

APPENDIX

Environmental Questionnaire
EDR Report

12

PHASE 1 ENVIRONMENTAL ASSESSMENT QUESTIONNAIRE
(from ASTM E 1528 and State of California E.P.A.)

Please complete this questionnaire regarding property history and use. Information noted here will help determine if past operation practices and significant historical events that occurred at the property indicate potential areas of contamination.

Please complete and verify or correct the following information regarding the subject parcel:

Assessor's Parcel Number: 23-200-02 Approximate Size: 290 Acres

Parcel Address: _____

City: _____

Placer Vineyards Project Property Group ID: # 12

Owners Name: T. Pellini, L. Belluomini, & D. Riolo

Owners Mailing Address: 224 Eile St

City: Roseville CA

Owners Telephone Number: 916-782-7331 Fax Number: _____

Agents Name (if appropriate): _____

Agents Address: _____

City: _____

Agents Telephone Number : _____ Fax Number: _____

	YES	NO
1. Has an environmental assessment and/or a site investigation report ever been completed for the property?		✓
2. Does the <i>owner</i> or <i>occupant</i> of the <i>property</i> have any knowledge of any <i>environmental site assessment</i> of the <i>property</i> or facility that indicated the presence of <i>hazardous substances</i> or <i>petroleum products</i> on, or contamination of, the <i>property</i> or recommended further assessment of the <i>property</i> ?		✓
3. To the best of your knowledge, has the <i>property</i> or any <i>adjoining property</i> been used for an industrial use in the past?		✓
4. Is the <i>property</i> or any <i>adjoining property</i> currently used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?		✓
5. To the best of your knowledge has the <i>property</i> or any <i>adjoining property</i> been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?		✓

6. Are there currently, or to the best of your knowledge have there been previously, any damaged or discarded automotive or industrial batteries, or pesticides, paints, or other chemicals in individual containers of greater than 5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the <i>property</i> or at the facility?		✓
7. Are there currently, or to the best of your knowledge have there been previously, any industrial <i>drums</i> (typically 55 gal (208 L)) or sacks of chemicals located on the <i>property</i> or at the facility?		✓
8. Has <i>fill dirt</i> been brought onto the property that originated from a contaminated site or that is of an unknown origin?		✓
9. Are there currently, or to the best of your knowledge have there been previously, any <i>pits, ponds, or lagoons</i> located on the <i>property</i> in connection with waste treatment or waste disposal?		✓
10. Is there currently, or to the best of your knowledge has there been previously, any stained soil on the <i>property</i> ?		✓
11. Are there currently, or to the best of you knowledge have there been previously, any registered or unregistered storage tanks (above or underground) located on the <i>property</i> ?		✓
12. Are there currently, or to the best of your knowledge have there been previously, any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the <i>property</i> or adjacent to any structure located on the <i>property</i> ?		✓
13. Are there currently, or to the best of your knowledge have there been previously, any flooring, drains, or walls located within building(s)/facility(s) that are stained by substances other than water or are emitting foul odors?		✓
14. To your knowledge, has any contaminated soil been discovered and/or remediated at the <i>property</i> with or without oversight by an appropriate regulatory agency?		✓
15. If the <i>property</i> is served by a private well or non-public water system, have contaminants been identified in the well or system that exceed guidelines applicable to the water system or has the well been designated as contaminated by any government environmental/health agency?		✓
16. Does the <i>owner</i> or <i>occupant</i> of the <i>property</i> have any knowledge of <i>environmental liens</i> or governmental notification relating to past or recurrent violations of environmental laws with respect to the <i>property</i> or any facility located on the <i>property</i> ?		✓

	YES	NO
17. To your knowledge, or to the knowledge of the <i>owner</i> or <i>occupant</i> of the <i>property</i> are there any <i>deed restrictions</i> regarding subsurface excavations or recognized environmental conditions on the <i>property</i> ?		✓
18. Has the <i>owner</i> or <i>occupant</i> of the <i>property</i> been informed of the past or current existence of <i>hazardous substances</i> or <i>petroleum products</i> or environmental violations with respect to the <i>property</i> or any facility located on the <i>property</i> ?		✓
19. To your knowledge, have areas of the <i>property</i> that contain <i>hazardous materials</i> ever been flooded?		✓
20. To your knowledge, has the <i>property</i> ever been damaged by an earthquake that could cause contamination?		✓
21. To your knowledge, have there been fires and/or explosions at the <i>property</i> which may have caused a release of hazardous waste or materials?		✓
22. Does the <i>owner</i> or <i>occupant</i> of the <i>property</i> know of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any <i>hazardous substance</i> or <i>petroleum products</i> involving the <i>property</i> by any owner or occupant of the <i>property</i> ?		✓
23. Does the <i>property</i> discharge waste water on or adjacent to the <i>property</i> other than storm water into a sanitary sewer system?		✓
24. To the best of your knowledge, have any <i>hazardous substances</i> or <i>petroleum products</i> , unidentified waste materials, tires, automotive or industrial batteries or any other waste materials been dumped above grade, buried and/or burned on the <i>property</i> ?		✓
25. Is there a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of PCBs?		✓
26. Is the property currently being used, or the the best of your knowledge has the property been used previously for agricultural purposes?	✓	
27. If the property is currently or was historically used for agricultural purposes, to the best of your knowledge, was there any use of chemicals such as fertilizers, herbicides, pesticides or others?		✓

Additional Comments/Explanations for Yes Responses:

#26. cattle grazing

This questionnaire was completed by:

Name Lynise Bellumini

Title _____

Firm _____

Address 224 2nd St

Aspen, CO 80508

Phone number 916-782-7331

Date 1-31-00



"Linking Technology with Tradition"

Sanborn® Map Report

Ship to: Michael Vander Dusse
Carlton Engineering
3932 Ponderosa
Shingle Springs, CA 95682

Order Date: 7/25/2001 **Completion Date:** 07/26/2001

Inquiry #: 660418.2S

P.O. #: 99-426

Site Name: Property Group 12

Address: Baseline Road

City/State: Roseville, CA 95744

1012404SMO

530-677-5515

Cross Streets:

This document reports that the largest and most complete collection of Sanborn fire insurance maps has been reviewed based on client-supplied information, and fire insurance maps depicting the target property at the specified address were not identified.

NO COVERAGE

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**The EDR Radius Map
with GeoCheck®**

**Property Group 12
Baseline Road
Roseville, CA 95747**

Inquiry Number: 660418.1s

July 25, 2001

***The Source
For Environmental
Risk Management
Data***

3530 Post Road
Southport, Connecticut 06490

Nationwide Customer Service

Telephone: 1-800-352-0050
Fax: 1-800-231-6802
internet: www.edrnet.com

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

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc. (EDR). The report meets the government records search requirements of ASTM Standard Practice for Environmental Site Assessments, E 1527-00. Search distances are per ASTM standard or custom distances requested by the user.

TARGET PROPERTY INFORMATION

ADDRESS

BASELINE ROAD
ROSEVILLE, CA 95747

COORDINATES

Latitude (North): 38.744100 - 38° 44' 38.8"
Longitude (West): 121.424500 - 121° 25' 28.2"
Universal Transverse Mercator: Zone 10
UTM X (Meters): 636922.6
UTM Y (Meters): 4289350.5

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property: 2438121-F4 RIO LINDA, CA
Source: USGS 7.5 min quad index

TARGET PROPERTY SEARCH RESULTS

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

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the ASTM E 1527-00 search radius around the target property for the following databases:

FEDERAL ASTM STANDARD

NPL..... National Priority List
Proposed NPL..... Proposed National Priority List Sites
CERCLIS..... Comprehensive Environmental Response, Compensation, and Liability Information System
CERC-NFRAP..... CERCLIS No Further Remedial Action Planned
CORRACTS..... Corrective Action Report
RCRIS-TSD..... Resource Conservation and Recovery Information System
RCRIS-LQG..... Resource Conservation and Recovery Information System
RCRIS-SQG..... Resource Conservation and Recovery Information System
ERNS..... Emergency Response Notification System

STATE ASTM STANDARD

AWP..... Annual Workplan Sites
Cal-Sites..... Calsites Database
CHMIRS..... California Hazardous Material Incident Report System
Cortese..... "Cortese" Hazardous Waste & Substances Sites List

EXECUTIVE SUMMARY

Notify 65.....	Proposition 65 Records
Toxic Pits.....	Toxic Pits Cleanup Act Sites
SWF/LF.....	Solid Waste Information System
WMUDS/SWAT.....	Waste Management Unit Database
LUST.....	Leaking Underground Storage Tank Information System
UST.....	Hazardous Substance Storage Container Database
CA BOND EXP. PLAN.....	Bond Expenditure Plan
CA FID UST.....	Facility Inventory Database

FEDERAL ASTM SUPPLEMENTAL

CONSENT.....	Superfund (CERCLA) Consent Decrees
ROD.....	Records Of Decision
Delisted NPL.....	National Priority List Deletions
FINDS.....	Facility Index System/Facility Identification Initiative Program Summary Report
HMIRS.....	Hazardous Materials Information Reporting System
MLTS.....	Material Licensing Tracking System
MINES.....	Mines Master Index File
NPL Liens.....	Federal Superfund Liens
PADS.....	PCB Activity Database System
RAATS.....	RCRA Administrative Action Tracking System
TRIS.....	Toxic Chemical Release Inventory System
TSCA.....	Toxic Substances Control Act
FTTS.....	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

STATE OR LOCAL ASTM SUPPLEMENTAL

AST.....	Aboveground Petroleum Storage Tank Facilities
CA WDS.....	Waste Discharge System
CA SLIC.....	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
HAZNET.....	Hazardous Waste Information System
CA PLACER CO. MS.....	Master List of Facilities

EDR PROPRIETARY DATABASES

Coal Gas.....	Former Manufactured Gas (Coal Gas) Sites
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SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were not identified.

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped:

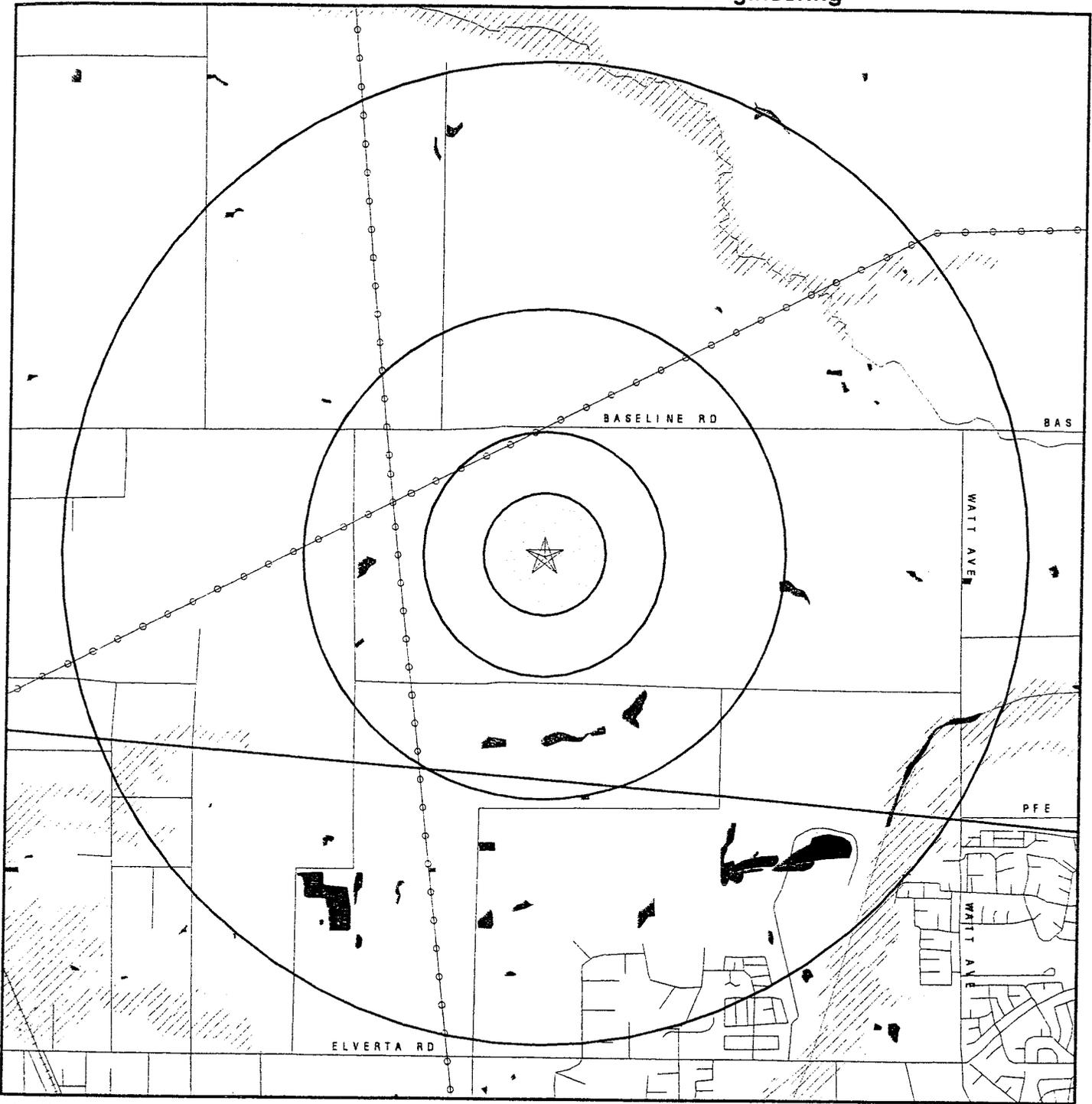
Site Name

Database(s)

MONROE'S DUMP
WOODCREEK WEST ELEMENTARY - PROPOSED
OLD ROSEVILLE CITY LF - SAUGSTAD PARK

Cal-Sites
Cal-Sites
SWF/LF

OVERVIEW MAP - 660418.1s - Carlton Engineering



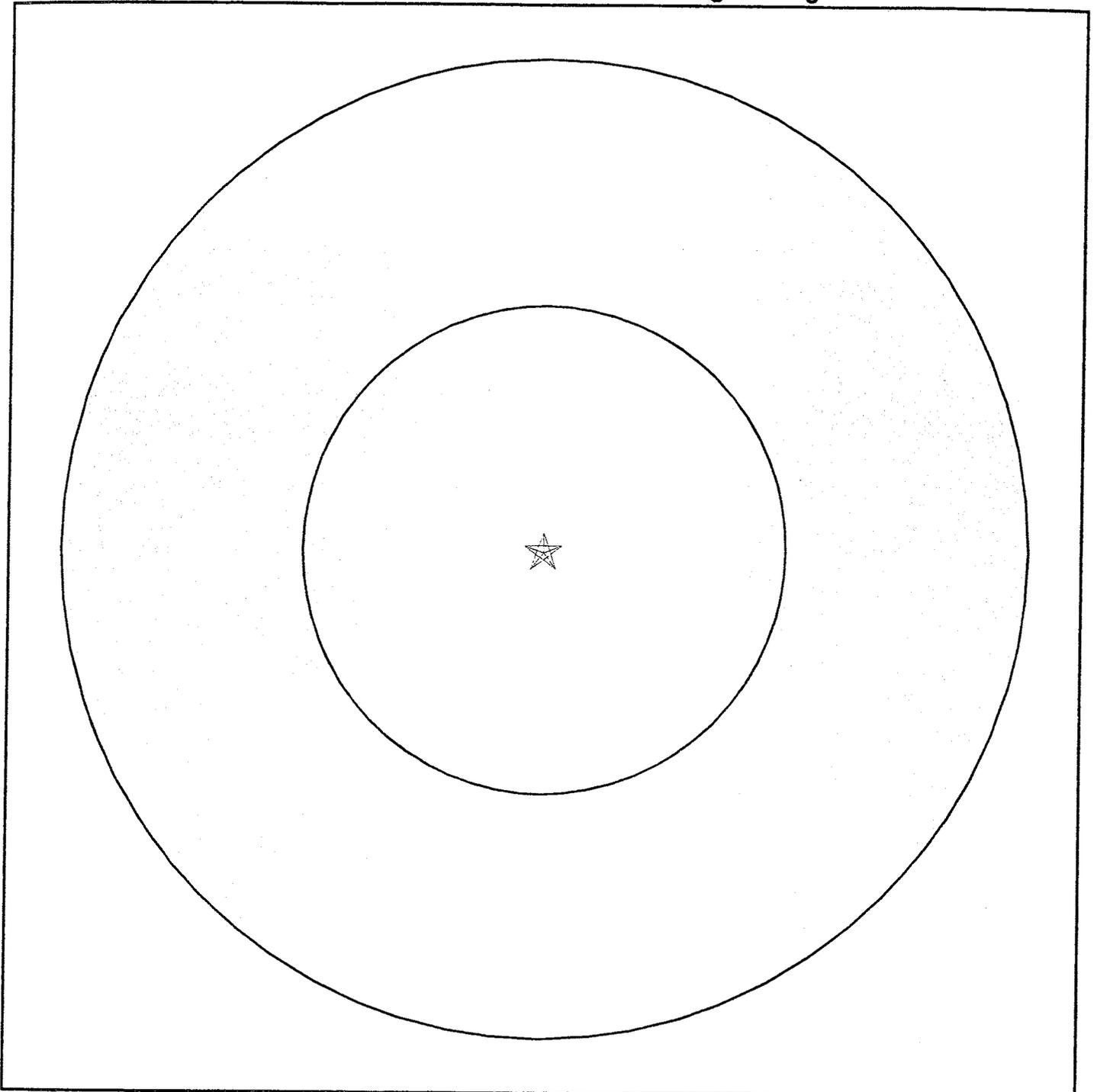
- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Coal Gasification Sites (if requested)
- ▨ National Priority List Sites
- ▩ Landfill Sites

