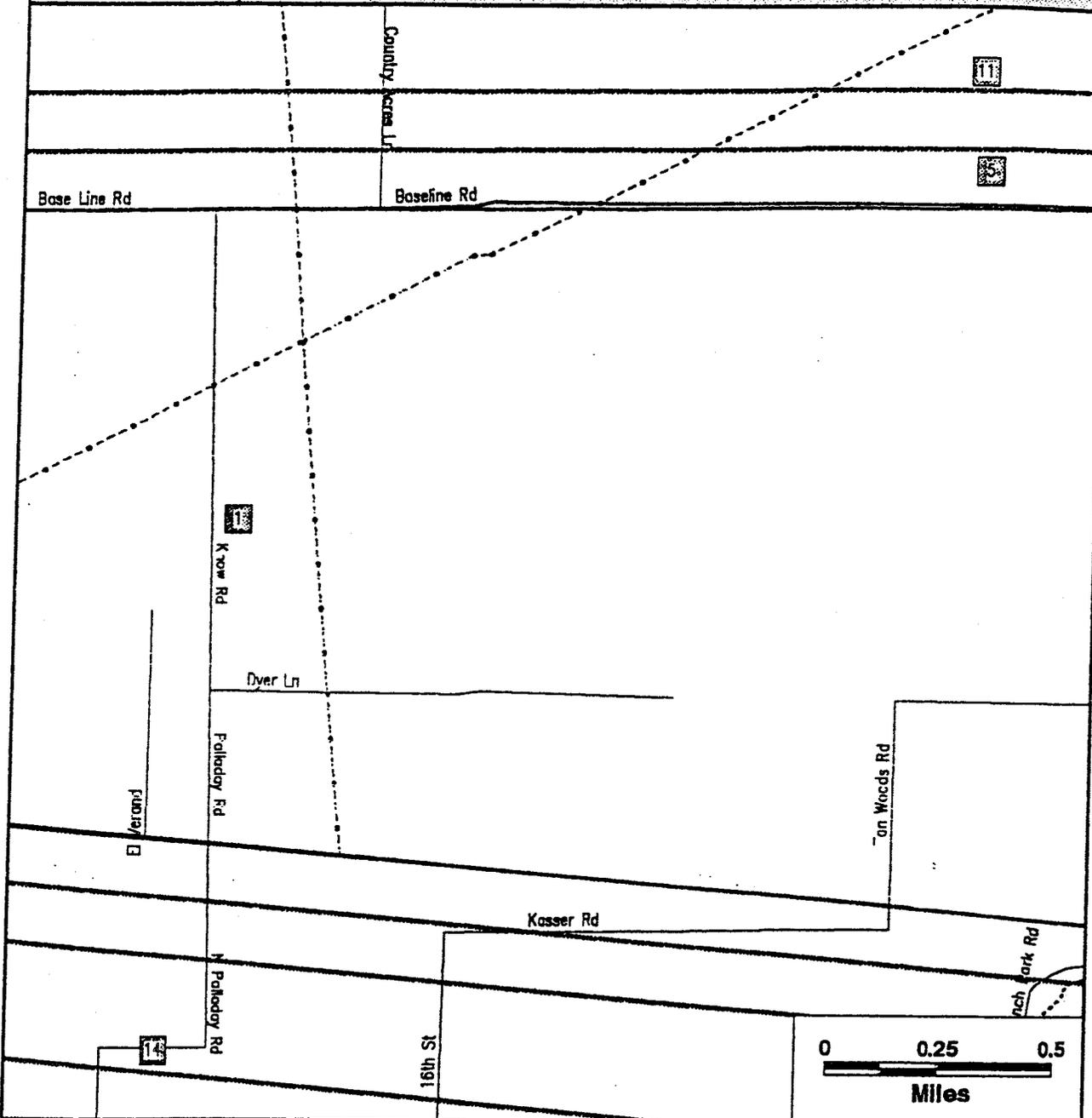
	Highways and Major Roads
	Roads
	Railroads
	Rivers or Water Bodies
	Utilities

Categories correspond to database searches described in the Site Distribution Summary, beginning on Page #1.



SITE ASSESSMENT - SPECIAL PROJECT

Detail Map 2



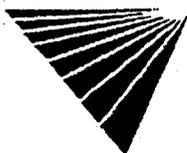
Subject Centerline 	Search Area 	Category: Single Sites Multiple Sites	A 	B 	C 	D 	Risk Sites Plotted as Polygons
Highways and Major Roads Roads Railroads Rivers or Water Bodies Utilities	<p>Categories correspond to database searches described in the Site Distribution Summary, beginning on Page #1.</p>						

SITE ASSESSMENT - SPECIAL PROJECT

SITE INVENTORY

MAP ID	PROPERTY AND THE ADJACENT AREA (within 1/8 mile)	A										B					C		D		
		VISTA ID DISTANCE DIRECTION	NPL	CORRACTS(TSD)	SPL	TSD	SCL	CERCLIS/NFRAP	LUST	SWLF	DEED RSTR	CORTESE	TOXIC PITS	FINDS	WATER WELLS	TRIS	UST	AST	GNRTR	RCRA VIOL	SPILLS
1	USGS WATER WELL ID #3844311212613091645 , CA 0.00 MI NA													X							
2	USGS WATER WELL ID #3844541212857091658 , CA 0.00 MI NA													X							
3	CONSOLIDATED DEALER SYSTEMS 1601264 2546 RIEGO RD 0.00 MI ROSEVILLE, CA 95747 NA												X					X			
4	USGS WATER WELL ID #3843591212739091677 , CA 0.02 MI W													X							
5	USGS WATER WELL ID #3845101212423091674 , CA 0.08 MI E													X							
6	USGS WATER WELL ID #3843561212802091675 , CA 0.11 MI W													X							
7	USGS WATER WELL ID #3843581212833091676 , CA 0.11 MI W													X							

MAP ID	SITES IN THE SURROUNDING AREA (within 1/8 - 1/4 mile)	A										B					C		D		
		VISTA ID DISTANCE DIRECTION	NPL	CORRACTS(TSD)	SPL	TSD	SCL	CERCLIS/NFRAP	LUST	SWLF	DEED RSTR	CORTESE	TOXIC PITS	FINDS	WATER WELLS	TRIS	UST	AST	GNRTR	RCRA VIOL	SPILLS
8	USGS WATER WELL ID #3845151212808091679 , CA 0.19 MI NW													X							
9	INTERSTATE BATTERY 3890407 451 ANTELOPE ROAD 0.23 MI ELVERTA, CA 95626 SW					X															



X = search criteria; • = tag-along (beyond search criteria).

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Report ID: 299830001

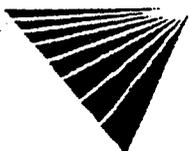
Date of Report: January 19, 2000

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MAP ID	SITES IN THE SURROUNDING AREA (within 1/4 - 1/2 mile)	VISTA ID DISTANCE DIRECTION	A			B							C		D						
			NPL	CORRACTS(TSD)	SPL	TSD	SCL	CERCLIS/NFRAP	LUST	SWLF	DEED RSTR	CORTESE	TOXIC PITS	FINDS	WATER WELLS	TRIS	UST	AST	GNRTR	RCRA VIOL	SPILLS
10	VAN DYKE'S RICE DRYER, INC. 4036 PLEASANT GROVE PLEASANT GROVE, CA 95668	451306 0.29 MI W				X		X													
11	USGS WATER WELL ID #384521121242 , CA	4091685 0.29 MI NE											X								
12	USGS WATER WELL ID #384455121292 , CA	4091659 0.33 MI W											X								
13	USGS WATER WELL ID #384520121291 , CA	4091683 0.42 MI W											X								
14	MONROE'S DUMP PALLADAY RD ELVERTA, CA 95626	1166020 0.45 MI S				X			X												

MAP ID	SITES IN THE SURROUNDING AREA (within 1/2 - 1 mile)	VISTA ID DISTANCE DIRECTION	A			B							C		D						
			NPL	CORRACTS(TSD)	SPL	TSD	SCL	CERCLIS/NFRAP	LUST	SWLF	DEED RSTR	CORTESE	TOXIC PITS	FINDS	WATER WELLS	TRIS	UST	AST	GNRTR	RCRA VIOL	SPILLS
No Records Found																					



X = search criteria; • = tag-along (beyond search criteria).

For more information call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403.