- ⚡ Power transmission lines
- ⚡ Oil & Gas pipelines
- ▨ 100-year flood zone
- ▩ 500-year flood zone
- ▩ Wetlands
- ▨ Areas of Concern

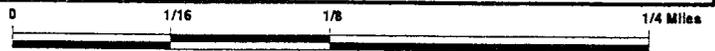
TARGET PROPERTY: Property Group 12
 ADDRESS: Baseline Road
 CITY/STATE/ZIP: Roseville CA 95747
 LAT/LONG: 38.7441 / 121.4245

CUSTOMER: Carlton Engineering
 CONTACT: Michael Vander Dussen
 INQUIRY #: 660418.1s
 DATE: Jul 25, 2001 2:14 pm

DETAIL MAP - 660418.1s - Carlton Engineering



- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- ▲ Coal Gasification Sites (if requested)
- Sensitive Receptors
- National Priority List Sites
- Landfill Sites



- Power transmission lines
- Oil & Gas pipelines
- 100-year flood zone
- 500-year flood zone
- Areas of Concern



TARGET PROPERTY:	Property Group 12	CUSTOMER:	Carlton Engineering
ADDRESS:	Baseline Road	CONTACT:	Michael Vander Dussen
CITY/STATE/ZIP:	Roseville CA 95747	INQUIRY #:	660418.1s
LAT/LONG:	38.7441 / 121.4245	DATE:	Julv 25. 2001 2:14 nm

MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
<u>FEDERAL ASTM STANDARD</u>								
NPL		1.500	0	0	0	0	0	0
Proposed NPL		1.500	0	0	0	0	0	0
CERCLIS		1.000	0	0	0	0	NR	0
CERC-NFRAP		0.750	0	0	0	0	NR	0
CORRACTS		1.500	0	0	0	0	0	0
RCRIS-TSD		1.000	0	0	0	0	NR	0
RCRIS Lg. Quan. Gen.		0.750	0	0	0	0	NR	0
RCRIS Sm. Quan. Gen.		0.750	0	0	0	0	NR	0
ERNS		0.500	0	0	0	NR	NR	0
<u>STATE ASTM STANDARD</u>								
AWP		1.500	0	0	0	0	0	0
Cal-Sites		1.500	0	0	0	0	0	0
CHMIRS		1.500	0	0	0	0	0	0
Cortese		1.500	0	0	0	0	0	0
Notify 65		1.500	0	0	0	0	0	0
Toxic Pits		1.500	0	0	0	0	0	0
State Landfill		1.000	0	0	0	0	NR	0
WMUDS/SWAT		1.000	0	0	0	0	NR	0
LUST		1.000	0	0	0	0	NR	0
UST		0.750	0	0	0	0	NR	0
CA Bond Exp. Plan		1.500	0	0	0	0	0	0
CA FID UST		0.750	0	0	0	0	NR	0
<u>FEDERAL ASTM SUPPLEMENTAL</u>								
CONSENT		1.000	0	0	0	0	NR	0
ROD		1.000	0	0	0	0	NR	0
Delisted NPL		1.000	0	0	0	0	NR	0
FINDS		TP	NR	NR	NR	NR	NR	0
HMIRS		TP	NR	NR	NR	NR	NR	0
MLTS		TP	NR	NR	NR	NR	NR	0
MINES		0.250	0	0	NR	NR	NR	0
NPL Liens		TP	NR	NR	NR	NR	NR	0
PADS		TP	NR	NR	NR	NR	NR	0
RAATS		TP	NR	NR	NR	NR	NR	0
TRIS		TP	NR	NR	NR	NR	NR	0
TSCA		TP	NR	NR	NR	NR	NR	0
FTTS		TP	NR	NR	NR	NR	NR	0
<u>STATE OR LOCAL ASTM SUPPLEMENTAL</u>								
AST		TP	NR	NR	NR	NR	NR	0
CA WDS		TP	NR	NR	NR	NR	NR	0
CA SLIC		0.500	0	0	0	NR	NR	0

MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
HAZNET		0.250	0	0	NR	NR	NR	0
PLACER CO. MS		TP	NR	NR	NR	NR	NR	0

EDR PROPRIETARY DATABASES

Coal Gas		1.000	0	0	0	0	NR	0
AQUIFLOW - see EDR Physical Setting Source Addendum								

TP = Target Property

NR = Not Requested at this Search Distance

* Sites may be listed in more than one database

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

Site _____ Database(s) _____ EDR ID Number
EPA ID Number

Coal Gas Site Search: No site was found in a search of Real Property Scan's ENVIROHAZ database.

NO SITES FOUND

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)	Facility ID
ELVERTA	S100189213	MONROE'S DUMP	PALLADAY RD	95626	Cal-Sites	34490020
ROSEVILLE	S102361623	OLD ROSEVILLE CITY LF - SAUGSTAD PARK	APN 14-10-25, SW CNR DOUGLAS BLVD,BUJIAI		SWF/LF	
ROSEVILLE	S104549108	WOODCREEK WEST ELEMENTARY - PROPOSED	WOODCREEK WEST PARCEL 70	95747	Cal-Sites	31010004

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Elapsed ASTM days: Provides confirmation that this EDR report meets or exceeds the 90-day updating requirement of the ASTM standard.

FEDERAL ASTM STANDARD RECORDS

NPL: National Priority List

Source: EPA

Telephone: N/A

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC).

Date of Government Version: 01/23/01

Date Made Active at EDR: 02/16/01

Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 02/05/01

Elapsed ASTM days: 11

Date of Last EDR Contact: 05/07/01

Proposed NPL: Proposed National Priority List Sites

Source: EPA

Telephone: N/A

Date of Government Version: 01/23/01

Date Made Active at EDR: 02/16/01

Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 02/05/01

Elapsed ASTM days: 11

Date of Last EDR Contact: 05/07/01

CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System

Source: EPA

Telephone: 703-413-0223

CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS 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.

Date of Government Version: 03/16/01

Date Made Active at EDR: 04/30/01

Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 03/26/01

Elapsed ASTM days: 35

Date of Last EDR Contact: 06/25/01

CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned

Source: EPA

Telephone: 703-413-0223

As of February 1995, CERCLIS sites designated "No Further Remedial Action Planned" (NFRAP) have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration. EPA has removed approximately 25,000 NFRAP sites to lift the unintended barriers to the redevelopment of these properties and has archived them as historical records so EPA does not needlessly repeat the investigations in the future. This policy change is part of the EPA's Brownfields Redevelopment Program to help cities, states, private investors and affected citizens to promote economic redevelopment of unproductive urban sites.

Date of Government Version: 03/16/01

Date Made Active at EDR: 04/30/01

Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 03/26/01

Elapsed ASTM days: 35

Date of Last EDR Contact: 06/25/01

CORRACTS: Corrective Action Report

Source: EPA

Telephone: 800-424-9346

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 04/20/00
Date Made Active at EDR: 08/01/00
Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 06/12/00
Elapsed ASTM days: 50
Date of Last EDR Contact: 06/12/01

RCRIS: Resource Conservation and Recovery Information System

Source: EPA/NTIS
Telephone: 800-424-9346

Resource Conservation and Recovery Information System. RCRIS includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA).

Date of Government Version: 06/21/00
Date Made Active at EDR: 07/31/00
Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 07/10/00
Elapsed ASTM days: 21
Date of Last EDR Contact: 05/29/01

ERNS: Emergency Response Notification System

Source: EPA/NTIS
Telephone: 202-260-2342

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 08/08/00
Date Made Active at EDR: 09/06/00
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 08/11/00
Elapsed ASTM days: 26
Date of Last EDR Contact: 04/19/01

FEDERAL ASTM SUPPLEMENTAL RECORDS

BRS: Biennial Reporting System

Source: EPA/NTIS
Telephone: 800-424-9346

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/97
Database Release Frequency: Biennially

Date of Last EDR Contact: 06/18/01
Date of Next Scheduled EDR Contact: 09/17/01

CONSENT: Superfund (CERCLA) Consent Decrees

Source: EPA Regional Offices
Telephone: Varies

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: N/A
Database Release Frequency: Varies

Date of Last EDR Contact: N/A
Date of Next Scheduled EDR Contact: N/A

ROD: Records Of Decision

Source: NTIS
Telephone: 703-416-0223

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 09/30/99
Database Release Frequency: Annually

Date of Last EDR Contact: 07/10/01
Date of Next Scheduled EDR Contact: 10/08/01

DELISTED NPL: National Priority List Deletions

Source: EPA
Telephone: N/A

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 01/23/01
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 05/07/01
Date of Next Scheduled EDR Contact: 08/06/01

FINDS: Facility Index System/Facility Identification Initiative Program Summary Report

Source: EPA
Telephone: N/A

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 07/07/00
Database Release Frequency: Quarterly

Date of Last EDR Contact: 07/09/01
Date of Next Scheduled EDR Contact: 10/08/01

HMIRS: Hazardous Materials Information Reporting System

Source: U.S. Department of Transportation
Telephone: 202-366-4526

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 11/30/00
Database Release Frequency: Annually

Date of Last EDR Contact: 07/23/01
Date of Next Scheduled EDR Contact: 10/22/01

MLTS: Material Licensing Tracking System

Source: Nuclear Regulatory Commission
Telephone: 301-415-7169

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 01/30/01
Database Release Frequency: Quarterly

Date of Last EDR Contact: 07/09/01
Date of Next Scheduled EDR Contact: 10/08/01

MINES: Mines Master Index File

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959

Date of Government Version: 08/01/98
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 07/02/01
Date of Next Scheduled EDR Contact: 10/01/01

NPL LIENS: Federal Superfund Liens

Source: EPA
Telephone: 205-564-4267

Federal Superfund Liens. Under the authority granted the USEPA by the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner receives notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/91
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 05/23/01
Date of Next Scheduled EDR Contact: 08/20/01

PADS: PCB Activity Database System

Source: EPA
Telephone: 202-260-3936

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 12/11/00
Database Release Frequency: Annually

Date of Last EDR Contact: 05/18/01
Date of Next Scheduled EDR Contact: 08/13/01

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

RAATS: RCRA Administrative Action Tracking System

Source: EPA

Telephone: 202-564-4104

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/95

Database Release Frequency: No Update Planned

Date of Last EDR Contact: 06/11/01

Date of Next Scheduled EDR Contact: 09/10/01

TRIS: Toxic Chemical Release Inventory System

Source: EPA

Telephone: 202-260-1531

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/98

Database Release Frequency: Annually

Date of Last EDR Contact: 06/27/01

Date of Next Scheduled EDR Contact: 09/24/01

TSCA: Toxic Substances Control Act

Source: EPA

Telephone: 202-260-1444

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/98

Database Release Frequency: Every 4 Years

Date of Last EDR Contact: 07/09/01

Date of Next Scheduled EDR Contact: 09/10/01

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

Source: EPA/Office of Prevention, Pesticides and Toxic Substances

Telephone: 202-564-2501

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 08/30/00

Database Release Frequency: Quarterly

Date of Last EDR Contact: 06/26/01

Date of Next Scheduled EDR Contact: 09/24/01

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

Source: EPA

Telephone: 202-564-2501

Date of Government Version: 08/10/00

Database Release Frequency: Quarterly

Date of Last EDR Contact: 06/26/01

Date of Next Scheduled EDR Contact: 09/24/01

STATE OF CALIFORNIA ASTM STANDARD RECORDS

AWP: Annual Workplan Sites

Source: California Environmental Protection Agency

Telephone: 916-323-3400

Known Hazardous Waste Sites. California DTSC's Annual Workplan (AWP), formerly BEP, identifies known hazardous substance sites targeted for cleanup.

Date of Government Version: 11/08/00

Date Made Active at EDR: 03/02/01

Database Release Frequency: Annually

Date of Data Arrival at EDR: 01/31/01

Elapsed ASTM days: 30

Date of Last EDR Contact: 04/30/01

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CAL-SITES: Calsites Database

Source: Department of Toxic Substance Control
Telephone: 916-323-3400

The Calsites database contains potential or confirmed hazardous substance release properties. In 1996, California EPA reevaluated and significantly reduced the number of sites in the Calsites database.

Date of Government Version: 10/01/00
Date Made Active at EDR: 11/22/00
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 10/30/00
Elapsed ASTM days: 23
Date of Last EDR Contact: 06/14/01

CHMIRS: California Hazardous Material Incident Report System

Source: Office of Emergency Services
Telephone: 916-464-3283

California Hazardous Material Incident Reporting System. CHMIRS contains information on reported hazardous material incidents (accidental releases or spills).

Date of Government Version: 12/31/94
Date Made Active at EDR: 04/24/95
Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 03/13/95
Elapsed ASTM days: 42
Date of Last EDR Contact: 05/29/01

CORTESE: "Cortese" Hazardous Waste & Substances Sites List

Source: CAL EPA/Office of Emergency Information
Telephone: 916-327-1848

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

Date of Government Version: 04/01/98
Date Made Active at EDR: 09/23/98
Database Release Frequency: Varies

Date of Data Arrival at EDR: 08/26/98
Elapsed ASTM days: 28
Date of Last EDR Contact: 04/30/01

NOTIFY 65: Proposition 65 Records

Source: State Water Resources Control Board
Telephone: 916-657-0696

Proposition 65 Notification Records. NOTIFY 65 contains facility notifications about any release which could impact drinking water and thereby expose the public to a potential health risk.

Date of Government Version: 10/21/93
Date Made Active at EDR: 11/19/93
Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 11/01/93
Elapsed ASTM days: 18
Date of Last EDR Contact: 07/24/01

TOXIC PITS: Toxic Pits Cleanup Act Sites

Source: State Water Resources Control Board
Telephone: 916-227-4364

Toxic PITS Cleanup Act Sites. TOXIC PITS identifies sites suspected of containing hazardous substances where cleanup has not yet been completed.

Date of Government Version: 07/01/95
Date Made Active at EDR: 09/26/95
Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 08/30/95
Elapsed ASTM days: 27
Date of Last EDR Contact: 05/07/01

SWF/LF (SWIS): Solid Waste Information System

Source: Integrated Waste Management Board
Telephone: 916-341-6320

Active, Closed and Inactive Landfills. SWF/LF records typically contain an inventory of solid waste disposal facilities or landfills. These may be active or inactive facilities or open dumps that failed to meet RCRA Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 06/21/01
Date Made Active at EDR: 07/24/01
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 06/28/01
Elapsed ASTM days: 26
Date of Last EDR Contact: 06/28/01

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

WMUDS/SWAT: Waste Management Unit Database

Source: State Water Resources Control Board

Telephone: 916-227-4448

Waste Management Unit Database System. WMUDS is used by the State Water Resources Control Board staff and the Regional Water Quality Control Boards for program tracking and inventory of waste management units. WMUDS is composed of the following databases: Facility Information, Scheduled Inspections Information, Waste Management Unit Information, SWAT Program Information, SWAT Report Summary Information, SWAT Report Summary Data, Chapter 15 (formerly Subchapter 15) Information, Chapter 15 Monitoring Parameters, TPCA Program Information, RCRA Program Information, Closure Information, and Interested Parties Information.

Date of Government Version: 04/01/00

Date Made Active at EDR: 05/10/00

Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 04/10/00

Elapsed ASTM days: 30

Date of Last EDR Contact: 06/12/01

LUST: Leaking Underground Storage Tank Information System

Source: State Water Resources Control Board

Telephone: 916-445-6532

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 03/31/01

Date Made Active at EDR: 05/07/01

Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 04/12/01

Elapsed ASTM days: 25

Date of Last EDR Contact: 07/20/01

CA UST:

UST: Hazardous Substance Storage Container Database

Source: State Water Resources Control Board

Telephone: 916-227-4408

The Hazardous Substance Storage Container Database is a historical listing of UST sites. Refer to local/county source for current data.

Date of Government Version: 10/15/90

Date Made Active at EDR: 02/12/91

Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 01/25/91

Elapsed ASTM days: 18

Date of Last EDR Contact: 07/19/01

CA BOND EXP. PLAN: Bond Expenditure Plan

Source: Department of Health Services

Telephone: 916-255-2118

Department of Health Services developed a site-specific expenditure plan as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds. It is not updated.

Date of Government Version: 01/01/89

Date Made Active at EDR: 08/02/94

Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 07/27/94

Elapsed ASTM days: 6

Date of Last EDR Contact: 05/31/94

CA FID UST: Facility Inventory Database

Source: California Environmental Protection Agency

Telephone: 916-445-6532

The Facility Inventory Database (FID) contains a historical listing of active and inactive underground storage tank locations from the State Water Resource Control Board. Refer to local/county source for current data.

Date of Government Version: 10/31/94

Date Made Active at EDR: 09/29/95

Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 09/05/95

Elapsed ASTM days: 24

Date of Last EDR Contact: 12/28/98

STATE OF CALIFORNIA ASTM SUPPLEMENTAL RECORDS

AST: Aboveground Petroleum Storage Tank Facilities

Source: State Water Resources Control Board

Telephone: 916-227-4382

Registered Aboveground Storage Tanks.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 05/23/01
Database Release Frequency: Quarterly

Date of Last EDR Contact: 05/08/01
Date of Next Scheduled EDR Contact: 08/06/01

CA WDS: Waste Discharge System

Source: State Water Resources Control Board
Telephone: 916-657-1571

Sites which have been issued waste discharge requirements.

Date of Government Version: 02/14/01
Database Release Frequency: Quarterly

Date of Last EDR Contact: 06/26/01
Date of Next Scheduled EDR Contact: 09/24/01

HAZNET: Hazardous Waste Information System

Source: California Environmental Protection Agency
Telephone: 916-255-1136

Facility and Manifest Data. The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000 - 1,000,000 annually, representing approximately 350,000 - 500,000 shipments. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, and disposal method.

Date of Government Version: 12/31/99
Database Release Frequency: Annually

Date of Last EDR Contact: 05/15/01
Date of Next Scheduled EDR Contact: 08/13/01

LOCAL RECORDS

ALAMEDA COUNTY:

Local Oversight Program Listing of UGT Cleanup Sites

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700

Date of Government Version: 08/01/00
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 04/30/01
Date of Next Scheduled EDR Contact: 07/30/01

Underground Tanks

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700

Date of Government Version: 12/01/00
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 04/30/01
Date of Next Scheduled EDR Contact: 07/30/01

CONTRA COSTA COUNTY:

Site List

Source: Contra Costa Health Services Department
Telephone: 925-646-2286

List includes sites from the underground tank, hazardous waste generator and business plan/2185 programs.

Date of Government Version: 09/01/00
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 06/04/01
Date of Next Scheduled EDR Contact: 09/03/01

FRESNO COUNTY:

CUPA Resources List

Source: Dept. of Community Health
Telephone: 559-445-3271

Certified Unified Program Agency. CUPA's are responsible for implementing a unified hazardous materials and hazardous waste management regulatory program. The agency provides oversight of businesses that deal with hazardous materials, operate underground storage tanks or aboveground storage tanks.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 05/01/01
Database Release Frequency: N/A

Date of Last EDR Contact: 05/10/01
Date of Next Scheduled EDR Contact: 08/13/01

KERN COUNTY:

Underground Storage Tank Sites & Tanks Listing

Source: Kern County Environment Health Services Department
Telephone: 661-862-8700
Kern County Sites and Tanks Listing.

Date of Government Version: 06/01/01
Database Release Frequency: Quarterly

Date of Last EDR Contact: 06/04/01
Date of Next Scheduled EDR Contact: 09/03/01

LOS ANGELES COUNTY:

List of Solid Waste Facilities

Source: La County Department of Public Works
Telephone: 818-458-5185

Date of Government Version: 09/16/98
Database Release Frequency: Varies

Date of Last EDR Contact: 05/25/01
Date of Next Scheduled EDR Contact: 08/20/01

City of El Segundo Underground Storage Tank

Source: City of El Segundo Fire Department
Telephone: 310-607-2239

Date of Government Version: 02/01/01
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 05/23/01
Date of Next Scheduled EDR Contact: 08/20/01

City of Long Beach Underground Storage Tank

Source: City of Long Beach Fire Department
Telephone: 562-570-2543

Date of Government Version: 10/01/99
Database Release Frequency: Annually

Date of Last EDR Contact: 05/30/01
Date of Next Scheduled EDR Contact: 08/27/01

City of Torrance Underground Storage Tank

Source: City of Torrance Fire Department
Telephone: 310-618-2973

Date of Government Version: 02/01/01
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 05/23/01
Date of Next Scheduled EDR Contact: 08/20/01

City of Los Angeles Landfills

Source: Engineering & Construction Division
Telephone: 213-473-7869

Date of Government Version: 08/31/99
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 06/21/01
Date of Next Scheduled EDR Contact: 09/17/01

HMS: Street Number List

Source: Department of Public Works
Telephone: 626-458-3517
Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 02/28/01
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 05/23/01
Date of Next Scheduled EDR Contact: 08/20/01

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Site Mitigation List

Source: Community Health Services
Telephone: 323-890-7806
Industrial sites that have had some sort of spill or complaint.

Date of Government Version: 01/11/01
Database Release Frequency: Annually

Date of Last EDR Contact: 05/23/01
Date of Next Scheduled EDR Contact: 08/20/01

San Gabriel Valley Areas of Concern

Source: EPA Region 9
Telephone: 415-744-2407
San Gabriel Valley areas where VOC contamination is at or above the MCL as designated by region 9 EPA office.

Date of Government Version: 12/31/98
Database Release Frequency: N/A

Date of Last EDR Contact: 06/29/99
Date of Next Scheduled EDR Contact: N/A

MARIN COUNTY:

Underground Storage Tank Sites

Source: Public Works Department Waste Management
Telephone: 415-499-6647
Currently permitted USTs in Marin County.

Date of Government Version: 03/05/01
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 05/08/01
Date of Next Scheduled EDR Contact: 08/06/01

NAPA COUNTY:

Sites With Reported Contamination

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269

Date of Government Version: 04/02/01
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 07/02/01
Date of Next Scheduled EDR Contact: 10/01/01

Closed and Operating Underground Storage Tank Sites

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269

Date of Government Version: 11/17/00
Database Release Frequency: Annually

Date of Last EDR Contact: 07/02/01
Date of Next Scheduled EDR Contact: 10/01/01

ORANGE COUNTY:

List of Underground Storage Tank Cleanups

Source: Health Care Agency
Telephone: 714-834-3446
Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 11/29/00
Database Release Frequency: Quarterly

Date of Last EDR Contact: 06/12/01
Date of Next Scheduled EDR Contact: 09/10/01

List of Underground Storage Tank Facilities

Source: Health Care Agency
Telephone: 714-834-3446
Orange County Underground Storage Tank Facilities (UST).

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 11/29/00
Database Release Frequency: Quarterly

Date of Last EDR Contact: 06/12/01
Date of Next Scheduled EDR Contact: 09/10/01

List of Industrial Site Cleanups

Source: Health Care Agency
Telephone: 714-834-3446
Petroleum and non-petroleum spills.

Date of Government Version: 10/24/00
Database Release Frequency: Annually

Date of Last EDR Contact: 06/12/01
Date of Next Scheduled EDR Contact: 09/10/01

PLACER COUNTY:

Master List of Facilities

Source: Placer County Health and Human Services
Telephone: 530-889-7335
List includes aboveground tanks, underground tanks and cleanup sites.

Date of Government Version: 04/11/01
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 06/26/01
Date of Next Scheduled EDR Contact: 09/24/01

RIVERSIDE COUNTY:

Listing of Underground Tank Cleanup Sites

Source: Department of Public Health
Telephone: 909-358-5055
Riverside County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 05/01/01
Database Release Frequency: Quarterly

Date of Last EDR Contact: 07/24/01
Date of Next Scheduled EDR Contact: 10/22/01

Underground Storage Tank Tank List

Source: Health Services Agency
Telephone: 909-358-5055

Date of Government Version: 05/01/01
Database Release Frequency: Quarterly

Date of Last EDR Contact: 07/24/01
Date of Next Scheduled EDR Contact: 10/22/01

SACRAMENTO COUNTY:

CS - Contaminated Sites

Source: Sacramento County Environmental Management
Telephone: 916-875-8450

Date of Government Version: 05/30/01
Database Release Frequency: Quarterly

Date of Last EDR Contact: 05/08/01
Date of Next Scheduled EDR Contact: 08/06/01

ML - Regulatory Compliance Master List

Source: Sacramento County Environmental Management
Telephone: 916-875-8450

Any business that has hazardous materials on site - hazardous material storage sites, underground storage tanks, waste generators.

Date of Government Version: 05/30/01
Database Release Frequency: Quarterly

Date of Last EDR Contact: 05/08/01
Date of Next Scheduled EDR Contact: 08/06/01

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SAN BERNARDINO COUNTY:

Hazardous Material Permits

Source: San Bernardino County Fire Department Hazardous Materials Division

Telephone: 909-387-3041

This listing includes underground storage tanks, medical waste handlers/generators, hazardous materials handlers, hazardous waste generators, and waste oil generators/handlers.

Date of Government Version: 10/02/00

Database Release Frequency: Quarterly

Date of Last EDR Contact: 06/12/01

Date of Next Scheduled EDR Contact: 09/10/01

SAN DIEGO COUNTY:

Solid Waste Facilities

Source: Department of Health Services

Telephone: 619-338-2209

San Diego County Solid Waste Facilities.

Date of Government Version: 07/01/98

Database Release Frequency: Annually

Date of Last EDR Contact: 05/29/01

Date of Next Scheduled EDR Contact: 08/27/01

Hazardous Materials Management Division Database

Source: Hazardous Materials Management Division

Telephone: 619-338-2268

The database includes: HE58 - This report contains the business name, site address, business phone number, establishment 'H' permit number, type of permit, and the business status. HE17 - In addition to providing the same information provided in the HE58 listing, HE17 provides inspection dates, violations received by the establishment, hazardous waste generated, the quantity, method of storage, treatment/disposal of waste and the hauler, and information on underground storage tanks. Unauthorized Release List - Includes a summary of environmental contamination cases in San Diego County (underground tank cases, non-tank cases, groundwater contamination, and soil contamination are included.)

Date of Government Version: 04/08/01

Database Release Frequency: Quarterly

Date of Last EDR Contact: 07/09/01

Date of Next Scheduled EDR Contact: 10/08/01

SAN FRANCISCO COUNTY:

Local Oversight Facilities

Source: Department Of Public Health San Francisco County

Telephone: 415-252-3920

Date of Government Version: 03/30/01

Database Release Frequency: Quarterly

Date of Last EDR Contact: 06/12/01

Date of Next Scheduled EDR Contact: 09/10/01

Underground Storage Tank Information

Source: Department of Public Health

Telephone: 415-252-3920

Date of Government Version: 12/01/00

Database Release Frequency: Quarterly

Date of Last EDR Contact: 06/12/01

Date of Next Scheduled EDR Contact: 09/10/01

SAN MATEO COUNTY:

Fuel Leak List

Source: San Mateo County Environmental Health Services Division

Telephone: 650-363-1921

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 03/26/01
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 04/30/01
Date of Next Scheduled EDR Contact: 07/30/01

Business Inventory

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921

List includes Hazardous Materials Business Plan, hazardous waste generators, and underground storage tanks.

Date of Government Version: 05/15/01
Database Release Frequency: Annually

Date of Last EDR Contact: 07/17/01
Date of Next Scheduled EDR Contact: 10/15/01

SANTA CLARA COUNTY:

Fuel Leak Site Activity Report

Source: Santa Clara Valley Water District
Telephone: 408-927-0710

Date of Government Version: 12/31/00
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 07/05/01
Date of Next Scheduled EDR Contact: 10/01/01

Hazardous Material Facilities

Source: City of San Jose Fire Department
Telephone: 408-277-4659

Date of Government Version: 09/28/00
Database Release Frequency: Quarterly

Date of Last EDR Contact: 06/12/01
Date of Next Scheduled EDR Contact: 09/10/01

SOLANO COUNTY:

Leaking Underground Storage Tanks

Source: Solano County Department of Environmental Management
Telephone: 707-421-6770

Date of Government Version: 02/06/01
Database Release Frequency: Quarterly

Date of Last EDR Contact: 06/19/01
Date of Next Scheduled EDR Contact: 09/17/01

Underground Storage Tanks

Source: Solano County Department of Environmental Management
Telephone: 707-421-6770

Date of Government Version: 02/06/01
Database Release Frequency: Quarterly

Date of Last EDR Contact: 06/19/01
Date of Next Scheduled EDR Contact: 09/17/01

SONOMA COUNTY:

Leaking Underground Storage Tank Sites

Source: Department of Health Services
Telephone: 707-525-6565

Date of Government Version: 05/01/01
Database Release Frequency: Quarterly

Date of Last EDR Contact: 04/30/01
Date of Next Scheduled EDR Contact: 07/30/01

SUTTER COUNTY:

Underground Storage Tanks

Source: Sutter County Department of Agriculture
Telephone: 530-822-7500

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 01/02/01
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 07/24/01
Date of Next Scheduled EDR Contact: 10/08/01

VENTURA COUNTY:

Inventory of Illegal Abandoned and Inactive Sites

Source: Environmental Health Division
Telephone: 805-654-2813
Ventura County Inventory of Closed, Illegal Abandoned, and Inactive Sites.

Date of Government Version: 04/02/01
Database Release Frequency: Annually

Date of Last EDR Contact: 05/30/01
Date of Next Scheduled EDR Contact: 08/27/01

Listing of Underground Tank Cleanup Sites

Source: Environmental Health Division
Telephone: 805-654-2813
Ventura County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 07/26/00
Database Release Frequency: Quarterly

Date of Last EDR Contact: 06/19/01
Date of Next Scheduled EDR Contact: 09/17/01

Underground Tank Closed Sites List

Source: Environmental Health Division
Telephone: 805-654-2813
Ventura County Operating Underground Storage Tank Sites (UST)/Underground Tank Closed Sites List.