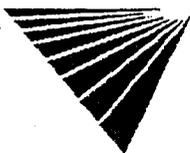
Report ID: 299830001

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UNMAPPED SITES	VISTA ID	A			B								C		D					
		NPL	CORRACTS(TSD)	SPL	TSD	SCL	CERCLIS/NFRAP	LUST	SWIF	DEED RSTR	CORTESE	TOXIC PITS	FINDS	WATER WELLS	TRIS	UST	AST	GNRTR	RCRA VIOL	SPILLS
GIBSON RANCH COUNTY PARK 8552 IBSON RANCH RD ELVERTA, CA 95626	4499028															X				
WALTER C WATSON 'WATSON FARMS' 8628 PLEASANT GROVE ELVERTA, CA 95626	1222259															X				
DEL WEBB SUN CITY ROSEVILLE DEVELOPMENT FIDDEYMENT ROAD NORTH OF BASE LINE ROAD ROSEVILLE, ca	6093687						X													
OLD ROSEVILLE CITY LF - SAUGSTAD PAR APN 14-10-25, SW CNR DOUGLAS BLVD,BU ROSEVILLE, CA	7250194							X												
STRAUCH ARCO 1261 PLEASANT GROVE BL ROSEVILLE, CA	12741705														X					
UNKNOWN PALLADAY DR ALVERT RD ELVERTA, CA 95626	8569873																			X
UNKNOWN EAST MAIN DRAIN CANAL 3 MI N OF ELVERTA ELVERTA, CA 95626	8585448																			X
UNKNOWN 16TH ST KASSR RD ELVERTA, CA 95626	8581209																			X
PACIFIC BELL 5495 PLEASANT GROVE RD. PLEASANT GROVE, CA 95668	6848711														X					
A.T.T. SITE (FORMER) PRITIGREW RD PLEASANT GROVE, CA 95668	12713676						X													
PACIFIC BELL PETTIGREW RD PLEASANT GROVE, CA 95668	314633										X						X			
A AND C PUMPING 3205 FIFIFIELD PLEASANT GROVE, CA 95668	3195553										X									
VACAVILLE KEYLOCK 180/STEVENSON ST PLEASANT GROVE, CA 95668	6605375						X													
VACAVILLE KEYLOCK I-80/STEVENSON ST PLEASANT GROVE, CA 95668	5182788						X													
PACIFIC BELL N/W CORNER PLEASANT GROVE PLEASANT GROVE, CA 95668	3977162										X						X			



X = search criteria; * = tag-along (beyond search criteria).

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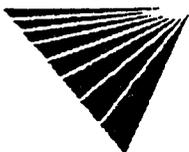
Report ID: 299830001

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UNMAPPED SITES	VISTA ID	A				B								C		D				
		NPL	CORRACTIS(TSD)	SPL	TSD	SCL	CERCLIS/NFRAP	LUST	SWLF	DEED RSTR	CORTESE	TOXIC PITS	FINDS	WATER WELLS	TRIS	UST	AST	GNRTR	RCRA VIOL	SPILLS
PACIFIC BELL 2 MI S/E PLEASANT GROVE PLEASANT GROVE, CA 95668	315702											X						X		
WILLIAMS TANK LINES GASOLINE SPILL OSWALD ROAD HIGHWAY 99 . ca	6564125						X													
FRENCH MEADOWS POWERHOUSE HELL HOLE RESERVOIR PLACER COUNTY, CA 95000	5354998									X										
TAHOE CITY LANDFILL 780 JACKPINE ST APN 094-010-002.014 TAHOE CITY, CA	6831547							X												
PLACER COUNTY WATER AGENCY FRENCH MEADOW HELL HOLE RESEVOIR . ca	6563796						X													



X = search criteria; • = tag-along (beyond search criteria).

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SITE ASSESSMENT - SPECIAL PROJECT

DETAILS

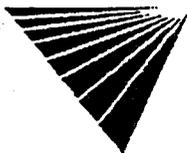
PROPERTY AND THE ADJACENT AREA (within 1/8 mile)

VISTA Address*	USGS WATER WELL ID #384431121261301 CA	VISTA ID#	8891645
		Distance/Direction	0.00 MI / NA
		Plotted as:	Point
USGS Wells - Federal Drinking Water Sources / SRC# 5384		EPA/Agency ID:	N/A
Agency Address:	SAME AS ABOVE		
Well ID:	384431121261301		
Use:	IRRIGATION		
Depth:	550.0		
Latitude:	38.741944444444		
Longitude:	-121.4369444444		
Quadrangle Name:	RIO LINDA		
Section Township Range:	SWSWSES04 T10N R05E M		
Surface Elevation:	72.00		
Date Well Drilled:	03/01/1950		
County FIPS:	6061		

Map ID
1

VISTA Address*	USGS WATER WELL ID #384454121285701 CA	VISTA ID#	8891658
		Distance/Direction	0.00 MI / NA
		Plotted as:	Point
USGS Wells - Federal Drinking Water Sources / SRC# 5384		EPA/Agency ID:	N/A
Agency Address:	SAME AS ABOVE		
Well ID:	384454121285701		
Use:	DOMESTIC		
Depth:	745.0		
Latitude:	38.748333333333		
Longitude:	-121.4825		
Quadrangle Name:	RIO LINDA		
Surface Elevation:	43.00		
Static Water Level:	53.00		
Date Well Drilled:	03/31/1956		
County FIPS:	6061		

Map ID
2



* VISTA address includes enhanced city and ZIP.

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PROPERTY AND THE ADJACENT AREA (within 1/8 mile) CONT.

VISTA Address*:	CONSOLIDATED DEALER SYSTEMS 2546 RIEGO RD ROSEVILLE, CA 95747	VISTA ID#:	1601264
		Distance/Direction:	0.00 MI / NA
		Plotted as:	Point

Map ID
3

FINDS - Facility Index System / SRC# 5980	EPA ID:	CAD982445512
Agency Address:	CONSOLIDATED DEALER SYSTEMS 2546 RIEGO RD PLEASANT GROVE, CA 95668	
Indian Land:	NO	Federal Facility: NO
Duns #:	NOT REPORTED	
SIC Code:	NOT REPORTED NOT REPORTED	
Program Name:	RCRIS	
Agency ID:	CAD982445512	

RCRA-SmGen - RCRA-Small Generator / SRC# 6379	EPA ID:	CAD982445512
Agency Address:	CONSOLIDATED DEALER SYSTEMS 2546 RIEGO RD PLEASANT GROVE, CA 95668	
Generator Class:	Generates 100 kg./month but less than 1000 kg./month of non-acutely hazardous waste	

VISTA Address*:	USGS WATER WELL ID #384359121273901 CA	VISTA ID#:	8891617
		Distance/Direction:	0.02 MI / W
		Plotted as:	Point

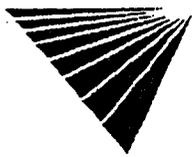
Map ID
4

USGS Wells - Federal Drinking Water Sources / SRC# 5384	EPA/Agency ID:	N/A
Agency Address:	SAME AS ABOVE	
Well ID:	384359121273901	
Use:	DOMESTIC	
Latitude:	38.733055555555	
Longitude:	-121.4608333333	
Quadrangle Name:	RIO LINDA	
Surface Elevation:	50.00	
Static Water Level:	80.00	
Date Well Drilled:	04/20/1978	
County FIPS:	6067	

VISTA Address*:	USGS WATER WELL ID #384510121242301 CA	VISTA ID#:	8891674
		Distance/Direction:	0.08 MI / E
		Plotted as:	Point

Map ID
5

USGS Wells - Federal Drinking Water Sources / SRC# 5384	EPA/Agency ID:	N/A
Agency Address:	SAME AS ABOVE	
Well ID:	384510121242301	
Use:	DOMESTIC	
Depth:	197.0	
Latitude:	38.752777777777	
Longitude:	-121.4063888888	
Quadrangle Name:	PLEASANT GROVE	
Surface Elevation:	89.00	
Date Well Drilled:	10/05/1976	
County FIPS:	6061	



PROPERTY AND THE ADJACENT AREA (within 1/8 mile) CONT.

VISTA Address:	USGS WATER WELL ID #384356121280201 CA	VISTA ID#:	8891615
		Distance/Direction:	0.11 MI / W
		Plotted as:	Point
USGS Wells - Federal Drinking Water Sources / SRC# 5384		EPA/Agency ID:	N/A
Agency Address:	SAME AS ABOVE		
Well ID:	384356121280201		
Use:	DOMESTIC		
Depth:	158.0		
Latitude:	38.732222222222		
Longitude:	-121.4672222222		
Quadrangle Name:	RIO LINDA		
Surface Elevation:	45.00		
Static Water Level:	91.00		
Date Well Drilled:	08/21/1978		
County FIPS:	6067		

Map ID
6

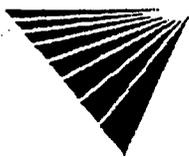
VISTA Address:	USGS WATER WELL ID #384358121283301 CA	VISTA ID#:	8891616
		Distance/Direction:	0.11 MI / W
		Plotted as:	Point
USGS Wells - Federal Drinking Water Sources / SRC# 5384		EPA/Agency ID:	N/A
Agency Address:	SAME AS ABOVE		
Well ID:	384358121283301		
Use:	DOMESTIC		
Latitude:	38.732777777777		
Longitude:	-121.4758333333		
Quadrangle Name:	RIO LINDA		
Surface Elevation:	38.00		
Static Water Level:	85.00		
Date Well Drilled:	11/02/1979		
County FIPS:	6067		

Map ID
7

SITES IN THE SURROUNDING AREA (within 1/8 - 1/4 mile)

VISTA Address:	USGS WATER WELL ID #384515121280801 CA	VISTA ID#:	8891679
		Distance/Direction:	0.19 MI / NW
		Plotted as:	Point
USGS Wells - Federal Drinking Water Sources / SRC# 5384		EPA/Agency ID:	N/A
Agency Address:	SAME AS ABOVE		
Well ID:	384515121280801		
Use:	IRRIGATION		
Depth:	484.0		
Latitude:	38.754166666666		
Longitude:	-121.4688888888		
Quadrangle Name:	PLEASANT GROVE		
Section Township Range:	NESESES36T11NR04EM		
Surface Elevation:	50.00		

Map ID
8



* VISTA address includes enhanced city and ZIP.