Date of Government Version: 11/22/00
Database Release Frequency: Quarterly

Date of Last EDR Contact: 07/17/01
Date of Next Scheduled EDR Contact: 10/15/01

Business Plan, Hazardous Waste Producers, and Operating Underground Tanks

Source: Ventura County Environmental Health Division
Telephone: 805-654-2813
The BWT list indicates by site address whether the Environmental Health Division has Business Plan (B), Waste Producer (W), and/or Underground Tank (T) information.

Date of Government Version: 06/01/01
Database Release Frequency: Quarterly

Date of Last EDR Contact: 06/18/01
Date of Next Scheduled EDR Contact: 09/17/01

YOLO COUNTY:

Underground Storage Tank Comprehensive Facility Report

Source: Yolo County Department of Health
Telephone: 530-666-8646

Date of Government Version: 01/23/01
Database Release Frequency: Annually

Date of Last EDR Contact: 07/24/01
Date of Next Scheduled EDR Contact: 10/22/01

California Regional Water Quality Control Board (RWQCB) LUST Records

LUST REG 1: Active Toxic Site Investigation

Source: California Regional Water Quality Control Board North Coast (1)
Telephone: 707-576-2220

Date of Government Version: 02/01/01
Database Release Frequency: Quarterly

Date of Last EDR Contact: 05/31/01
Date of Next Scheduled EDR Contact: 08/27/01

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

LUST REG 2: Fuel Leak List

Source: California Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-286-0457

Date of Government Version: 03/21/01
Database Release Frequency: Quarterly

Date of Last EDR Contact: 07/20/01
Date of Next Scheduled EDR Contact: 10/15/01

LUST REG 3: Leaking Underground Storage Tank Database

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-549-3147

Date of Government Version: 05/24/01
Database Release Frequency: Quarterly

Date of Last EDR Contact: 05/23/01
Date of Next Scheduled EDR Contact: 08/20/01

LUST REG 4: Underground Storage Tank Leak List

Source: California Regional Water Quality Control Board Los Angeles Region (4)
Telephone: 213-266-6600

Date of Government Version: 04/12/01
Database Release Frequency: Quarterly

Date of Last EDR Contact: 07/05/01
Date of Next Scheduled EDR Contact: 10/01/01

LUST REG 5: Leaking Underground Storage Tank Database

Source: California Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-255-3125

Date of Government Version: 07/01/01
Database Release Frequency: Quarterly

Date of Last EDR Contact: 07/09/01
Date of Next Scheduled EDR Contact: 10/08/01

LUST REG 6L: Leaking Underground Storage Tank Case Listing

Source: California Regional Water Quality Control Board Lahontan Region (6)
Telephone: 916-542-5424

Date of Government Version: 04/01/01
Database Release Frequency: Quarterly

Date of Last EDR Contact: 07/09/01
Date of Next Scheduled EDR Contact: 10/08/01

LUST REG 6V: Leaking Underground Storage Tank Case Listing

Source: California Regional Water Quality Control Board Victorville Branch Office (6)
Telephone: 760-346-7491

Date of Government Version: 05/01/01
Database Release Frequency: Quarterly

Date of Last EDR Contact: 07/10/01
Date of Next Scheduled EDR Contact: 10/08/01

LUST REG 7: Leaking Underground Storage Tank Case Listing

Source: California Regional Water Quality Control Board Colorado River Basin Region (7)
Telephone: 760-346-7491

Date of Government Version: 05/14/01
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 07/02/01
Date of Next Scheduled EDR Contact: 10/01/01

LUST REG 8: Leaking Underground Storage Tanks

Source: California Regional Water Quality Control Board Santa Ana Region (8)
Telephone: 909-782-4498

Date of Government Version: 11/22/00
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 05/18/01
Date of Next Scheduled EDR Contact: 08/13/01

LUST REG 9: Leaking Underground Storage Tank Report

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 619-467-2952

Date of Government Version: 03/01/01
Database Release Frequency: Quarterly

Date of Last EDR Contact: 04/23/01
Date of Next Scheduled EDR Contact: 07/23/01

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

California Regional Water Quality Control Board (RWQCB) SLIC Records

SLIC REG 1: Active Toxic Site Investigations

Source: California Regional Water Quality Control Board, North Coast Region (1)
Telephone: 707-576-2220

Date of Government Version: 02/01/01
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 05/31/01
Date of Next Scheduled EDR Contact: 08/27/01

SLIC REG 2: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

Source: Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-286-0457

Any contaminated site that impacts groundwater or has the potential to impact groundwater.

Date of Government Version: 03/21/01
Database Release Frequency: Quarterly

Date of Last EDR Contact: 07/20/01
Date of Next Scheduled EDR Contact: 10/15/01

SLIC REG 3: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-549-3147

Any contaminated site that impacts groundwater or has the potential to impact groundwater.

Date of Government Version: 05/24/01
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 05/23/01
Date of Next Scheduled EDR Contact: 08/20/01

SLIC REG 4: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

Source: Region Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6600

Any contaminated site that impacts groundwater or has the potential to impact groundwater.

Date of Government Version: 03/26/01
Database Release Frequency: Quarterly

Date of Last EDR Contact: 04/30/01
Date of Next Scheduled EDR Contact: 07/30/01

SLIC REG 5: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

Source: Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-855-3075

Unregulated sites that impact groundwater or have the potential to impact groundwater.

Date of Government Version: 06/01/01
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 07/09/01
Date of Next Scheduled EDR Contact: 10/08/01

SLIC REG 6V: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

Source: Regional Water Quality Control Board, Victorville Branch
Telephone: 619-241-6583

Date of Government Version: 10/01/00
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 07/10/01
Date of Next Scheduled EDR Contact: 10/08/01

SLIC REG 8: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

Source: California Region Water Quality Control Board Santa Ana Region (8)
Telephone: 909-782-3298

Date of Government Version: 06/01/00
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 07/09/01
Date of Next Scheduled EDR Contact: 10/08/01

SLIC REG 9: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-467-2980

GEOCHECK® - PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

PROPERTY GROUP 12
BASELINE ROAD
ROSEVILLE, CA 95747

TARGET PROPERTY COORDINATES

Latitude (North):	38.744099 - 38° 44' 38.8"
Longitude (West):	121.424500 - 121° 25' 28.2"
Universal Tranverse Mercator:	Zone 10
UTM X (Meters):	636922.6
UTM Y (Meters):	4289350.5

EDR's GeoCheck Physical Setting Source Addendum has been developed to assist the environmental professional with the collection of physical setting source information in accordance with ASTM 1527-00, Section 7.2.3. Section 7.2.3 requires that a current USGS 7.5 Minute Topographic Map (or equivalent, such as the USGS Digital Elevation Model) be reviewed. It also requires that one or more additional physical setting sources be sought when (1) conditions have been identified in which hazardous substances or petroleum products are likely to migrate to or from the property, and (2) more information than is provided in the current USGS 7.5 Minute Topographic Map (or equivalent) is generally obtained, pursuant to local good commercial or customary practice, to assess the impact of migration of recognized environmental conditions in connection with the property. Such additional physical setting sources generally include information about the topographic, hydrologic, hydrogeologic, and geologic characteristics of a site, and wells in the area.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata. EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

USGS TOPOGRAPHIC MAP ASSOCIATED WITH THIS SITE

Target Property: 2438121-F4 RIO LINDA, CA
Source: USGS 7.5 min quad index

GENERAL TOPOGRAPHIC GRADIENT AT TARGET PROPERTY

Target Property: General West

Source: General Topographic Gradient has been determined from the USGS 1 Degree Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

<u>Target Property County</u> PLACER, CA	FEMA Flood <u>Electronic Data</u> YES - refer to the Overview Map and Detail Map
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Flood Plain Panel at Target Property: 0602390475E / CBPP

Additional Panels in search area: 0602620055D / CBPP
0602620060C / CBPP

NATIONAL WETLAND INVENTORY

<u>NWI Quad at Target Property</u> RIO LINDA	NWI Electronic <u>Data Coverage</u> YES - refer to the Overview Map and Detail Map
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HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Site-Specific Hydrogeological Data*:

Search Radius: 2.0 miles
 Status: Not found

AQUIFLOW®

Search Radius: 2.000 Miles.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

<u>MAP ID</u>	<u>LOCATION FROM TP</u>	<u>GENERAL DIRECTION GROUNDWATER FLOW</u>
Not Reported		

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

GEOLOGIC AGE IDENTIFICATION

Geologic Code: Q
 Era: Cenozoic
 System: Quaternary
 Series: Quaternary

ROCK STRATIGRAPHIC UNIT

Category: Stratified Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps. The following information is based on Soil Conservation Service STATSGO data.

* ©1996 Site-specific hydrogeological data gathered by CERCLIS Alerts, Inc., Bainbridge Island, WA. All rights reserved. All of the information and opinions presented are those of the cited EPA report(s), which were completed under a Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) investigation.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Component Name: SAN JOAQUIN

Soil Surface Texture: silt loam

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Moderately well drained. Soils have a layer of low hydraulic conductivity, wet state high in the profile. Depth to water table is 3 to 6 feet.

Hydric Status: Soil does not meet the requirements for a hydric soil.

Corrosion Potential - Uncoated Steel: MODERATE

Depth to Bedrock Min: > 60 inches

Depth to Bedrock Max: > 60 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Permeability Rate (in/hr)	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	16 inches	silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	CL-ML	Max: 2.00 Min: 0.60	Max: 6.50 Min: 5.60
2	16 inches	19 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COURSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 0.60 Min: 0.20	Max: 7.30 Min: 6.10
3	19 inches	28 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 0.06 Min: 0.01	Max: 7.80 Min: 6.10
4	28 inches	60 inches	indurated	Not reported	Not reported	Max: 0.00 Min: 0.00	Max: 0.00 Min: 0.00
5	60 inches	70 inches	stratified	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COURSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 0.20 Min: 0.06	Max: 7.80 Min: 6.10

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

OTHER SOIL TYPES IN AREA

Based on Soil Conservation Service STATSGO data, the following additional subordinant soil types may appear within the general area of target property.

Soil Surface Textures: loam
sandy loam
clay
fine sandy loam

Surficial Soil Types: loam
sandy loam
clay
fine sandy loam

Shallow Soil Types: clay loam
loam
silty clay loam

Deeper Soil Types: cemented
sandy clay loam
clay loam
loamy sand

ADDITIONAL ENVIRONMENTAL RECORD SOURCES

According to ASTM E 1527-00, Section 7.2.2, "one or more additional state or local sources of environmental records may be checked, in the discretion of the environmental professional, to enhance and supplement federal and state sources... Factors to consider in determining which local or additional state records, if any, should be checked include (1) whether they are reasonably ascertainable, (2) whether they are sufficiently useful, accurate, and complete in light of the objective of the records review (see 7.1.1), and (3) whether they are obtained, pursuant to local, good commercial or customary practice." One of the record sources listed in Section 7.2.2 is water well information. Water well information can be used to assist the environmental professional in assessing sources that may impact groundwater flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

<u>DATABASE</u>	<u>SEARCH DISTANCE (miles)</u>
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No Wells Found		

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

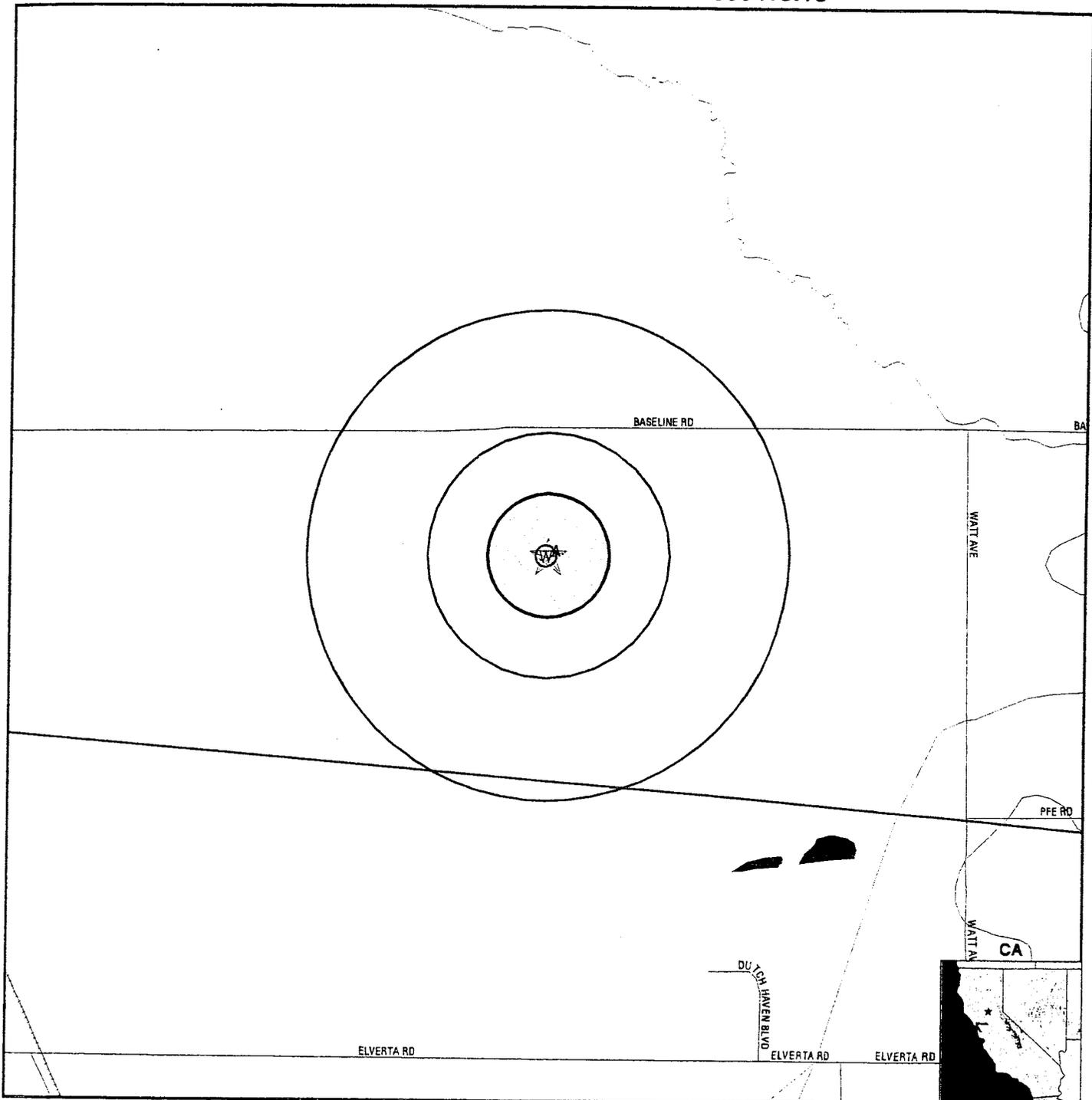
<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No PWS System Found		

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
A1	23176	0 - 1/8 Mile WSW
A2	19410	0 - 1/8 Mile WSW

PHYSICAL SETTING SOURCE MAP - 660418.1s



- Major Roads
- Contour Lines
- Earthquake Fault Lines
- Water Wells
- Public Water Supply Wells
- Groundwater Flow Direction
- Indeterminate Groundwater Flow at Location
- Groundwater Flow Varies at Location
- Cluster of Multiple Icons
- Earthquake epicenter, Richter 5 or greater
- Closest Hydrogeological Data
- Oil, gas or related wells

TARGET PROPERTY: Property Group 12
ADDRESS: Baseline Road
CITY/STATE/ZIP: Roseville CA 95747
LAT/LONG: 38.7441 / 121.4245