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SITES IN THE SURROUNDING AREA (within 1/8 - 1/4 mile) CONT.

Static Water Level:	40.00
Date Well Drilled:	04/03/1954
County FIPS:	6101

VISTA Address:	INTERSTATE BATTERY 451 ANTELOPE ROAD ELVERTA, CA 95626	VISTA ID#:	3890401
		Distance/Direction:	0.23 MI / SW
		Plotted as:	Point
SCL - State Equivalent CERCLIS List / SRC# 6281		Agency ID:	34360066
Agency Address:	SAME AS ABOVE		
Status:	UNKNOWN		
Facility Type:	NOT AVAILABLE		
Lead Agency:	UNKNOWN		
State Status:	CERTIFIED		
Pollutant 1:	UNKNOWN		
Pollutant 2:	UNKNOWN		
Pollutant 3:	UNKNOWN		

Map ID

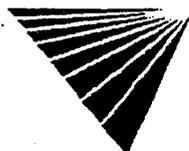
9

SITES IN THE SURROUNDING AREA (within 1/4 - 1/2 mile)

VISTA Address:	VAN DYKE'S RICE DRYER, INC. 4036 PLEASANT GROVE PLEASANT GROVE, CA 95668	VISTA ID#:	451306
		Distance/Direction:	0.29 MI / W
		Plotted as:	Point
SCL - State Equivalent CERCLIS List / SRC# 6281		Agency ID:	51070011
Agency Address:	VAN DYKES RICE DRYER INC 4036 PLEASANT GROVE ROAD PLEASANT GROVE, CA 95668		
Status:	UNKNOWN		
Facility Type:	NOT AVAILABLE		
Lead Agency:	UNKNOWN		
State Status:	FORMER ANNUAL WORKPLAN SITE, REFERRED TO RWQCB		
Pollutant 1:	UNKNOWN		
Pollutant 2:	UNKNOWN		
Pollutant 3:	UNKNOWN		
STATE LUST - State Leaking Underground Storage Tank / SRC# 6443		EPA/Agency ID:	N/A
Agency Address:	VAN DYKE'S RICE DRYER 4036 PLEASANT GROVE RD PLEASANT GROVE, CA		
Substance:	GASOLINE		
Remediation Status:	CASE CLOSED		
Media Affected:	AQUIFER (MUNICIPAL USE)		
Description / Comment:	COUNTY: SUTTER		
STATE LUST - State Leaking Underground Storage Tank / SRC# 6545		EPA/Agency ID:	N/A
Agency Address:	VAN DYKE'S RICE DRYER 4036 PLEASANT GROVE RD PLEASANT GROVE, CA 95668		
Facility ID:	510050		
Leak Report Date:	06/02/92		

Map ID

10



* VISTA address includes enhanced city and ZIP.

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SITES IN THE SURROUNDING AREA (within 1/4 - 1/2 mile) CONT.

Contamination Confirmed Date:	06/02/92
Case Closed Date:	10/22/92
Substance:	GASOLINE
Remediation Status:	CASE CLOSED
Media Affected:	AQUIFER (MUNICIPAL USE)
Lead Agency:	LOCAL AGENCY
Region / District:	CENTRAL VALLEY REGIO
Description / Comment:	COUNTY: SUTTERXSTREET:REVIEW DATE:

VISTA Address:	USGS WATER WELL ID #384521121242401 CA	VISTA ID#:	8891685
		Distance/Direction:	0.29 MI / NE
		Plotted as:	Point
USGS Wells - Federal Drinking Water Sources / SRC# 5384		EPA/Agency ID:	N/A
Agency Address:	SAME AS ABOVE		
Well ID:	384521121242401		
Use:	UNUSED		
Depth:	139.5		
Latitude:	38.7558333333333		
Longitude:	-121.4066666666		
Quadrangle Name:	PLEASANT GROVE		
Section Township Range:	SWNESWS34T11NR05EM		
Surface Elevation:	89.00		
Date Well Drilled:	07/13/1954		
County FIPS:	6061		

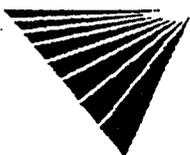
Map ID
11

VISTA Address:	USGS WATER WELL ID #384455121292101 CA	VISTA ID#:	8891659
		Distance/Direction:	0.33 MI / W
		Plotted as:	Point
USGS Wells - Federal Drinking Water Sources / SRC# 5384		EPA/Agency ID:	N/A
Agency Address:	SAME AS ABOVE		
Well ID:	384455121292101		
Use:	DOMESTIC		
Depth:	160.0		
Latitude:	38.7486111111111		
Longitude:	-121.4891666666		
Quadrangle Name:	RIO LINDA		
Surface Elevation:	40.00		
Date Well Drilled:	08/30/1990		
County FIPS:	6101		

Map ID
12

VISTA Address:	USGS WATER WELL ID #384520121291901 CA	VISTA ID#:	8891683
		Distance/Direction:	0.42 MI / W
		Plotted as:	Point
USGS Wells - Federal Drinking Water Sources / SRC# 5384		EPA/Agency ID:	N/A
Agency Address:	SAME AS ABOVE		
Well ID:	384520121291901		
Use:	IRRIGATION		

Map ID
13



* VISTA address includes enhanced city and ZIP.

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SITES IN THE SURROUNDING AREA (within 1/4 - 1/2 mile) CONT.

Depth:	133.0
Latitude:	38.755555555555
Longitude:	-121.4886111111
Quadrangle Name:	PLEASANT GROVE
Section Township Range:	SENESES35T11NR04EM
Surface Elevation:	35.00
Date Well Drilled:	06/02/1958
County FIPS:	6101

VISTA Address:	MONROE'S DUMP PALLADAY RD ELVERTA, CA 95626	VISTA ID#:	1166020
		Distance/Direction:	0.45 MI / S
		Plotted as:	Point

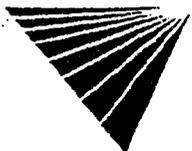
Map ID
14

SCL - State Equivalent CERCLIS List / SRC# 6281		Agency ID:	34490020
Agency Address:	SAME AS ABOVE		
Status:	UNKNOWN		
Facility Type:	NOT AVAILABLE		
Lead Agency:	UNKNOWN		
State Status:	FORMER ANNUAL WORKPLAN SITE, REFERRED TO RWOCB		
Pollutant 1:	UNKNOWN		
Pollutant 2:	UNKNOWN		
Pollutant 3:	UNKNOWN		

STATE SWLF - Solid Waste Landfill / SRC# 6544		Agency ID:	34-CR-5008
Agency Address:	MONROE'S LANDFILL 8784 PALLADAY ROAD ELVERTA, CA		
Facility Type:	SOLID WASTE DISPOSAL FACILITY		
Facility Status:	CLOSED		
Facility Life:	NOT REPORTED		
Permit Status:	OTHER		
Waste:	OTHER		

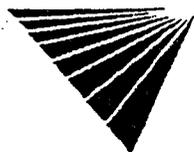
SITES IN THE SURROUNDING AREA (within 1/2 - 1 mile)

No Records Found



UNMAPPED SITES

VISTA Address*:	DEL WEBB SUN CITY ROSEVILLE DEVELOPMENT* FIDDEYMENT ROAD NORTH OF BASE LINE ROAD ROSEVILLE, ca	VISTA ID#:	6563687
STATE LUST - State Leaking Underground Storage Tank / SRC# 6527		EPA/Agency ID:	N/A
Agency Address:	SAME AS ABOVE		
Substance:	TPH - D, G, MO		
Remediation Status:	PHASE ONE REMEDIAL INVESTIGATION		
Description / Comment:	FAC COUNTY: PLACERSPILLS, LEAKS, INVESTIGATIONS, AND CLEANUP SITE		
VISTA Address*:	OLD ROSEVILLE CITY LF - SAUGSTAD PAR APN 14-10-25, SW CNR DOUGLAS BLVD, BU ROSEVILLE, CA	VISTA ID#:	7250194
STATE SWLF - Solid Waste Landfill / SRC# 6544		Agency ID:	31-CR-0011
Agency Address:	SAME AS ABOVE		
Facility Type:	SOLID WASTE DISPOSAL FACILITY		
Facility Status:	CLOSED		
Permit Status:	UNPERMITTED/UNLICENSED		
VISTA Address*:	A.T.I. SITE (FORMER) PRITIGREW RD PLEASANT GROVE, CA 95668	VISTA ID#:	12713676
STATE LUST - State Leaking Underground Storage Tank / SRC# 6443		EPA/Agency ID:	N/A
Agency Address:	A.T.I. SITE (FORMER) PRITIGREW RD PLEASANT GROVE, CA		
Substance:	DIESEL		
Remediation Status:	NO ACTION		
Media Affected:	UNDEFINED		
Description / Comment:	COUNTY: PLACER		
STATE LUST - State Leaking Underground Storage Tank / SRC# 6545		EPA/Agency ID:	N/A
Agency Address:	SAME AS ABOVE		
Facility ID:	310363		
Leak Report Date:	04/28/99		
Substance:	DIESEL		
Remediation Status:	NO ACTION		
Media Affected:	UNDEFINED		
Lead Agency:	LOCAL AGENCY		
Region / District:	CENTRAL VALLEY REGIO		
Description / Comment:	COUNTY: PLACERXSTREET:REVIEW DATE:		



* VISTA address includes enhanced city and ZIP.