CUSTOMER: Carlton Engineering
CONTACT: Michael Vander Dussen
INQUIRY #: 660418.1s
DATE: July 25, 2001 2:15 pm

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

A1
WSW
0 - 1/8 Mile
Higher

CA WELLS 23176

Water System Information:

Prime Station Code:	J39/011-4RTRT	User ID:	PTA
FRDS Number:	3910011029	County:	San Joaquin
District Number:	10	Station Type:	WELL/AMBNT/MUN/INTAKE
Water Type:	Well/Groundwater	Well Status:	Active Treated
Source Lat/Long:	384439.0 1212525.0	Precision:	1,000 Feet (10 Seconds)
Source Name:	NEW LINCOLN PARK WELL 04 - TREATED		
System Number:	3910011		
System Name:	CITY OF TRACY		
Organization That Operates System:	325 E. TENTH STREET TRACY 95376		
Pop Served:	38000	Connections:	10250
Area Served:	TRACY AND ENVIRONS		

A2
WSW
0 - 1/8 Mile
Higher

CA WELLS 19410

Water System Information:

Prime Station Code:	3910011-018	User ID:	PTA
FRDS Number:	3910011018	County:	San Joaquin
District Number:	10	Station Type:	WELL/AMBNT/MUN/INTAKE
Water Type:	Well/Groundwater	Well Status:	Active Raw
Source Lat/Long:	384439.0 1212525.0	Precision:	1,000 Feet (10 Seconds)
Source Name:	WELL 04R - NEW LINCOLN PARK WELL		
System Number:	3910011		
System Name:	CITY OF TRACY		
Organization That Operates System:	325 E. TENTH STREET TRACY 95376		
Pop Served:	38000	Connections:	10250
Area Served:	TRACY AND ENVIRONS		

Sample Information: * Only Findings Above Detection Level Are Listed

Sample Collected:	08/15/1995	Findings:	1190.000 UMHO
Chemical:	SPECIFIC CONDUCTANCE		
Sample Collected:	08/15/1995	Findings:	8.100
Chemical:	PH (LABORATORY)		
Sample Collected:	08/15/1995	Findings:	115.000 MG/L
Chemical:	TOTAL ALKALINITY (AS CaCO3)		
Sample Collected:	08/15/1995	Findings:	140.000 MG/L
Chemical:	BICARBONATE ALKALINITY		
Sample Collected:	08/15/1995	Findings:	1.150 MG/L
Chemical:	CARBONATE ALKALINITY		
Sample Collected:	08/15/1995	Findings:	271.000 MG/L
Chemical:	TOTAL HARDNESS (AS CaCO3)		
Sample Collected:	08/15/1995	Findings:	64.000 MG/L
Chemical:	CALCIUM		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Sample Collected:	08/15/1995	Findings:	27.000 MG/L
Chemical:	MAGNESIUM		
Sample Collected:	08/15/1995	Findings:	165.000 MG/L
Chemical:	SODIUM		
Sample Collected:	08/15/1995	Findings:	4.600 MG/L
Chemical:	POTASSIUM		
Sample Collected:	08/15/1995	Findings:	150.000 MG/L
Chemical:	CHLORIDE		
Sample Collected:	08/15/1995	Findings:	26.000 UG/L
Chemical:	ARSENIC		
Sample Collected:	08/15/1995	Findings:	12.000 UG/L
Chemical:	CHROMIUM (TOTAL)		
Sample Collected:	08/15/1995	Findings:	6.900 UG/L
Chemical:	SELENIUM		
Sample Collected:	08/15/1995	Findings:	1.600 PCI/L
Chemical:	GROSS ALPHA		
Sample Collected:	08/15/1995	Findings:	2.200 PCI/L
Chemical:	GROSS ALPHA COUNTING ERROR		
Sample Collected:	08/15/1995	Findings:	2.100 PCI/L
Chemical:	GROSS BETA COUNTING ERROR		
Sample Collected:	08/15/1995	Findings:	740.000 MG/L
Chemical:	TOTAL DISSOLVED SOLIDS		
Sample Collected:	08/15/1995	Findings:	.600
Chemical:	LANGELIER INDEX @ 60 C		
Sample Collected:	08/15/1995	Findings:	.021 MG/L
Chemical:	HYDROXIDE ALKALINITY		
Sample Collected:	08/15/1995	Findings:	11.000 MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	08/15/1995	Findings:	2500.000 UG/L
Chemical:	NITRATE + NITRITE (AS N)		
Sample Collected:	07/08/1997	Findings:	9.680 MG/L
Chemical:	NITRATE (AS NO3)		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

AREA RADON INFORMATION

Federal EPA Radon Zone for PLACER County: 2

Note: Zone 1 indoor average level > 4 pCi/L.
 : Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
 : Zone 3 indoor average level < 2 pCi/L.

PLACER COUNTY, CA

Number of sites tested: 68

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	0.466 pCi/L	100%	0%	0%
Living Area - 2nd Floor	0.500 pCi/L	100%	0%	0%
Basement	3.043 pCi/L	71%	29%	0%

PHYSICAL SETTING SOURCE RECORDS SEARCHED

HYDROLOGIC INFORMATION

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 1999 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 1999 from the U.S. Fish and Wildlife Service.

HYDROGEOLOGIC INFORMATION

AQUIFLOW^R Information System

Source: EDR proprietary database of groundwater flow information

EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit

Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the national Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

ADDITIONAL ENVIRONMENTAL RECORD SOURCES

FEDERAL WATER WELLS

PWS: Public Water Systems

Source: EPA/Office of Drinking Water

Telephone: 202-260-2805

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water

Telephone: 202-260-2805

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: In November 1971 the United States Geological Survey (USGS) implemented a national water resource information tracking system. This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on more than 900,000 wells, springs, and other sources of groundwater.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

STATE RECORDS

California Drinking Water Quality Database

Source: Department of Health Services

Telephone: 916-324-2319

The database includes all drinking water compliance and special studies monitoring for the state of California since 1984. It consists of over 3,200,000 individual analyses along with well and water system information.

California Oil and Gas Well Locations for District 2 and 6

Source: Department of Conservation

Telephone: 916-323-1779

RADON

Area Radon Information: The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones: Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Epicenters: World earthquake epicenters, Richter 5 or greater

Source: Department of Commerce, National Oceanic and Atmospheric Administration

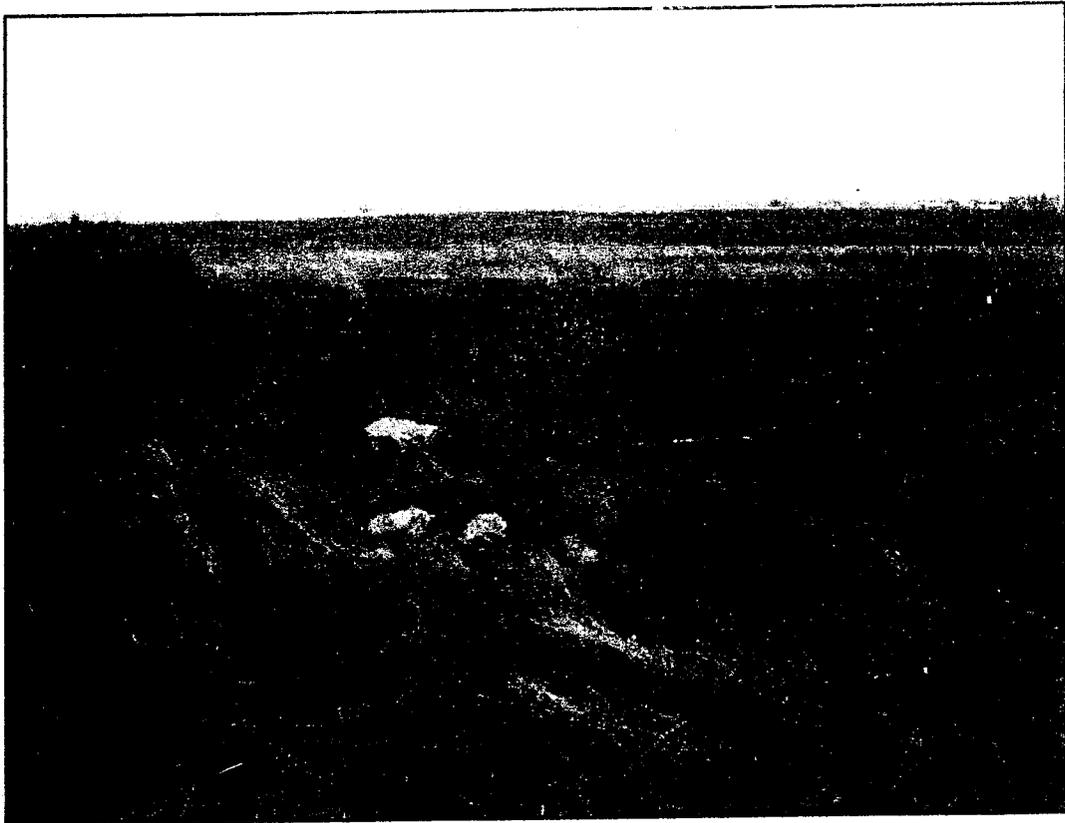
California Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines, prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

PHASE II ENVIRONMENTAL SITE ASSESSMENT

for
PLACER VINEYARDS
Area I Property Groups
Placer County, California

CARLTON

Environmental Engineering, Inc.



Prepared for:

Quad Knopf

One Sierragate Plaza, Suite 270 C
Roseville, California 95678

October 2001

Project No. 99-426

October 18, 2001

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

CARLTON

Re: ***PLACER VINEYARDS SPECIFIC PLAN EIR***
Placer County, California
**Phase II Environmental Site Assessment,
Sampling and Focused Site Reconnaissance**

Dear Mr. Smith,

Carlton Engineering, Inc. (CEI) is pleased to submit this report which summarizes the results of the Phase II environmental assessment conducted at the above referenced project site. The assessment included soil sampling and laboratory analysis, observation of previously inaccessible buildings, and mapping locations of un-used or abandoned water wells. The Phase II assessment was conducted in general conformance with guidelines contained in ASTM Designation: E 1903-97, "Standard Guide for Environmental Site Assessments: Phase II Environmental Site Assessment Process". The assessment was based on the findings, conclusions and recommendations of the Phase I Environmental Site Assessment completed by CEI in May 2000, which was submitted to Quad Knopf, Inc. in June 2000, supporting the project's EIR process.

During CEI's Phase I review of the available data, observation visits, various regulatory agency records, and interviews regarding historical land use, several localized areas of potential concern were identified within certain property groups where further assessment was recommended to determine if contamination of soil or groundwater has occurred. Property Group 15 was identified as the property most intensely used for farm machinery and vehicle repair, maintenance and storage within the Area I property groups. That use resulted in obvious surface spills and soil staining with petroleum hydrocarbons. Additional Area I property groups (abbreviated as PG) where further assessment was recommended in the Phase I ESA were PG 7, PG 9, PG 10, PG 11, PG 19 and PG 20.

The environmental concerns for the Area I property groups were summarized in the Phase I ESA as follows:

Area I Property Groups:

Principle environmental concerns for PG 7:

- 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.

Principle environmental concerns for PG 9:

- possible soil contamination in vicinity of burn pit and debris piles,
- possible soil contamination in the area of the dumping along Tanwood Road,
- possible soil contamination in the vicinity of the former almond orchards in existence at the time of the 1952 aerial photography.
- conduct detailed search for possible out-of-service irrigation wells to reduce physical and environmental hazards posed by possible open irrigation wells.

Principle environmental concerns for PG 10:

- 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,
- possible physical and environmental hazards posed by open irrigation well.

Principle environmental concerns for PG 11:

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

Principle environmental concerns for PG 15:

- 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,
- verification of status of septic system at demolished house.

Principle environmental concern for PG 19:

- possible soil contamination in vicinity of trash and debris piles along west side of Palladay Road.

Principle environmental concern for PG 20:

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

Proposed School Sites: (Area I)

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

- concerns previously listed for PG 15,
- possible soil contamination in vicinity of trash and debris piles on PG 19 along west side of Palladay Road.

- possible physical and environmental hazards posed by open irrigation well previously listed for 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.

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

- possible soil contamination in vicinity of trash and debris piles on PG 11 and environmentally persistent agricultural chemicals in the former orchard area 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.

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

- possible soil contamination in vicinity of trash and debris piles,
- possible soil contamination in the area of the dumping along Tanwood Road,
- possible soil contamination in the vicinity of the former almond orchards in existence prior to the 1952 aerial photography,
- conduct detailed search for possible out-of-service irrigation wells to reduce physical and environmental hazards posed by possible additional open irrigation wells.

Principle environmental concerns for the Elementary school site between PG 7 and PG 5C:

- 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.

Principle environmental concerns for the High school site on PG 10:

- 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.

PHASE II ENVIRONMENTAL SITE ASSESSMENT

The purpose of the characterization and screening sampling was to collect soil samples in the areas visually identified with soil staining or identified through research or interview as having potential for soil impacts from hazardous materials related to past property uses. Soil materials observed during sample collection consisted of fills and native soil. Characterization soil samples were collected generally from the ground surface to approximately 0.5 feet below the surface. Soil samples in the area of the existing Underground Storage Tanks (USTs) discovered on PG 7 were collected in a backhoe bucket, from material excavated 7 and 8 feet below the ground surface (bgs) beside and below the USTs. Samples intended to characterize conditions throughout specific use areas were collected at two, three, and four points, and were composited in the laboratory for analysis. A total of 27 samples were analyzed at the laboratory during this phase of assessment.

Prior to conducting this assessment, CEI contacted a County of Placer Environmental Health Services representative regarding County requirements for obtaining permits for soil sampling and analysis. The representative contacted indicated that no permits were required for the Proposed sampling activities.

An overview of the sample locations is presented on Figure 1. Large scale location maps of the sample areas for PG 7, PGPG 11 and PG 15 are included as Figures 2, 3, 4, and 5 respectively. The samples were collected in 2 inches diameter, 6 inches long clean brass sleeves. Only sample PG 11-3 was collected and stored in a reclosable plastic bag. All samples were placed in a cooler containing ice, and kept in a chilled condition until delivered to the laboratory by courier on August 6, 13, 20, and 21, 2001. Sample collection, storage, and transport were conducted according to CEI Standard Operating Procedures. Sampling equipment was cleaned with an environmental cleaning solution between sample areas. The samples were transported by courier and received in good condition under documented chain of custody and analyzed by Acculabs, Inc., and by Alta Analytical Laboratory, Inc. (California Department of Health Services certified laboratories) where they were analyzed for inorganic and organic constituents. Laboratory analysis results are summarized in Table 1 attached to this report.

An asbestos survey was conducted in the former, abandoned radio beacon structure located immediately south of Baseline Road on PG 7. A copy of the survey report is attached to this report.

The presence of structures on PGs 10, 15, 16, 17 and 20, which were likely constructed prior to federal and state regulation of asbestos containing building materials, indicates the potential for asbestos containing materials in the structures. As these structures were occupied or still in use, no surveys were conducted at the time of this assessment. A Certified Asbestos Consultant licensed with the California Department of Occupational Safety and Health should conduct asbestos Surveys for structures that are planned for demolition during project development, following discontinuation of their use. These surveys would determine if friable Regulated Asbestos Containing Materials or non-friable asbestos containing materials are present within the structures.

Observation of the interior of the garage on PG 10 and the barn on PG 20 were made, and summaries of those observations, as well as summaries of the results of the sample analyses from the properties, are included in the following sections. Observations and analyses results are presented according to Property Group in the following sections. Photographs of site conditions on PG 7 and PG 20 which were not observed during the Phase I ESA are included on Figures 6, 7, and 8.

Property Group 7

Former Radio Beacon Building

One surface composite sample was collected north of the existing structure (former radio beacon building), and identified as PG 7-1A, B, C, and D. Considering the identified potential for previous use of fuels at the site, the sample was analyzed for Total Petroleum Hydrocarbons (TPH) as Gasoline, Diesel and Motor Oil; Benzene, Toluene, Ethylbenzene and Xylenes (BTEX); and Methyl-t-butyl ether (MTBE). None of the analyzed constituents were detected in the sample at concentrations above the method reporting limits (MRLs).

Following collection of the surface samples, a backhoe was used for exploratory excavations in the area north of the structure suspected as the location of a UST. As shown on Figures 2 and 6, one UST approximately 250 gallons in volume was found approximately 1.6 feet

bgs, and approximately 6.5 feet north of the building. The northern side of the UST was exposed, and the excavation was extended approximately 2 feet below the bottom of the UST. The UST was observed to be resting on an approximately 12 inches thick concrete slab, and strapped with steel bands to the slab. The filler pipe and vent pipe were attached to the tank, the filler pipe was cased in a concrete pad and vault box. Photographs of the excavation are included on Figure 6. Sample PG 7-4 was collected in the backhoe bucket from soil excavated approximately 7 feet bgs near the middle of the tank below the edge of the concrete slab. Following sample collection, the excavation alongside the UST was backfilled with soil removed during the exploration. The collected sample was analyzed for TPH as Gasoline, Diesel, and Motor Oil; BTEX; and MTBE. None of the analyzed constituents were detected in the sample at concentrations above the MRLs.

An asbestos survey was conducted in the structure by Anderson Environmental Consulting Group. The report of the survey, dated August 24, 2001, is attached to this report. The asbestos survey report indicates that no friable asbestos containing building materials were found in the structure. Non-friable asbestos containing materials were found in the cementitious shingles on the exterior of the structure. The materials were identified as Chrysotile asbestos and were reported by the laboratory at a concentration of 2-3%. Non-friable Chrysotile asbestos was found in the interior sheetrock joint compound at a concentration of 1-2%. According to EPA guidance, the joint compound is considered a part of the sheetrock wall system, and in context of the total system, the Chrysotile asbestos content calculates as 0.182%, which is below the 1.00% total system threshold in the EPA and Cal-OSHA definitions of asbestos containing materials. The report recommends that a California Licensed asbestos abatement contractor be hired to remove the exterior wall shingles prior to demolition of the structure.

Hill Top Site

One surface composite sample was collected approximately 2000 feet southeast of the existing radio beacon structure, and identified as PG 7-2A, B, C, and D. Considering the identified potential for previous use of oils or other mechanical maintenance products at the site, the sample was analyzed for TPH as Gasoline, Diesel, and Motor Oil; BTEX; MTBE; and Waste Oil Metals (Cadmium, Chromium, Lead Nickel and Zinc). Of the analyzed constituents, TPH Motor Oil was detected in the sample at a concentration of 16 mg/Kg. None of the other analyzed organic constituents were detected in the sample at concentrations above the MRLs. The 5 Waste Oil Metals were detected at concentrations below established thresholds for classification as hazardous waste, and below USEPA Preliminary Remediation Goals for residential soils (PRGs).

Reports received during interviews conducted for the ESA indicated that a radio beacon building existed at the top of the low ridge southeast of the PG 7-2 sample site. A concrete slab and several conduit pipes were observed at the ground surface, which indicate the general area of the former building. One approximately 3-inch diameter steel pipe (bent over at the surface) was observed northeast of the concrete slab. A smaller diameter steel pipe with a vent cap on one end had been placed in the 3-inch pipe. A backhoe was used at this location to explore for the presence of a UST. During the excavation, the end of a UST was found immediately north of the 3-inch diameter pipe (filler pipe) observed at the surface. The top of the UST was observed to be approximately 3 feet bgs, and the tank measured approximately 3 feet in diameter. The buried product line and an electrical conduit pipe were both located near the filler pipe on the top of the tank. The UST was bedded in 1 to 2 inches of sand, which was placed on an approximately 12 inches thick concrete slab. Photographs of the excavation are included on Figure 7.

Sample PG 7-3 was collected in the backhoe bucket from soil excavated approximately 8 feet bgs at the exposed north end of the tank, and below the edge of the concrete slab. Following sample collection, the excavation was backfilled with soil removed during the exploration. The

collected sample was analyzed for TPH as Gasoline, Diesel, and Motor Oil; BTEX; and MTBE. Of the analyzed constituents, TPH Diesel was detected in the sample at a concentration of 5.4 mg/Kg. None of the other analyzed constituents were detected in the sample at concentrations above the MRLs.

Abandoned Irrigation Well

The open irrigation well identified in the Phase I ESA was located using a hand held Global Positioning System unit (GPS) and the location is indicated on Figure 1. No additional wells were observed in the area of the proposed school site on this property group.

Property Group 9

One surface composite sample was collected in the oak grove in the southeastern portion of the property (location indicated on Figure 1) in the vicinity of a burn pit and debris piles, and is identified as PG 9-3A, B, C, and D. Considering the possible past use of the area indicated by the surface observations, the sample was analyzed for TPH as Gasoline, Diesel, and Motor Oil; BTEX; MTBE; Waste Oil Metals, Semi-volatile Organics and Dioxins. Of the analyzed constituents, TPH Motor Oil was detected in the sample at a concentration of 14 mg/Kg. None of the other organic constituents were detected in the sample at concentrations above the MRLs. The 5 Waste Oil Metals were detected at concentrations below established thresholds for classification as hazardous waste and below the PRGs

One surface composite sample was collected at the corner of Dyer Lane and Tanwood Road in the area of illegal dumping northwest of the road pavement (location indicated on Figure 1), and is identified as PG 9-1A, B, C, and D. Considering the past use of the area indicated by site observations, the sample was analyzed for TPH as Gasoline, Diesel, and Motor Oil; BTEX; MTBE; Waste Oil Metals, Semi-volatile Organics and Dioxins. Of the analyzed constituents, TPH Motor Oil was detected in the sample at a concentration of 340 mg/Kg, and Diethylphthalate was detected at a concentration of 14 mg/Kg. None of the other analyzed organic constituents were detected in the sample at concentrations above the MRLs. The 5 Waste Oil Metals were detected at concentrations below established thresholds for classification as hazardous waste and below the PRGs. Several areas of dumping of household waste, furniture and appliances was observed along Tanwood Road and Dyer Lane.

One surface composite sample was collected west of Tanwood Road in the area of the previous reported almond orchard (location indicated on Figure 1), and is identified as PG 9-2A, B, C, and D. Considering the past use of the area indicated by aerial photography and interview reports, the sample was analyzed for Organochlorine pesticides and Priority Pollutant Metals (13). None of the Organochlorine pesticide constituents included in the analysis were detected in the sample at concentrations above the MRLs. The 13 priority pollutant metals were detected at concentrations below established thresholds for classification as hazardous waste and below the PRGs, or below the MRLs.

Two abandoned wells with pumps installed (one submersible and one turbine) were observed on the property. The locations of the wells are indicated on Figure 1. The wells do not present a physical hazard in their current condition, however they should be destroyed prior to project development if they are not planned for use in groundwater production. No additional open wells were observed in the general area of the proposed school site on this property.

Property Group 10

The PG 10 garage structure was locked at the time of the Phase I ESA site visit. During the July 31, 2001 site visit, the garage side door was unlocked, and an observation of the interior

of the structure was made. The garage was largely empty, approximately three – 5 gallon buckets with probable petroleum hydrocarbon products were noted on the concrete slab floor. One of the buckets was equipped with a hand pump on the top. No obvious container leaks, or staining was observed on the interior concrete floor.

During agency processing for a property division on PG10, the County of Placer Department of Health and Human Services, Environmental Health Services (EHS) recommended specific conditions of approval regarding removal of scattered rubbish from the property, and securing the identified open irrigation well north of the garage structure. The EHS issued a letter on December 20, 2000 acknowledging that the recommended conditions had been met. A copy of the compliance letter is attached to this report. During CEI's Phase II assessment, the capped well was located using GPS methods, and the locations of this well and two additional out of service wells are indicated Figure 1.

Two additional abandoned wells, with pumps installed (one submersible and one turbine), were observed on the property in the area of the former residence. The locations of the wells are indicated on Figure 1. The wells do not present a physical hazard in their current condition, however they should be destroyed prior to project development if they are not planned for use in groundwater production. No additional open wells were observed in the general area of the proposed school site.

Composite soil samples were collected in two areas previously identified in the Phase I ESA with used oil filters and containers, and with trash and debris piles on the ground surface. The samples are identified as PG 10-1A, B, C, and D, and as PG 10-2A, B, C, and D. The locations of the samples are indicated on Figure 1. Considering the materials observed on the surface, the samples were analyzed for TPH as Gasoline, Diesel, and Motor Oil; BTEX; MTBE; and Waste Oil Metals. Of the analyzed constituents, TPH Motor Oil was detected in sample PG 10-1 at a concentration of 16 mg/Kg, and in sample PG 10-2 at a concentration of 46 mg/Kg. None of the other analyzed organic constituents were detected in the samples at concentrations above the MRLs. Waste Oil Metals were detected at concentrations below established thresholds for classification as hazardous waste and below the PRGs. The only exception to this conclusion is that lead was found in sample PG 10-2 at a concentration of 57 mg/Kg, which exceeds by 7mg/Kg, the ten-times-the Soluble Threshold Limit Concentration guideline for determining if metals (soluble) are present in the sample at hazardous concentrations (California Regional Water Quality Control Board, 1989). The laboratory has been requested to run an additional analysis on the sample for soluble lead using a de-ionized water extraction process, considering evaluation of the potential for impacts from lead in the near-surface soils, to underlying groundwater.

Property Group 11

Composite soil samples were collected in the vicinity of the observed demolished barn, and trash and debris piles, noted in the Phase I ESA. The samples are identified as PG 11-1A, B, C, and D, and as PG 11-2A, B, and C. The locations of the samples are indicated on Figures 1 and 5. Considering the materials observed on the surface, sample PG11-1 was analyzed for TPH as Gasoline, Diesel, and Motor Oil; BTEX; MTBE; Waste Oil Metals, Semi-volatile Organics and Dioxins. Sample PG11-2 was analyzed for TPH as Gasoline, Diesel, and Motor Oil; BTEX; MTBE; Oil and Grease; Waste Oil Metals, and Semi-volatile Organics. Of the analyzed constituents, TPH Motor Oil was detected in sample PG 11-1 at a concentration of 17 mg/Kg, and Oil and Grease was detected in sample PG 11-2 at a concentration of 50 mg/Kg. None of the other analyzed organic constituents were detected in the samples at concentrations above the MRLs. The 5 Waste Oil Metals were detected at concentrations below established thresholds for classification as hazardous waste and below the PRGs.

A third sample, PG11-3 was collected from an observed burn pile approximately 150 feet northwest of the demolished barn, and analyzed for dioxin. The analyzed constituent was not found at levels above the MRL.

The open irrigation well identified in the Phase I ESA was located using GPS and the well location is indicated on Figure 1. On July 31, 2001 the well was observed to have had a pump motor placed over the open casing, no permanent cap had been fixed to the casing. No additional abandoned and open wells were observed in the vicinity of the proposed school site on the property.

Property Group 15

Asbestos Containing Materials

Considering that the buildings on the property are currently in-use, no asbestos surveys were completed during this assessment. At the time the buildings and farm center are abandoned and prior to demolition, asbestos surveys should be conducted.

Septic Systems

Two septic systems identified in the Phase I ESA were observed during the Phase II site visits. The systems have served residences, and observations indicate that uses were not likely to have included dumping of materials other than household sewage waste, into the systems.

Stored Materials

During Phase I ESA site observations, accumulated petroleum products, paint products derelict equipment and machinery, wet cell batteries, and tires were noted at the site. A general inventory of these materials, made during the Phase II sampling, included the following:

- Approximately 20 automotive wet cell batteries stored on concrete slab inside building 6
- Approximately 70 auto and truck tires in the vicinity of buildings 6 and 7
- Approximately 15 tractor tires in the equipment area north of the buildings
- Approximately 10 five gallon buckets of petroleum products in building 6
- Packages of rodenticide
- Approximately eight – 55 gallon drums of hydraulic and motor oils in the fueling area
- Three 30 gallon drums in the fueling area marked as containing grease
- Four approximately 90 gallon fuel tanks in the equipment and fueling areas north of the buildings
- Three refrigerators/freezers
- Various engines, vehicles, trucks and farm machinery

Three above ground storage tanks (ASTs) were located on a concrete slab north of the building area. The tanks are used to store equipment fuel, and used motor oil. Small drip zones were observed on the soil in the fueling area below the AST dispenser nozzles, and spill areas were observed around the waste oil AST, on and off the concrete slab.

Three surface samples were collected near the edge of the concrete slab (sample PG 15-4A, B and C) in the vicinity of the waste oil AST, composited in the laboratory, and analyzed for TPH as Gasoline, Diesel, and Motor Oil; BTEX; MTBE; Oil and Grease; and Waste Oil Metals. Of the analyzed constituents, TPH as Motor Oil was detected at a concentration of 17,000 mg/Kg, Oil and Grease was detected at a concentration of 40,000 mg/Kg, and Xylenes were detected at a concentration of 0.011 mg/Kg. None of the other analyzed organic constituents were detected in

the samples at concentrations above the MRLs. Waste oil metals were detected at concentrations below established thresholds for classification as hazardous waste and below the PRGs.

Two surface samples were collected near the edge of the concrete slab under the fueling nozzle of the gasoline and diesel ASTs (sample PG 15-5A and B), composited in the laboratory, and analyzed for TPH as Gasoline, Diesel, and Motor Oil; BTEX; and MTBE. Of the analyzed constituents, TPH Gasoline was detected at a concentration of 1.4 mg/Kg, Toluene was detected at a concentration of 0.0085 mg/Kg, Ethylbenzene was detected at a concentration of 0.0057 mg/Kg, Xylenes were detected at a concentration of 0.024 mg/Kg, TPH Diesel was detected at a concentration of 3300 mg/Kg, TPH Motor Oil was detected at a concentration of 71 mg/Kg.

Three surface soil samples were collected near the edge of the concrete slab (sample PG 15-5.1A, B and C) in the vicinity of the hydraulic oil, motor oil, and grease storage drums. The samples were composited in the laboratory, and analyzed for TPH as Gasoline, Diesel, and Motor Oil; BTEX; MTBE; Oil and Grease; and Waste Oil Metals. Of the analyzed constituents, TPH Motor Oil was detected at a concentration of 2600 mg/Kg, Oil and Grease was detected at a concentration of 3000 mg/Kg, and Xylenes were detected at a concentration of 0.0089 mg/Kg. Waste Oil Metals were detected at concentrations below established thresholds for classification as hazardous waste and below the PRGs.

One surface sample was collected from native soil below the approximately 1 to 1.5 feet thick gravel layer existing in the steam cleaning area north of building 6, and east of building 5. The sample is identified as PG 15-2, and was analyzed for Oil and Grease and Waste Oil Metals. Of the analyzed constituents, Oil and Grease was detected at a concentration of 225 mg/Kg. Waste Oil Metals were detected at concentrations below established thresholds for classification as hazardous waste and below the PRGs.

Three samples were collected from the ground surface surrounding the steam cleaning area on the north east and south, and identified as sample PG 15-3A, B, and C. The samples were composited in the laboratory and analyzed for Oil and Grease, and Waste Oil Metals. Of the analyzed constituents, Oil and Grease was detected at a concentration of 740 mg/Kg. Waste Oil Metals were detected at concentrations below established thresholds for classification as hazardous waste and below the PRGs.

The floor of building 6 was observed, and no obvious cracks or joints in the concrete slab were noted that would provide an avenue for waste materials to come in contact with the underlying soil. CEI recommends at the time of demolition of the site buildings and concrete slabs, that a California Registered Environmental Assessor II should inspect the soil below the slabs for indications of soil impacts. Recommendations for soil sampling and analysis may be determined appropriate at that time.