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UNMAPPED SITES CONT.

VISTA Address*:	VACAVILLE KEYLOCK 180/STEVENSON ST PLEASANT GROVE, CA 95668	VISTA ID#:	6605375
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STATE LUST - State Leaking Underground Storage Tank / SRC# 6545	EPA/Agency ID:	N/A
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Agency Address:	VACAVILLE KEYLOCK 1-80/STEVENSON ST VACAVILLE, CA 95668
Facility ID:	480190
Leak Report Date:	07/13/89
Case Closed Date:	07/18/96
Substance:	DIESEL
Remediation Event:	EXCAVATE AND TREAT
Remediation Status:	CASE CLOSED
Media Affected:	SOIL ONLY
Lead Agency:	LOCAL AGENCY
Region / District:	CENTRAL VALLEY REGIO
Description / Comment:	COUNTY: SOLANOXSTREET:REVIEW DATE:

VISTA Address*:	VACAVILLE KEYLOCK 1-80/STEVENSON ST PLEASANT GROVE, CA 95668	VISTA ID#:	5182788
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STATE LUST - State Leaking Underground Storage Tank / SRC# 6443	EPA/Agency ID:	N/A
---	----------------	-----

Agency Address:	VACAVILLE KEYLOCK 1-80/STEVENSON ST VACAVILLE, CA
Substance:	DIESEL
Remediation Status:	CASE CLOSED
Media Affected:	SOIL ONLY
Description / Comment:	COUNTY: SOLANO

VISTA Address*:	WILLIAMS TANK LINES GASOLINE SPILL OSWALD ROAD HIGHWAY 99 ca	VISTA ID#:	6564125
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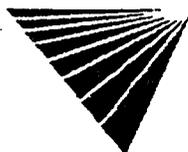
STATE LUST - State Leaking Underground Storage Tank / SRC# 6527	EPA/Agency ID:	N/A
---	----------------	-----

Agency Address:	SAME AS ABOVE
Substance:	TPH - G
Description / Comment:	FAC COUNTY: SUTTERS PILLS, LEAKS, INVESTIGATIONS, AND CLEANUP SITE

VISTA Address*:	TAHOE CITY LANDFILL 780 JACKPINE ST APN 094-010-002,014 TAHOE CITY, CA	VISTA ID#:	6831547
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STATE SWLF - Solid Waste Landfill / SRC# 6544	Agency ID:	31-CR-0014
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Agency Address:	SAME AS ABOVE
Facility Type:	SOLID WASTE DISPOSAL FACILITY
Facility Status:	CLOSED
Permit Status:	UNPERMITTED/UNLICENSED



* VISTA address includes enhanced city and ZIP.

For more information call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403.

Report ID: 299830001

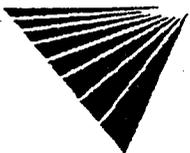
Date of Report: January 19, 2000

Version 2.6.1

Page #16

UNMAPPED SITES CONT.

VISTA Address*	PLACER COUNTY WATER AGENCY FRENCH MEADOW HELL HOLE RESEVOIR ca	VISTA ID#:	6563796
STATE LUST - State Leaking Underground Storage Tank / SRC# 6527		EPA/Agency ID:	N/A
Agency Address:	SAME AS ABOVE		
Substance:	TPH - D, PCB		
Remediation Status:	PHASE TWO REMEDIAL INVESTIGATION		
Lead Agency:	DTSC		
Description / Comment:	FAC COUNTY: PLACERSPILLS, LEAKS, INVESTIGATIONS, AND CLEANUP SITE		



* VISTA address includes enhanced city and ZIP.

For more information call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403.

Report ID: 299830001

Date of Report: January 19, 2000

version 2.6.1

Page #17

SITE ASSESSMENT - SPECIAL PROJECT

DESCRIPTION OF DATABASES SEARCHED

A) DATABASES SEARCHED TO 1 MILE

NPL
SRC#: 6476

VISTA conducts a database search to identify all sites within 1 mile of your property.
The agency release date for NPL was November, 1999.

The National Priorities List (NPL) is the EPA's database of uncontrolled or abandoned hazardous waste sites identified for priority remedial actions under the Superfund program. A site must meet or surpass a predetermined hazard ranking system score, be chosen as a state's top priority site, or meet three specific criteria set jointly by the US Dept of Health and Human Services and the US EPA in order to become an NPL site.

SPL
SRC#: 6282

VISTA conducts a database search to identify all sites within 1 mile of your property.
The agency release date for Calsites Database: Annual Workplan Sites was July, 1999.

This database is provided by the Cal. Environmental Protection Agency, Dept. of Toxic Substances Control. The agency may be contacted at: 916-323-3400.

CORRACTS
SRC#: 6379

VISTA conducts a database search to identify all sites within 1 mile of your property.
The agency release date for HWDMS/RCRIS was September, 1999.

The EPA maintains this database of RCRA facilities which are undergoing "corrective action". A "corrective action order" is issued pursuant to RCRA Section 3008 (h) when there has been a release of hazardous waste or constituents into the environment from a RCRA facility. Corrective actions may be required beyond the facility's boundary and can be required regardless of when the release occurred, even if it predates RCRA.

B) DATABASES SEARCHED TO 1/2 MILE

CERCLIS
SRC#: 6474

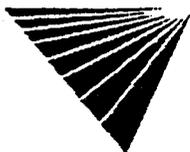
VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for CERCLIS was October, 1999.

The CERCLIS List contains sites which are either proposed to or on the National Priorities List(NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL. The information on each site includes a history of all pre-remedial, remedial, removal and community relations activities or events at the site, financial funding information for the events, and unrestricted enforcement activities.

Cal Cerclis
SRC#: 2462

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for Ca Cerclis w/Regional Utility Description was June, 1995.

This database is provided by the U.S. Environmental Protection Agency, Region 9. The agency may be contacted at: . These are regional utility descriptions for California CERCLIS sites.



NFRAP
SRC#: 6475

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for CERCLIS-NFRAP was October, 1999.

NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly, or the contamination was not serious enough to require Federal Superfund action or NPL consideration.

SCL
SRC#: 6281

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for Calsites Database: All Sites except Annual Workplan Sites (incl. ASPIS) was July, 1999.

This database is provided by the Department of Toxic Substances Control. The agency may be contacted at:

The CalSites database includes both known and potential sites. Two-thirds of these sites have been classified, based on available information, as needing "No Further Action" (NFA) by the Department of Toxic Substances Control. The remaining sites are in various stages of review and remediation to determine if a problem exists at the site. Several hundred sites have been remediated and are considered certified. Some of these sites may be in long term operation and maintenance.

RCRA-TSD
SRC#: 6379

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for HWDMS/RCRIS was September, 1999.

The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities which report generation, storage, transportation, treatment or disposal of hazardous waste. RCRA TSDs are facilities which treat, store and/or dispose of hazardous waste.

SWLF
SRC#: 5945

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for City of Los Angeles Landfills was April, 1999.

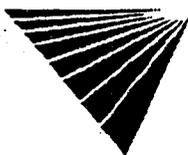
This database is provided by the City of Los Angeles, Environmental Affairs Department. The agency may be contacted at: 213-580-1070.

SWLF
SRC#: 6544

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for Ca Solid Waste Information System (SWIS) was November, 1999.

This database is provided by the Integrated Waste Management Board. The agency may be contacted at: 916-255-4021.

The California Solid Waste Information System (SWIS) database consists of both open as well as closed and inactive solid waste disposal facilities and transfer stations pursuant to the Solid Waste Management and Resource Recovery Act of 1972, Government Code Section 2.66790(b). Generally, the California Integrated Waste Management Board learns of locations of disposal facilities through permit applications and from local enforcement agencies.



LUST RG6
SRC#: 6275

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for Lahontan Region LUST List was August, 1999.

This database is provided by the Lahontan Region Six South Lake Tahoe. The agency may be contacted at: 530-542-5400.

LUST RG6
SRC#: 6431

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for Region #6-Leaking Underground Storage Tank Listing was September, 1999.

This database is provided by the Regional Water Quality Control Board, Region #6. The agency may be contacted at: 760-241-7365.

LUST RG5
SRC#: 6443

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for Region #5-Central Valley Underground Tank Tracking System was September, 1999.

This database is provided by the Regional Water Quality Control Board, Region #5. The agency may be contacted at: 916-255-3125.

LUST
SRC#: 6527

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for Region #5-Central Valley SLIC\DOD\DOE List was September, 1999.

This database is provided by the Regional Water Quality Control Board, Region #5. The agency may be contacted at: 916-255-3000.

LUST
SRC#: 6545

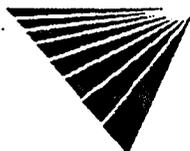
VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for Lust Information System (LUSTIS) was October, 1999.

This database is provided by the California Environmental Protection Agency. The agency may be contacted at: 916-445-6532.

TRIS
SRC#: 4946

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for TRIS was January, 1998.

Section 313 of the Emergency Planning and Community Right-to-Know Act (also known as SARA Title III) of 1986 requires the EPA to establish an inventory of Toxic Chemicals emissions from certain facilities (Toxic Release Inventory System). Facilities subject to this reporting are required to complete a Toxic Chemical Release Form (Form R) for specified chemicals.



CORTESE
SRC#: 4840

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for Cortese List-Hazardous Waste Substance Site List was April, 1998.

This database is provided by the Office of Environmental Protection, Office of Hazardous Materials. The agency may be contacted at: 916-445-6532.

The California Governor's Office of Planning and Research annually publishes a listing of potential and confirmed hazardous waste sites throughout the State of California under Government Code Section 65962.5. This database (CORTESE) is based on input from the following: (1)CALSITES-Department of Toxic Substances Control, Abandoned Sites Program Information Systems; (2)SARA Title III Section III Toxic Chemicals Release Inventory for 1987, 1988, 1989, and 1990; (3)FINDS; (4)HWIS-Department of Toxic Substances Control, Hazardous Waste Information System. Vista has not included one time generator facilities from Cortese in our database.; (5)SWRCB-State Water Resources Control Board; (6)SWIS-Integrated Waste Management Control Board (solid waste facilities); (7)AGT25-Air Resources Board, dischargers of greater than 25 tons of criteria pollutants to the air; (8)A1025-Air Resources Board, dischargers of greater than 10 and less than 25 tons of criteria pollutants to the air; (9)LTANK-SWRCB Leaking Underground Storage Tanks; (10)UTANK-SWRCB Underground tanks reported to the SWEEPS systems; (11)IUR-Inventory Update Rule (Chemical Manufacturers); (12)WB-LF- Waste Board - Leaking Facility, site has known migration; (13)WDSE-Waste Discharge System - Enforcement Action; (14)DTSCD-Department of Toxic Substance Control Docket.

Deed
Restrictions
SRC#: 1703

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for Deed Restriction Properties Report was April, 1994.

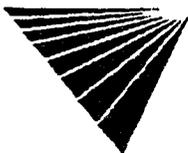
This database is provided by the Department of Health Services-Land Use and Air Assessment. The agency may be contacted at: 916-255-2014. These are voluntary deed restriction agreements with owners of property who propose building residences, schools, hospitals, or day care centers on property that is "on or within 2,000 feet of a significant disposal of hazardous waste".

California has a statutory and administrative procedure under which the California Department of Health Services (DHS) may designate real property as either a "Hazardous Waste Property" or a "Border Zone Property" pursuant to California Health Safety Code Sections 25220-25241. Hazardous Waste Property is land at which hazardous waste has been deposited, creating a significant existing or potential hazard to public health and safety. A Border Zone Property is one within 2,000 feet of a hazardous waste deposit. Property within either category is restricted in use, unless a written variance is obtained from DHS. A Hazardous Waste Property designation results in a prohibition of new uses, other than a modification or expansion of an industrial or manufacturing facility on land previously owned by the facility prior to January 1, 1981. A Border Zone Property designation results in prohibition of a variety of uses involving human habitation, hospitals, schools and day care center.

Toxic Pits
SRC#: 2229

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for Summary of Toxic Pits Cleanup Facilities was February, 1995.

This database is provided by the Water Quality Control Board, Division of Loans Grants. The agency may be contacted at: 916-227-4396.



Water Wells
SRC#: 5384

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for USGS WATER WELLS was March, 1998.

The Ground Water Site Inventory (GWSI) database was provided by the United States Geological Survey (USGS). The database contains information for over 1,000,000 wells and other sources of groundwater which the USGS has studied, used, or otherwise had reason to document through the course of research. The agency may be contacted at 703-648-6819.

Finds
SRC#: 5980

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for FINDS was February, 1999.

The Facility Index System (FINDS) is a compilation of any property or site which the EPA has investigated, reviewed or been made aware of in connection with its various regulatory programs. Each record indicates the EPA Program Office that may have files on the site or facility.

C) DATABASES SEARCHED TO 1/4 MILE

UST's
SRC#: 1612

VISTA conducts a database search to identify all sites within 1/4 mile of your property.
The agency release date for Underground Storage Tank Registrations Database was January, 1994.

This database is provided by the State Water Resources Control Board, Office of Underground Storage Tanks. The agency may be contacted at: 916-227-4364; Caution-Many states do not require registration of heating oil tanks, especially those used for residential purposes.

UST's
SRC#: 5667

VISTA conducts a database search to identify all sites within 1/4 mile of your property.
The agency release date for Placer County UST List "Master List" was January, 1999.

This database is provided by the County of Placer Division of Environmental Health. The agency may be contacted at: 530-889-7335; Caution-Many states do not require registration of heating oil tanks, especially those used for residential purposes.

UST's
SRC#: 6254

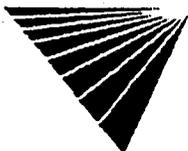
VISTA conducts a database search to identify all sites within 1/4 mile of your property.
The agency release date for Sacramento County UST List was July, 1999.

This database is provided by the County of Sacramento Environmental Management Department. The agency may be contacted at: 916-875-8550; Caution-Many states do not require registration of heating oil tanks, especially those used for residential purposes.

UST's
SRC#: 6345

VISTA conducts a database search to identify all sites within 1/4 mile of your property.
The agency release date for Roseville UST List was September, 1999.

This database is provided by the City of Roseville Fire Department. The agency may be contacted at: 916-774-5821; Caution-Many states do not require registration of heating oil tanks, especially those used for residential purposes.



UST's
SRC#: 6354

VISTA conducts a database search to identify all sites within 1/4 mile of your property.
The agency release date for Sutter County UST Owner List was September, 1999.

This database is provided by the Sutter County Agricultural Department. The agency may be contacted at: 530-822-7504; Caution-Many states do not require registration of heating oil tanks, especially those used for residential purposes.

AST's
SRC#: 5513

VISTA conducts a database search to identify all sites within 1/4 mile of your property.
The agency release date for Aboveground Storage Tank Database was December, 1998.

This database is provided by the State Water Resources Control Board. The agency may be contacted at: 916-227-4364.

D) DATABASES SEARCHED TO 1/8 MILE

ERNS
SRC#: 6181

VISTA conducts a database search to identify all sites within 1/8 mile of your property.
The agency release date for was August, 1999.

The Emergency Response Notification System (ERNS) is a national database containing records from October 1986 to the release date above and is used to collect information for reported releases of oil and hazardous substances. The database contains information from spill reports made to federal authorities including the EPA, the US Coast Guard, the National Response Center and the Department of Transportation. The ERNS hotline number is (202) 260-2342.

RCRA-LgGen
SRC#: 6379

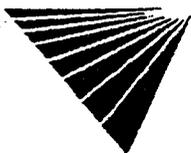
VISTA conducts a database search to identify all sites within 1/8 mile of your property.
The agency release date for HWDMS/RCRIS was September, 1999.

The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities which report generation, storage, transportation, treatment or disposal of hazardous waste. RCRA Large Generators are facilities which generate at least 1000 kg./month of non-acutely hazardous waste (or 1 kg./month of acutely hazardous waste).

RCRA-SmGen
SRC#: 6379

VISTA conducts a database search to identify all sites within 1/8 mile of your property.
The agency release date for HWDMS/RCRIS was September, 1999.

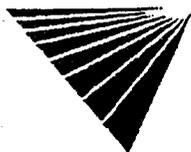
The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities which report generation, storage, transportation, treatment or disposal of hazardous waste. RCRA Small and Very Small generators are facilities which generate less than 1000 kg./month of non-acutely hazardous waste.



RCRA-Viols/Enf VISTA conducts a database search to identify all sites within 1/8 mile of your property.
The agency release date for HWDMS/RCRIS was September, 1999.

The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities which report generation, storage, transportation, treatment or disposal of hazardous waste. RCRA Violators are facilities which have been cited for RCRA Violations at least once since 1980. RCRA Enforcements are enforcement actions taken against RCRA violators.