Three surface soil samples were collected from the area south of building 7, between the building and the driving path, and identified as sample PG 15-7A, B, and C. The samples were composited in the laboratory and analyzed for TPH as Gasoline, Diesel, and Motor Oil; BTEX; MTBE; Oil and Grease; and Waste Oil Metals. Of the analyzed constituents, TPH Motor Oil was detected at a concentration of 28 mg/Kg, TPH Diesel was detected at a concentration of 1.1 mg/Kg, and Oil and Grease was detected at a concentration of 190 mg/Kg. Waste Oil Metals were detected at concentrations below established thresholds for classification as hazardous waste and below the PRGs. The only exception to this conclusion is that chromium was found at a concentration of 56 mg/Kg, which exceeds the ten-times-the Soluble Threshold Limit Concentration guideline (California Regional Water Quality Control Board, 1989) by 6 mg/Kg,

indicating the possibility of soluble chromium. Further analyses for chromium and its compounds may be conducted during remedial activities. No additional analyses were conducted during this phase of work as laboratory hold times for the collected sample have been exceeded for the soluble chromium VI analysis methods.

Two surface samples were collected near the entrance doors of building 3 and identified as samples PG 15-10A and B. The samples were composited in the laboratory, and analyzed for Oil and Grease and Waste Oil Metals. Of the analyzed constituents, Oil and Grease was detected at a concentration of 190 mg/Kg. Waste Oil Metals were detected at concentrations below established thresholds for classification as hazardous waste and below the PRGs.

Three samples were collected from the surface north and west of building 5, and identified as samples PG 15-11A, B, and C. The samples were composited in the laboratory and analyzed for TPH as Gasoline, Diesel, and Motor Oil; BTEX; MTBE; Oil and Grease; and Waste Oil Metals. Of the analyzed constituents, TPH Motor Oil was detected at a concentration of 57 mg/Kg, and Oil and Grease was detected at a concentration of 300 mg/Kg. Waste Oil Metals were detected at concentrations below established thresholds for classification as hazardous waste and below the PRGs.

Four samples were collected from the surface soils of the area east of buildings 5, 6, and 7, which was identified during the Phase I ESA as a former equipment parking area. The samples were identified as PG 15-6A, B, C and D, composited in the laboratory, and analyzed for TPH as Gasoline, Diesel, and Motor Oil; BTEX; MTBE; Oil and Grease; and Waste Oil Metals. Of the analyzed constituents, TPH Motor Oil was detected at a concentration of 100 mg/Kg, and Oil and Grease was detected at a concentration of 1100 mg/Kg. Waste Oil Metals were detected at concentrations below established thresholds for classification as hazardous waste and below the PRGs.

Four surface samples were collected from the equipment and parts storage area north of the building complex, and identified as samples PG 15-8A, B, C, and D. The samples were composited in the laboratory and analyzed for TPH as Gasoline, Diesel, and Motor Oil; BTEX; MTBE; Oil and Grease; and Waste Oil Metals. Of the analyzed constituents, TPH Motor Oil was detected at a concentration of 44 mg/Kg, and Oil and Grease was detected in sample PG 15-8 at a concentration of 370 mg/Kg. Waste Oil Metals were detected at concentrations below established thresholds for classification as hazardous waste and below the PRGs.

Four surface samples were collected from the equipment and parts storage area northeast of the building complex, and identified as samples PG 15-9A, B, C, and D. The samples were composited in the laboratory and analyzed for TPH as Gasoline, Diesel, and Motor Oil; BTEX; MTBE; Oil and Grease; and Waste Oil Metals. Of the analyzed constituents, TPH Motor Oil was detected in the sample at a concentration of 12 mg/Kg, and Oil and Grease was detected at a concentration of 200 mg/Kg. Waste Oil Metals were detected at concentrations below established thresholds for classification as hazardous waste and below the PRGs.

Demolished House East of Palladay Road

Four surface samples were collected from the area of the demolished house located east of Palladay Road and south of the farm center, and identified as samples PG 15-1A, B, C, and D. Samples PG 15-1A, C, and D were composited in the laboratory and analyzed for TPH as Gasoline, Diesel, and Motor Oil; BTEX; MTBE; Oil and Grease; and Waste Oil Metals. Sample 15-1B was omitted from the analysis as it was observed to contain fragments of asphaltic shingles and would likely introduce elevated TPH concentrations and cause an inaccurate characterization

of the soil. Of the analyzed constituents, TPH Motor Oil was detected at a concentration of 64 mg/Kg, TPH Diesel was detected at a concentration of 4.2 mg/Kg, and Oil and Grease was detected at a concentration of 760 mg/Kg. Waste Oil Metals were detected at concentrations below established thresholds for classification as hazardous waste and below the PRGs.

Reports received from the property owner indicated that the majority of the debris located at the site of the former house is the result of a roofer having illegally dumped a load of waste roofing materials on the property. Considering this report, the debris and rubbish would not be considered hazardous material and could be disposed of at a local landfill certified to accept the material. Owner's reports also indicated that the former septic tank for the house was filled in with sand at the time of the house demolition.

Well Sites Along Eastern PG 15 Property Boundary

Three samples were collected from the ground surface near the well at the eastern property boundary directly east of the farm center, adjacent to the AST, the pump engine and the pump. The samples were identified as PG 15-12A, B, and C. One of the surface samples (PG 15-12C) was collected from the soil east of the fence line down slope from the pump, which is considered to be on PG 12 property. The samples were composited in the laboratory and analyzed for TPH as Gasoline, Diesel, and Motor Oil; BTEX; MTBE; Oil and Grease; and Waste Oil Metals. Of the analyzed constituents, TPH Motor Oil was detected at a concentration of 17,000 mg/Kg, and Oil and Grease was detected at a concentration of 17,000 mg/Kg. Waste Oil Metals were detected at concentrations below established thresholds for classification as hazardous waste and below the PRGs.

Two samples were collected from the ground surface near the well at the eastern property boundary, which is located approximately 2,000 feet south of the PG 15-12 sample site. This well was previously operated with a diesel engine, and a fuel tank was located immediately south of the engine and well. The samples were identified as PG 15-13A and B. The samples were composited in the laboratory and analyzed for TPH as Gasoline, Diesel, and Motor Oil; BTEX; MTBE; and Waste Oil Metals. Of the analyzed constituents, TPH Motor Oil was detected at a concentration of 65 mg/Kg, and TPH Diesel was detected at a concentration of 1300 mg/Kg. Waste Oil Metals were detected at concentrations below established thresholds for classification as hazardous waste and below the PRGs.

Property Group 19

One abandoned well was observed adjacent to the west side of Palladay Road in the vicinity of the proposed school site. The well was located using the hand held GPS instrument. A steel disc blade had been welded to the top of the well casing. The well is not considered to be a physical hazard in its present condition, however it is not sealed and is a potential conduit for surface materials to the groundwater system. The well should be destroyed prior to development of the project if it is not to be used for future groundwater production. No additional open wells were observed in the general area of the proposed school site on this property.

One composite soil sample was collected in the vicinity of the observed auto parts, trash and debris pile adjacent to the west side of Palladay Road, which was previously identified in the Phase I ESA. The sample is identified as PG 19-1A, B, C, and D. The location of the sample is indicated on Figure 1. Considering the materials observed on the surface, sample PG 19-1 was analyzed for TPH as Gasoline, Diesel, and Motor Oil; BTEX; MTBE; Waste Oil Metals, and Semi-volatile Organics. None of the analyzed organic constituents were detected in the sample at concentrations above the MRLs. The 5 Waste Oil Metals were detected at concentrations below established thresholds for classification as hazardous waste and below the PRGs.

Property Group 20

The PG 20 property was not accessible during the Phase I ESA site visits. The property was observed on September 12, 2001 after obtaining right of entry from the owner. Site observations are reported as follows:

The property is fenced and active livestock grazing was occurring on the southern and western portions. Two east-west cross fences were constructed on the property. One residential dwelling and one barn/storage area/workshop are located on the site. The house is constructed with wood framing and stucco siding, and roofed with tiles. The barn is constructed with wood framing and sheet metal siding. One domestic water supply well and one septic system exist on the site and are in use. A propane tank was observed adjacent to the house. The barn was separated into three sections, one reportedly used for animal stalls, one used for storage and one used as a workshop. Materials noted in the storage area included automotive batteries, 5 gallon and smaller gasoline containers, an antique automobile, and automotive parts. This portion of the barn had an exposed soil floor. Materials noted in the workshop area included a welder, drill press, air compressor, automotive tools and parts, and various small containers of paints and automotive fluids. This portion of the barn had a concrete slab floor. Approximately 10 used automobile tires, auto wet cell batteries, and various auto parts were stored in the area immediately northeast of the barn doors. A burn pile was noted west of the barn in the field where remnants of household rubbish/waste were observed in the burnt materials. Parts of one auto body were observed in the northwestern corner of the property in the field. Photographs of the site features are included in Figure 8.

Proposed School Sites

Environmental concerns regarding the proposed school sites which were identified in the May 2000 Phase I ESA within the Area I properties of the Specific plan, have been addressed in the individual property assessments conducted for this Phase II ESA.

A screening analysis for environmentally persistent agricultural chemicals was conducted in the area of a previously existing orchard on PG 9. Two proposed schools sites are identified in the area of PG9. Organochlorine chemicals were not detected at levels above the method reporting limits, and the metals were not detected at levels above CAC Title 22 regulatory limits in the area tested. The screening assessment suggests that environmentally persistent agricultural chemicals may not be present in this former orchard area. However, the possible presence of environmentally persistent agricultural chemicals in near-surface soils of former orchard areas proposed for school sites, will need to be addressed according to California Department of Toxic Substances Control (DTSC) preliminary assessment guidelines for school site selection at the time the sites are formally proposed by school districts.

Summary and Recommendations

This assessment has provided sufficient information to conclude that hazardous materials and petroleum products associated with recognized environmental conditions exist at the identified Area I properties. The Phase I and II assessments indicate it is likely that near surface soils have been impacted by the identified uses and substances. However, some possibility of contamination existing in areas not readily identifiable or chemically analyzed must be recognized. Further assessment of lateral and vertical extent of the identified contamination may be conducted prior to or during remedial actions at the properties. The scope for this phase of assessment was not sufficient to delineate lateral and vertical contamination zones, or volumes of material to be remediated.

A summary of the site conditions observed and laboratory results obtained from sample analysis, along with recommendations for actions where clean-up measures may likely be appropriate, are included in the following table. A Work Plan for the remedial actions should be prepared in coordination with the County of Placer EHS. The Work Plan would establish clean-up goals for the identified areas of impacted soil, identify the tasks to be conducted during the clean-up activities, identify remedial measures (on-site remediation, off site disposal) and describe the locations and frequency of confirmation samples and analysis methods.

Summary and Recommendations

Property Group	Sample No./ Location	Analysis Results/ Observation	Recommendations
PG 7	Structure UST	UST found during excavations	Remove UST according to Placer County requirements.
	Former Structure UST	UST found during excavations	Remove UST according to Placer County requirements.
	PG 7-3	5.4 mg/Kg TPH Diesel	Verify likely low concentrations of Petroleum Hydrocarbon constituents below UST during removal.
	PG 7-2	16 mg/Kg Motor Oil	Motor oil concentration found in sample likely below regulatory clean-up threshold, verify in Project remediation Work Plan.
	Approx. 750 feet Southwest of existing structure	Open well	Destroy open well according to California Well Standards, California Department of Water Resources Bulletin 74-90 Section 23, and Placer County EHS requirements.
PG 9	PG 9-1	340 mg/Kg TPH Motor Oil, 14 mg/Kg Diethylphthalate	Motor oil concentration found in sample likely above regulatory clean-up threshold, verify in Project remediation Work Plan.
	PG 9-3	14 mg/Kg TPH Motor Oil	Motor oil concentration found in sample likely below regulatory clean-up threshold, verify in Project remediation Work Plan.
PG 10	PG 10-1	16 mg/Kg TPH Motor Oil	Motor oil concentration found in sample likely below regulatory clean-up threshold, verify in Project remediation Work Plan.
	PG 10-2	46 mg/Kg TPH Motor Oil (57 mg/Kg Lead)	Motor oil concentration found in sample likely below regulatory clean-up threshold, verify in Project remediation Work Plan. Soluble lead analysis underway at time of this report.

Property Group	Sample No./ Location	Analysis Results/ Observation	Recommendations
	North and east of existing structures	Existing capped and out of service wells	Wells should be destroyed if not planned for groundwater production. Destroy wells according to California Well Standards, California Department of Water Resources Bulletin 74-90 Section 23, and Placer County EHS requirements.
PG 11	PG 11-1	17 mg/Kg TPH Motor Oil	Motor oil concentration found in sample likely below regulatory clean-up threshold, verify in Project remediation Work Plan.
	PG 11-2	50 mg/Kg Oil and Grease	Oil and grease concentration found in sample likely below regulatory clean-up threshold, verify in Project remediation Work Plan.
	Central portion of property	Open Well (pump motor placed over open casing)	Destroy open well according to California Well Standards, California Department of Water Resources Bulletin 74-90 Section 23, and Placer County EHS requirements, or weld steel cap on casing according to Placer County EHS requirements.
PG 15	Buildings and storage areas	Petroleum products, batteries, tires, refrigerators	Disposal of materials by licensed waste haulers at appropriate disposal facilities prior to project development.
	PG 15-1	64 mg/Kg TPH Motor Oil, 4.2 mg/Kg TPH Diesel, 760 mg/Kg Oil and Grease	Oil and grease concentration found in sample likely above regulatory clean-up threshold, verify in Project remediation Work Plan.
	PG 15-2, -3, steam cleaning area	225 and 740 mg/Kg Oil and Grease	Oil and grease concentration found in sample likely above regulatory clean-up threshold, verify in Project remediation Work Plan.
	PG 15-4; -5, Petroleum Product storage area	40,000 mg/Kg Oil and Grease, 17,000 mg/Kg TPH Motor Oil; 3,300 mg/Kg TPH Diesel, 71 mg/Kg Motor Oil, minor conc. of Gasoline constituents	Concentrations of oil and grease and TPH diesel and motor oil found in sample likely above regulatory clean-up threshold, verify in Project remediation Work Plan.
	PG 15-6, -7, -8, -9, -10, -11	190 to 1100 mg/Kg Oil and Grease; 1.1 mg/Kg TPH Diesel; 12 to 100 mg/Kg TPH Motor Oil	Concentrations of petroleum hydrocarbons found in samples likely above regulatory clean-up threshold, verify in Project remediation Work Plan.

Property Group	Sample No./ Location	Analysis Results/ Observation	Recommendations
	PG 15-12; -13, well sites	17,000 mg/Kg Oil and Grease and TPH motor Oil; 1300 mg/Kg TPH Diesel and 65 mg/Kg TPH Motor Oil	Concentrations of petroleum hydrocarbons found in samples likely above regulatory clean-up thresholds, verify in Project remediation Work Plan. Include chromium VI analysis for PG 15-7 characterization.
PG 19	PG 19-1	Auto parts, debris, household waste	Remove waste from parcel and dispose of at appropriate disposal site.
PG 20	Storage Barn area	Auto parts, household waste in burn area	Remove waste from parcel and dispose of at appropriate disposal sites. California Registered Environmental Assessor II should inspect the soil below the slab for indications of soil impacts at the time of demolition of the site buildings and concrete slab. Recommendations for soil sampling and analysis may be determined appropriate at that time.
	North of house	Existing in- service well	Well should be destroyed if not planned for groundwater production following project development. Destroy well according to California Well Standards, California Department of Water Resources Bulletin 74-90 Section 23, and Placer County EHS standards.