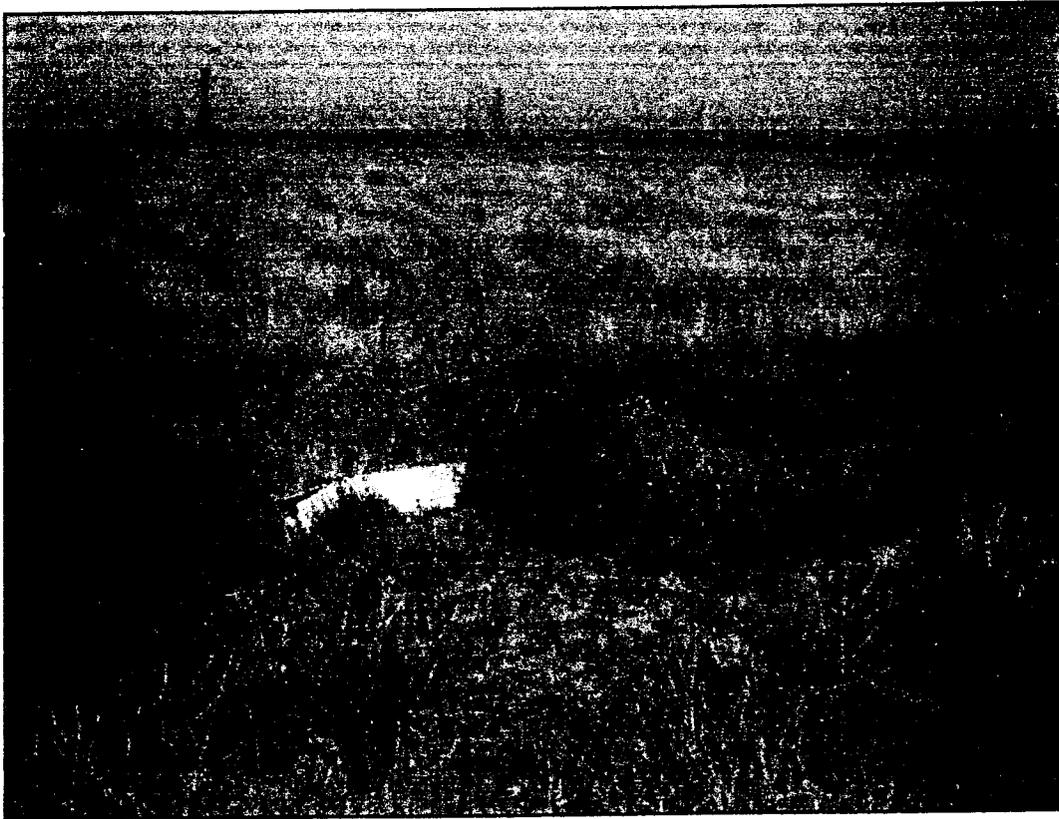
End of Report



PHASE I ENVIRONMENTAL SITE ASSESSMENT (supplemental)

for
PLACER VINEYARDS
Property Group 12
Placer County, California

CARLTON



Prepared for:
Quad Knopf
One Sierragate Plaza, Suite 270 C
Roseville, California 95678

September 2001
Project No. 99-426

September 28, 2001

Mr. Eugene E. Smith, AICP
Vice President
Quad Knopf
One Sierragate Plaza, Suite 270C
Roseville, California 95678

CARLTON



Re: **PLACER VINEYARDS SPECIFIC PLAN EIR**
Placer County, California
Supplemental Phase I Environmental Site Assessment – PG 12

Dear Mr. Smith,

Carlton Engineering, Inc. (CEI) is pleased to submit the above referenced report for your use. The purpose of this supplemental assessment was to evaluate the potential for soil or groundwater contamination on or beneath the PG 12 Site as a result of current or past land use involving hazardous materials or wastes. The scope of the Environmental Site Assessment (ESA) was based on the July, 2001 contract between Carlton Engineering, Inc. and Quad Knopf.

Carlton Engineering, Inc.'s ESA study included the following work:

- 1) An examination of records pertaining to the Site and its vicinity;
- 2) A review of historic aerial photographs;
- 3) Interviews with owners and occupants of the Site and adjacent properties and with regulatory personnel familiar with the Site and its vicinity, as appropriate; and
- 4) A reconnaissance of the Site and its vicinity.

The ESA review and update was performed under the responsible charge of Mr. David Jermstad, director of Earth Science at Carlton Engineering, Inc. Michael Vander Dussen, Project Engineering Geologist, and Cliff Knight, Staff Geologist with CEI, performed the site reconnaissance on August 3, 2001.

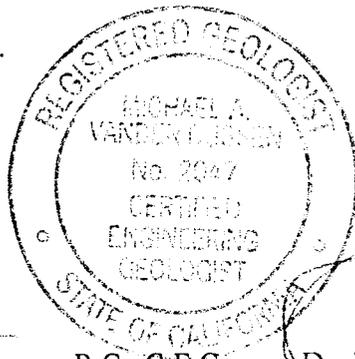
This supplemental study has been conducted to support the Environmental Impact Report for the Project, which is being prepared by Quad Knopf. The study and report format are based on the methods described in ASTM E 1527-00, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. The ASTM E 1527-00 Standard is developed with the goal of providing a standard method of investigation which can attain innocent landowner documentation for a subject property, in accordance with the provisions of both the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (CERCLA) and its 1986 amendments as contained in the Superfund Amendments and Reauthorization Act (SARA). To qualify for innocent landowner status, a landowner must show that at the time of purchase he has undertaken, all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice. In order to provide appropriate documentation of the assessment of potential for environmental conditions on the Project Site, the level of investigation provided by the E1527-00 Standard was selected.

The conclusions made from the available Site information and the Site observations indicate that there is a low potential for environmental conditions to exist on the PG 12 property, other than oil range petroleum hydrocarbon impacts to near surface soil observed in the area of the adjacent PG 15 well and pump (west of PG 12), near the property boundary. During the concurrent Phase II assessment that CEI conducted on the Area I properties (PG 12 was added to the Area I properties following CEI's initial Phase I ESA), soil samples were collected in the well and pump area on PG15 and PG 12 property. Complete results of those sample analyses are summarized in the report for the Phase II studies, and are transmitted under separate cover. The analysis results of the samples collected in the pump area, as well as recommendations for remediation of the identified oil impacted soil are included in this report.

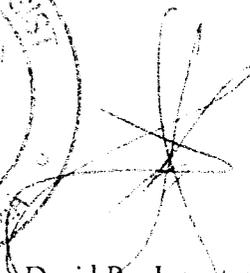
It is the opinion of Carlton Engineering, Inc. that this report meets the intent of the law and satisfies the requirements of standard practice. We recommend that the findings of this study be incorporated in the Project EIR, and conclude that the findings should address questions which may arise regarding the potential for environmental contamination on or beneath the Site.

We appreciate the opportunity to have conducted this investigation for Quad Knopf and look forward to serving you again in the near future. Should you have any questions or need any additional information, please contact us at (530) 677-5515.

Sincerely Yours,
Carlton Engineering, Inc.



[Signature]
Michael A. Vander Dussen, R.G., C.E.G.
Project Engineering Geologist



David B. Jermstad, R.G., C.E.G., R.E.A.II
Senior Engineering Geologist

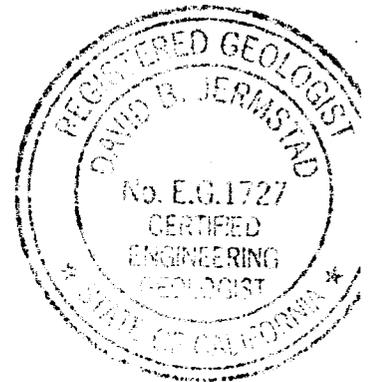


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1.0 SUMMARY

The Placer Vineyards Plan Area is composed of 5,012 acres. Twenty-six property groups compose approximately 4,300 acres (86%) of the Plan Area. The twenty-six property groups were the subject of a Phase I Environmental Site Assessment (ESA) completed by Carlton Engineering, Inc. (CEI) in May 2000. In that report, the twenty-six property groups were identified as the ESA Project Site (Project Site). The Project Site was further divided into Area I and Area II property groups. Area I was composed of nine property groups, and considering the Area I Scenario, those properties are proposed for development first. Area II included seventeen property groups that are proposed for development at a later time. During the Phase I assessments, CEI was granted right-of-entry authorization for observation visits to only Area I property groups; however, CEI did provide all property group owners with the CEI Phase I Environmental Assessment Questionnaire. Area II property groups and the remaining 14% of the Plan Area were included in that environmental assessment as vicinity properties. In March 2001, CEI was requested to conduct a supplemental Phase I ESA for Property Group 12 (PG 12), an approximately 290-acre property in the north-central area of the project. The assessment was conducted using the same level of inquiry (site observation visit, review of completed environmental questionnaire, owner representative interview) as was employed for the other Area I properties in the May 2000 ESA. This report summarizes the results of the supplemental assessment.

At the time of CEI's assessment, PG 12 (referred to as the Site in this report) was unimproved, with evidence of previous agricultural development observed during the Site visit. Past agricultural use of other Placer Vineyards properties has been for rice production, and dry farming for hay production. During the project's May 2000 ESA, these agricultural activities were evaluated to have not contributed to Site soil and groundwater contamination.

Evidence of likely petroleum hydrocarbon contamination was observed at the PG 12 western property boundary with PG 15, where an agricultural supply well is located adjacent to the property boundary, on PG 15. Observations of the area suggest that turbine oil from the pump has leaked from the pump onto the ground surface, and migrated across the fence line (considered to be an approximation of the property line between PG 15 and PG 12). Phase II ESA work requested for other properties in the Area I property group, included soil sampling and laboratory analyses of the surface soils around the well, diesel engine and fuel tank in operation at the well location on PG 15. One of the soil samples in the well area was collected from the oil stained surface soil east of the fence line, and composited for analysis, with two other samples collected from the engine and tank area of concern surrounding the well. Analysis of the composite soil sample indicated that Total Petroleum Hydrocarbons in the oil range were found at a concentration of 17,000 mg/Kg (ppm). The oil-impacted area was observed to be limited, and the volume of affected soil on the PG 12 property is estimated to be approximately 5 cubic yards.

Considering the nature of the identified petroleum hydrocarbon constituent in the stained soil, it is not anticipated that the impacted soil would be classified as a hazardous material, and could be removed from the Site property in conjunction with remediation activities on other property groups during project development. Remediation activities should be conducted under the oversight of a California Registered Environmental Assessor II, with oversight from the Placer County Division of Environmental Health, and with applicable permits.

Other events and conditions of lesser significance are noted in the following report.

With the exception of the soil staining near the PG 15 agricultural well, CEI found no evidence of *recognized environmental conditions* on the property.

2.0 INTRODUCTION

This report summarizes the Phase 1 Environmental Site Assessment Addendum performed by CEI for the Site identified as PG 12 within the proposed Placer Vineyards Specific Plan. The Site includes approximately 290 acres, and is located south of Baseline Road in the southwestern area of Placer County, in the western ½ of Section 4, and the northwestern ¼ of Section 10, both in T. 10 N., R. 5 E. Mount Diablo Base & Meridian. The property is identified on the Placer County Assessor's Parcel Map as Number 23-20-02.

2.1 Purpose

The objective of this assessment is to research and evaluate evidence of contamination of the Site subsoil or groundwater caused by hazardous or potentially hazardous materials on or within the vicinity of the Site (if any).

This supplemental assessment is prepared with the understanding that the descriptions of the overall assessment scope, project conditions and characteristics in the May 2000 project ESA apply to this property also. These descriptions include: the overall Purpose, Scope and Limitations of the assessment in section 2; the Environmental Setting information in section 3.2; the Site and Vicinity Characteristics in section 3.3; the Current and Past Uses of the Project Site in section 3.4; and Aerial Photography Review information in section 4.2.

2.2 Limiting Site Conditions and Methodology

The Site soil surface was covered with grasses on the day of the Site visit. No limiting factors other than the coverage of the soil surface with grasses were identified at the Site on the date of the inspection that prevented a thorough observation of the ground surface of the property. The property was inspected by a walk through using traverse patterns spaced close enough to observe the general ground conditions at the Site.

3.0 ENVIRONMENTAL DATA RESOURCES, INC. EDR-RADIUS MAP

Considering that the previous ESA environmental records search was more than 180 days old, CEI utilized the services of Environmental Data Resources, Inc., (EDR), located in Southport, Connecticut, to supplement our review of regulatory databases and records. The database review is summarized in the EDR-Radius Map report prepared for this property, and is attached to this report in the Appendix. The report summarizes a search of available environmental records including those specified in the ASTM E 1527-00 standard using at a minimum, the search distances surrounding the Site as recommended in the standard. The environmental records search results summarize records of sites and property conditions ranging from medical offices using radiology and chemical materials, to underground storage tank (UST) sites and related soil or groundwater contamination, to Federal

Superfund cleanup sites. The sites are denoted on EDR's figures by address and approximate location relative to the subject property, and keyed by letter and number to the information specific to each site.

The EDR report did not identify environmental records for sites within the ASTM E 1527-00 approximate search distances surrounding the Site. The searched agency records include, but were not limited to the following databases:

- Federal NPL
- Federal CERCLIS
- Federal CORRACTS
- Federal RCRIS
- Federal ERNS
- California BEP
- California Cal-Sites, AWP & ASPIS
- California CHMIRS
- California CORTESE
- California LUST
- California Notify 65
- California SWF/LF
- California Toxic Pits
- California UST
- California WMUDS/SWAT
- California AST
- California Haznet
- California WDS

Explanations of government records abbreviations are found beginning on page GR-1 of the EDR Radius Map report. EDR's search of available Sanborn maps indicated that no historical Sanborn Fire Insurance maps were found for the Site area.

4.0 INTERVIEWS

On August 27, 2001, Stuart Smits, the property representative for PG 12, was interviewed by telephone regarding the past use and history of the Site property. Mr. Smits indicated that one of the property owners, Louise Belluomini had reported information regarding the past use of the Site property on the Phase I Environmental Assessment Questionnaire completed for CEI in January 2000. The completed questionnaire is included in this report's Appendix.

5.0 SITE RECONNAISSANCE OBSERVATIONS: SITE AND IMMEDIATE VICINITY

An observation visit to the Site and vicinity was performed by Michael Vander Dussen, Project Engineering Geologist with CEI, and Cliff Knight, Staff Geologist with CEI on August 3, 2001. The Site and surrounding features are shown on the Site Map included at the end of this report titled Figure 1. Three photographic views of the Site are shown on Figures 2 and 3.

The Site is bordered on the north by Baseline Road, on the east by PG 7, on the south by an abandoned section of Dyer Lane, and on the west by PG 15. The perimeter of the property is fenced with barbed wire fencing. Three approximately east west trending barbed wire cross fences were observed on the Site. The property is traversed by four, generally east to west flowing drainages, which were dry at the time of the Site visit. One high voltage electric tower corridor crosses the northwestern corner of the property and trends in a northeast-southwest direction. A livestock corral is located near the northeastern corner of the property adjacent to the eastern property line, and one abandoned well is located near the corral approximately 500 feet south of Baseline Road. A second abandoned well is located approximately 2500 feet south of baseline Road also adjacent to the eastern property line. Pumps were installed over the tops of both wells. A water storage pressure tank and pump (no well observed) was noted adjacent to the eastern property boundary approximately 3,000 feet south of Baseline Road. Several irrigation distribution structures were observed in the central area of the property. Evidence was observed of leveling likely for rice farming, in areas throughout the northern half of the property. Questionnaire information indicated that the property was used for livestock grazing and evidence was observed of recent (within the last couple of years) livestock ranging, no livestock were observed on the property at the time of the Site visit.

Adjoining properties were observed with agricultural uses similar to those of the Site. Active rice farming was noted west of the northern portion of the Site property. Hay production was observed on the northern portion of the PG 7 property to the east. The remainder of the properties on the east, south, and west were either not involved in active farming, or were being used for livestock grazing.

6.0 SUMMARY, CONCLUSIONS AND RECOMMENDATIONS

6.1 Summary

This Supplemental Phase I Environmental Site Assessment identified no additional sites of potential environmental concern other than those reported in the May 2000 Phase I ESA.

Evidence of likely petroleum hydrocarbon contamination was observed at the PG 12 western property boundary with PG 15, where an agricultural supply well is located adjacent to the property boundary, on PG 15. Observations of the area suggest that turbine oil from the pump has leaked from the pump onto the ground surface, and migrated across the fence line (considered to be an approximation of the property line between PG 15 and PG 12). Phase II ESA work requested for other properties in the Area I property group included soil sampling and laboratory analyses of the surface soils around the well, diesel engine and fuel tank in operation at the well location on PG 15. One of the soil samples in the well area was collected from the oil stained surface soil east of the fence line, and composited for analysis, with two other samples collected from the engine and tank area of concern surrounding the well. Analysis of the composite soil sample indicated that Total Petroleum Hydrocarbons in the oil range were found at a concentration of 17,000 mg/Kg (ppm). The oil-impacted area was observed to be limited, and the volume of affected soil on PG 12 property is estimated at approximately 5 cubic yards.

Based on CEI's reconnaissance of the property and the general vicinity, the hydrogeologic characteristics of the area, our understanding of the reported environmental sites and conditions, and

on the distances from the Site to the identified potential sources of contamination, it is CEI's opinion that contamination impacts to the Site soils or groundwater from conditions at those locations, are unlikely.

Based on CEI's review of the previous ESA, on supplemental interviews, and a Site visit, no evidence was discovered indicating past or present hazardous materials contamination on the Site. The only exception to this conclusion is the surface soil impacts from oil at the western property boundary near the diesel engine powered pump on PG 15. No records or evidence was discovered indicating the existence of current or previous underground storage tanks on the Site. Although no other indications of suspected hazardous materials were observed on the Site, some possibility of contamination existing in areas not chemically analyzed must be recognized.

6.2 Conclusions

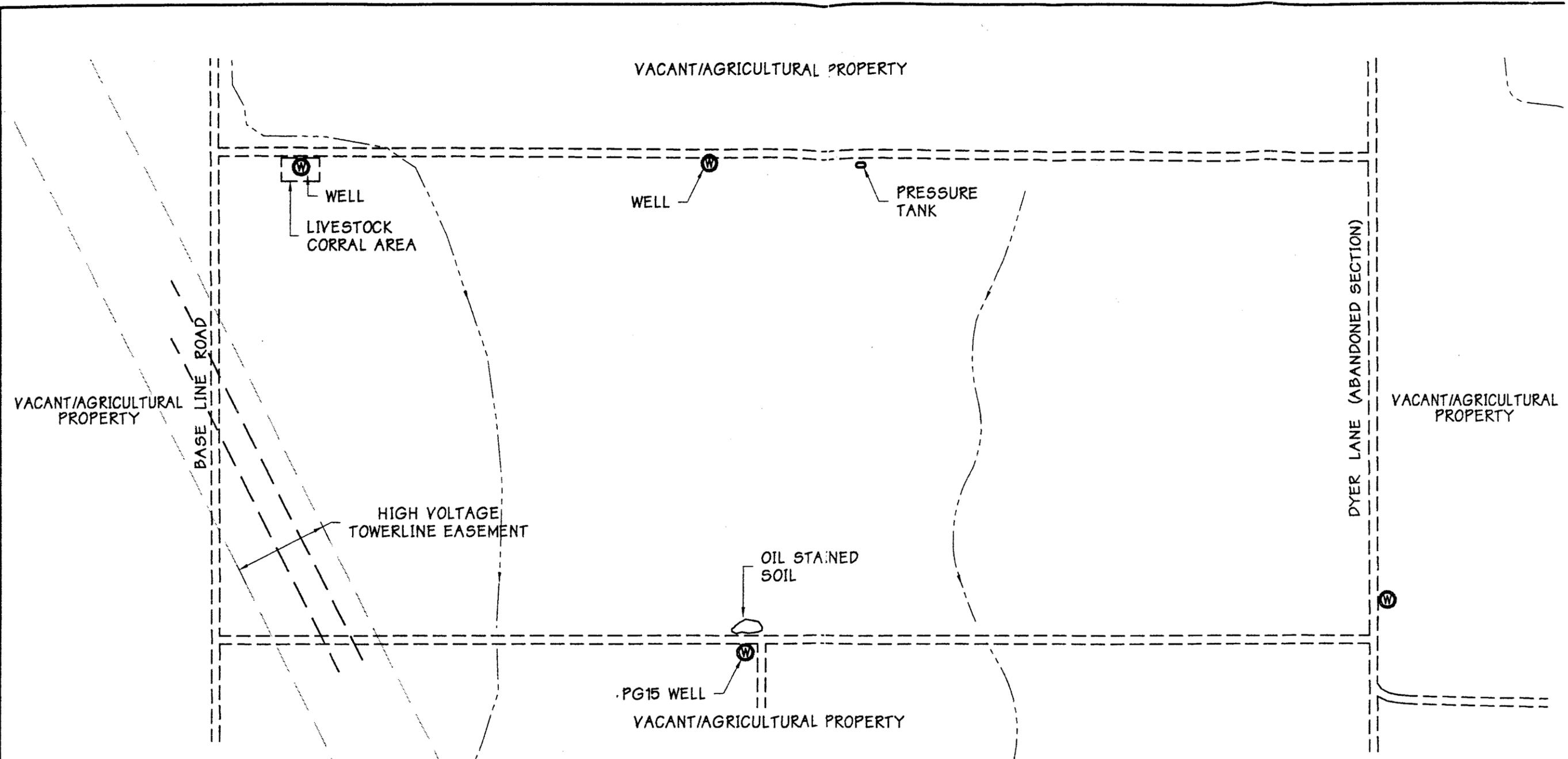
CEI has performed this Supplemental Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-00 for the approximately 290 acre PG 12 property, which is located south of Baseline Road in southwestern Placer County, and further identified by Placer County as APN 156-06-17. This assessment has revealed no evidence of recognized environmental conditions in connection with the property with the exception of the near surface soil impacted by oil near the western boundary with PG 15.

6.3 Recommendations

In view of the small likelihood of contamination at the Site, further investigations for soil or groundwater contamination do not appear to be justified. However, it is recommended that the oil range petroleum hydrocarbon impacted soil observed near the agricultural well pump on PG 15, be remediated prior to development proposed for the Specific Plan.

Considering the nature of the identified petroleum hydrocarbon constituent in the stained soil, it is not anticipated that the impacted soil would be classified as a hazardous material, and could be removed from the Site property in conjunction with remediation activities on other property groups during project development. Remediation activities should be conducted under the oversight of a California Registered Environmental Assessor II, with oversight from the Placer County Division of Environmental Health, and with applicable permits.

7.0 FIGURES



Legend

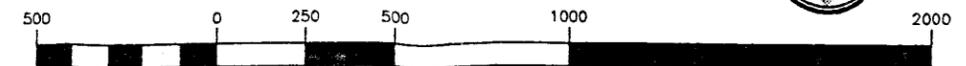


GROUNDWATER WELL.



POWER LINE EASEMENTS (FROM EXHIBIT 3.1, PVSP).

DRAINAGE COURSE

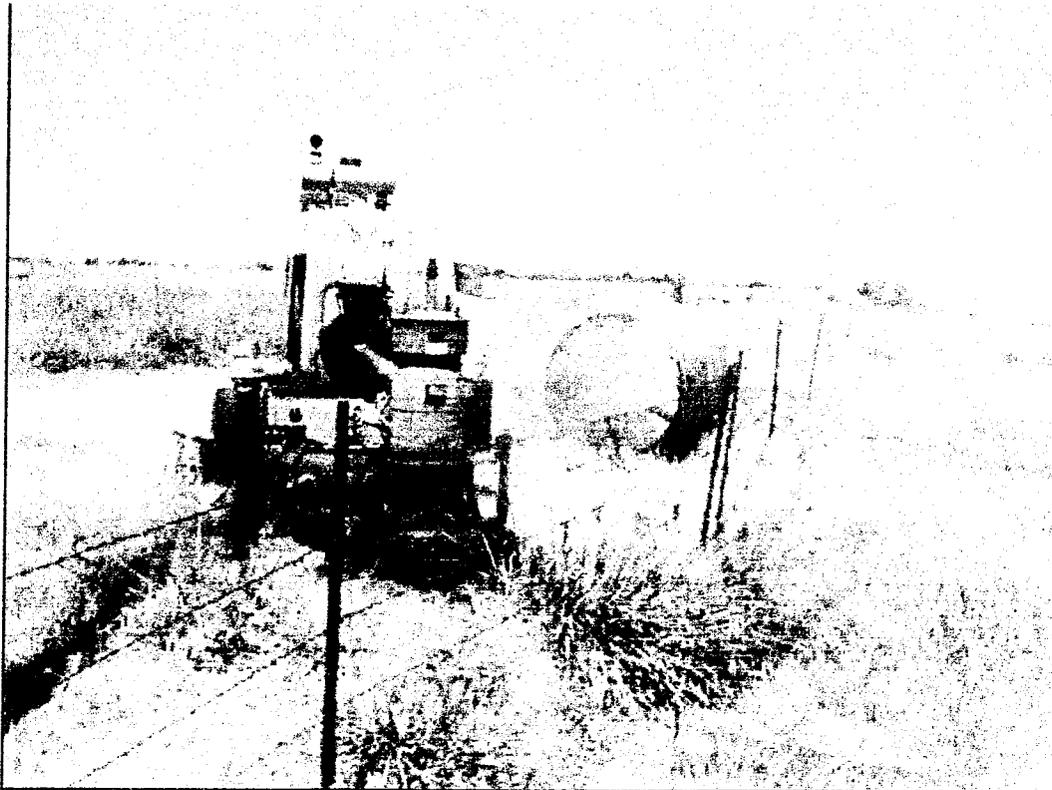


CARLTON
Engineering Inc.
3932 Ponderosa Road, Shinglet Springs, CA 95682

PLACER VINEYARDS PROPERTY GROUP 12

Project Location:
Property Group 12
Placer Vineyards

DESIGNED	M/D	DATE	8/9/02
DRAWN	M/L	DATE	8/9/02
JOB NO.	99-426	SCALE	AS SHOWN
SHEET			



Pump, Well and Fuel Tank on PG15, West Side of Fence at West Property Boundary of PG 12 (looking north)



Oil Stained Soil on Pump Pad, and East Side of Fence

PROJECT 99-426

August 2001

CARLTON
Engineering Inc.

Carlton Engineering, Inc.
3932 Ponderosa Road, Suite 200
Shingle Springs, California 95682

Environmental Site Assessment
Property Group 12
Placer Vineyards
Placer County, California

FIGURE

2



Pump Near Corral at Northeast Corner of Site (looking northwest)



Irrigation Structure in Central Area of Site

PROJECT 99-426

August 2001

Environmental Site Assessment
Property Group 12
Placer Vineyards
Placer County, California

FIGURE

3



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8.0 REFERENCES

8.1 Published and Unpublished References

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California Environmental Protection Agency, 1991, Expenditure Plan for the Hazardous Substances Cleanup Act of 1984, Revision No. 4, Toxic Substances Control Division, Sacramento, California.

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8.2 Map, Aerial Photo and Other Geographic References

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Cartwright Aerial Surveys Flight 3069 Photograph 4-54, flown March 20, 1971.

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