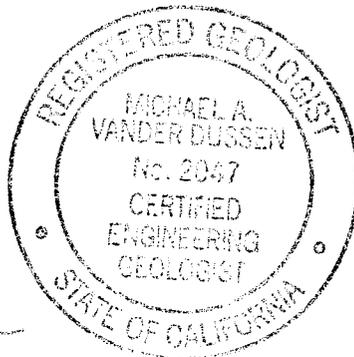
Remediation measures in identified petroleum hydrocarbon impacted soil areas may include excavation and off-site disposal at certified disposal facilities, or on-site remediation. Lateral and vertical extent of the soil impacts can be determined by visual observation of stained areas combined with field screening using an organic vapor analyzer and field analysis methods. Excavation limits should be verified with confirmation sampling and laboratory analysis.

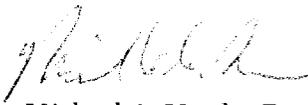
Structures existing on the Area I Properties that are currently in-use, should be surveyed for asbestos containing materials when they have been vacated, and prior to demolition.

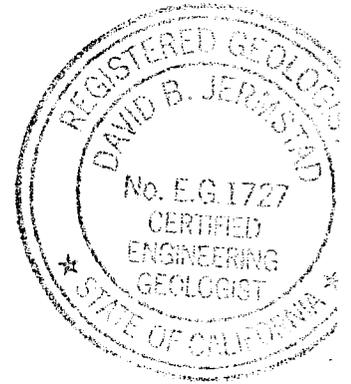
Laboratory results that remain outstanding for re-analysis of sample PG 10-2 for soluble lead will be forwarded as soon as they are received.

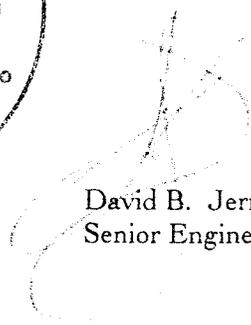
We appreciate the opportunity to have conducted this assessment for Quad Knopf Inc., and look forward to working with you again in the near future. Should you have any questions or need any additional information, please contact us at (530) 677-5515.

Sincerely,
Carlton Engineering Inc.

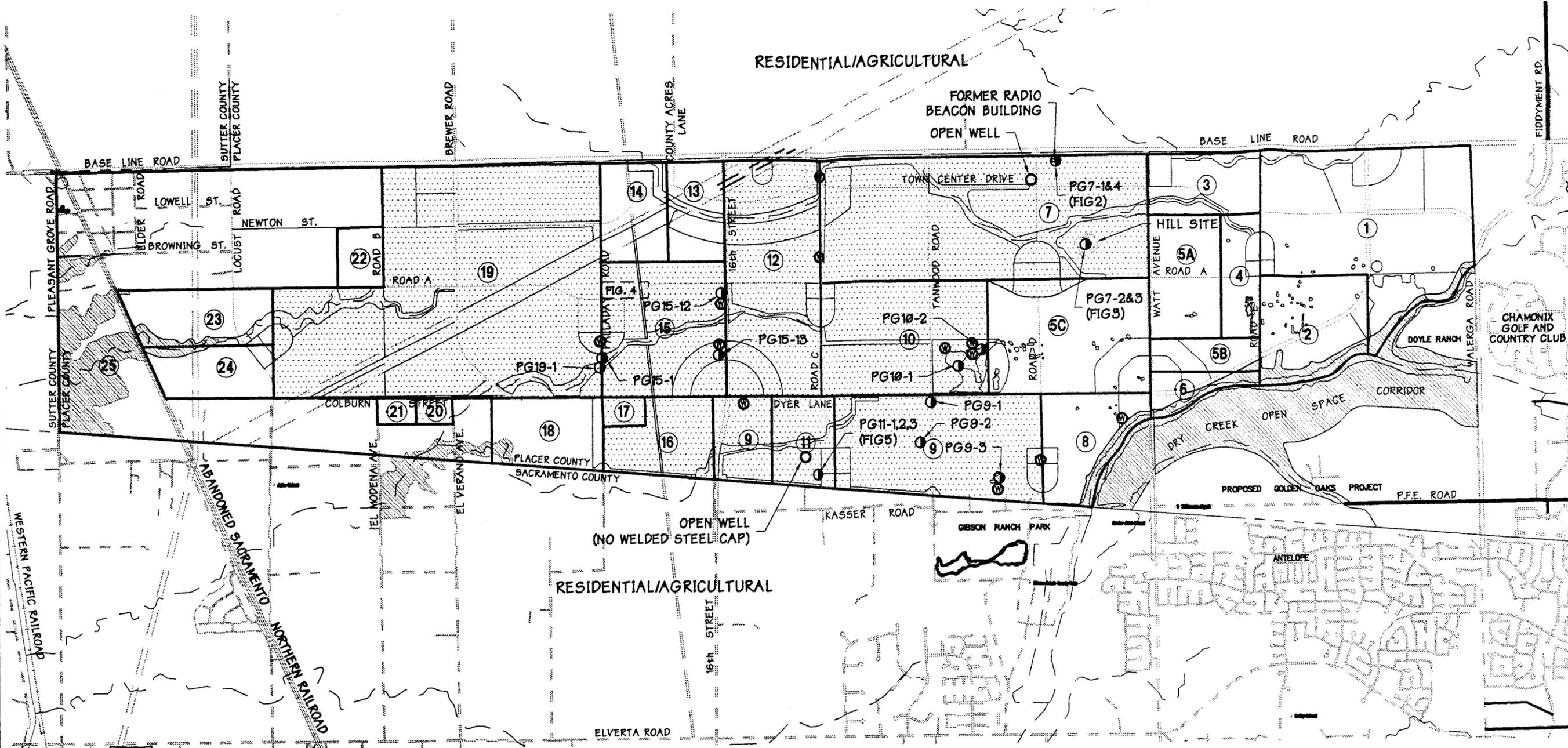



Michael A. Vander Dussen, R.G., C.E.G.
Project Engineering Geologist



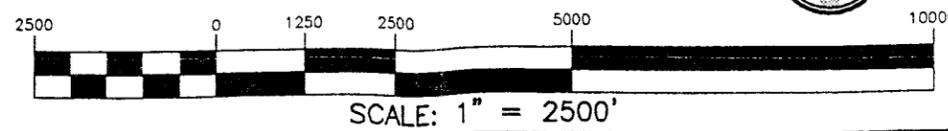

David B. Jermstad, R.G., C.E.G., R.E.A. II
Senior Engineering Geologist

Attachments: Table 1, Laboratory Analytical Results Summary
Figure 1, Phase II Study Area Location Map
Figure 2, Radio Beacon Building Sampling Location (northwest site)
Figure 3, South Radio Beacon Building Sampling Location (southeast site)
Figure 4, PG 15 Operations Sample Site Map
Figure 5, PG 11 Sample Locations
Figure 6, PG 7 Excavation Photographs (Northwest Site)
Figure 7, PG 7 Excavation Photographs (Southeast Site)
Figure 8, PG 20 Site Photographs
County of Placer EHS Letter of Compliance
Anderson Environmental Consultants Asbestos Survey Report
Laboratory Analysis Reports



Legend

- AREA I PROPERTY GROUPS OF THE PHASE II ESA STUDY. (PGs 7, 9, 10, 11, 15, 19, 20).
- BOUNDARY INCLUDES PLAN AREA: AREA I AND II PROPERTY GROUPS AND SPECIAL PLANNING AREA (SPA).
- POWER LINE EASEMENTS (FROM EXHIBIT 3.1, PVSP).
- PROPOSED ELEMENTARY, MIDDLE, OR HIGH SCHOOL SITE.
- IN/OUT-OF-SERVICE IRRIGATION WELLS OBSERVED, WITH SUBMERSIBLE PUMPS OR TURBINE PUMPS INSTALLED, OR WITH STEEL CAP WELDED TO TOP OF CASING.
- UNCAPPED/OPEN WELLS.
- PG9-2 SOIL SAMPLE SITE



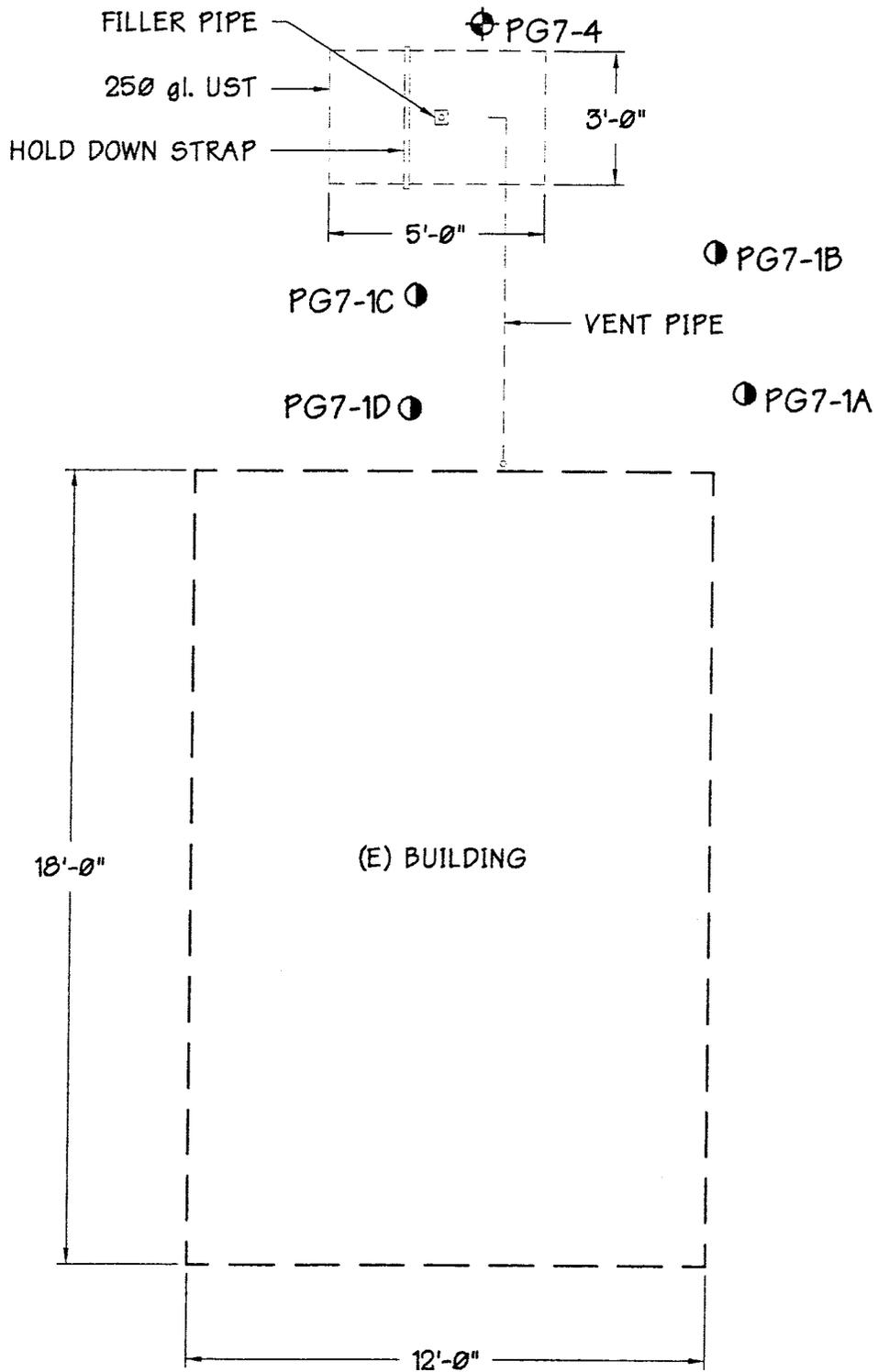
CARLTON
Engineering Inc.
1417 Parkwood Blvd. Chino Hills, CA 95627

PLACER VINEYARDS
PHASE II ESA STUDY AREA

Project Location:
Placer Vineyards

DESIGNED	MVD	DATE	09/1
DRAWN	MLL	PROJ. NO.	99-426
JOB NO.	99-426	VERT. ST.	
SHEET			

FIG



N.T.S

99-426

9/12/2001

CARLTON
Engineering Inc.



3932 Ponderosa Road, Shingle Springs, CA 95682
Voice 530.677.5515 Fax 530.677.6645

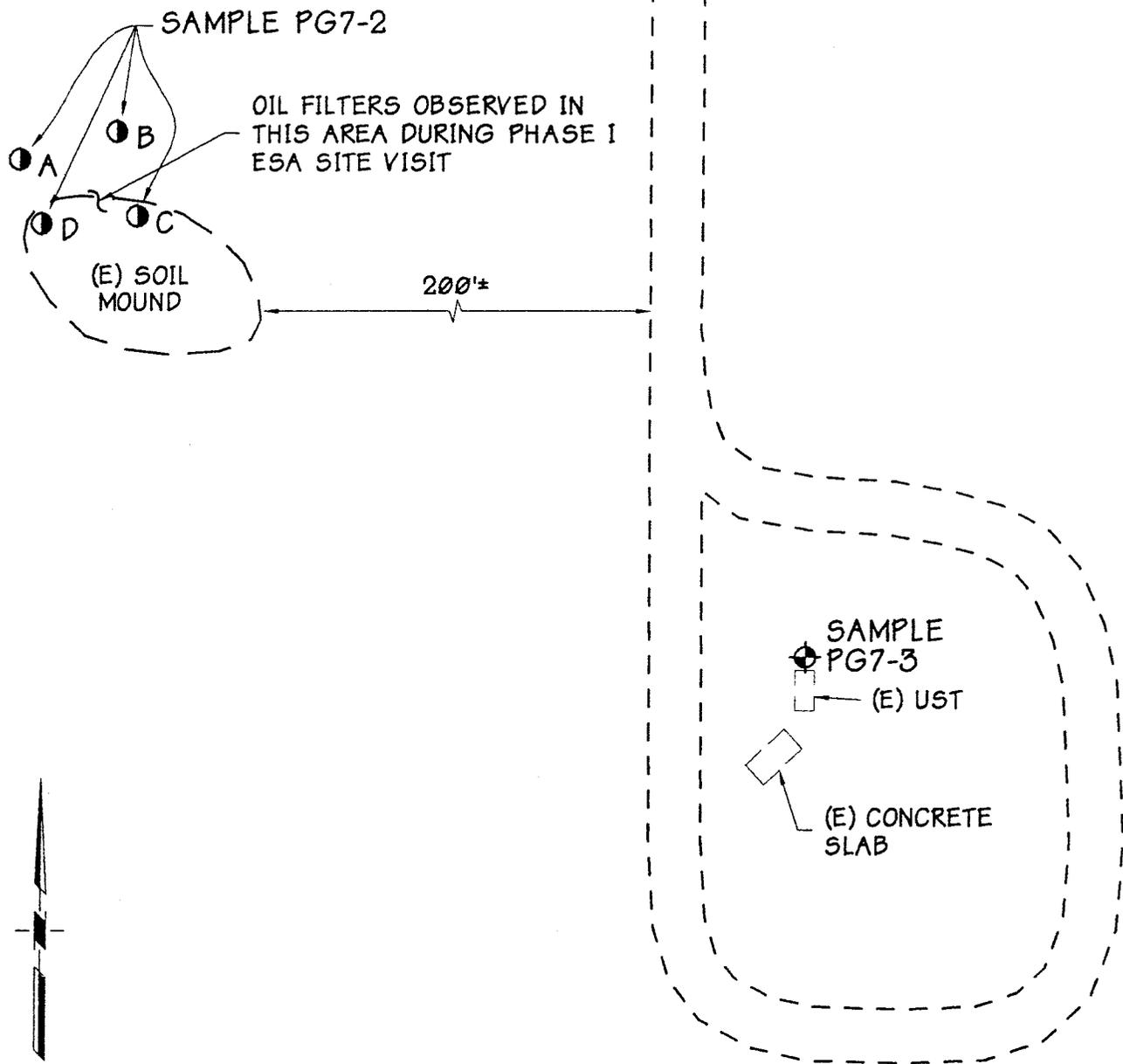
PLACER VINEYARDS

Placer County, CA

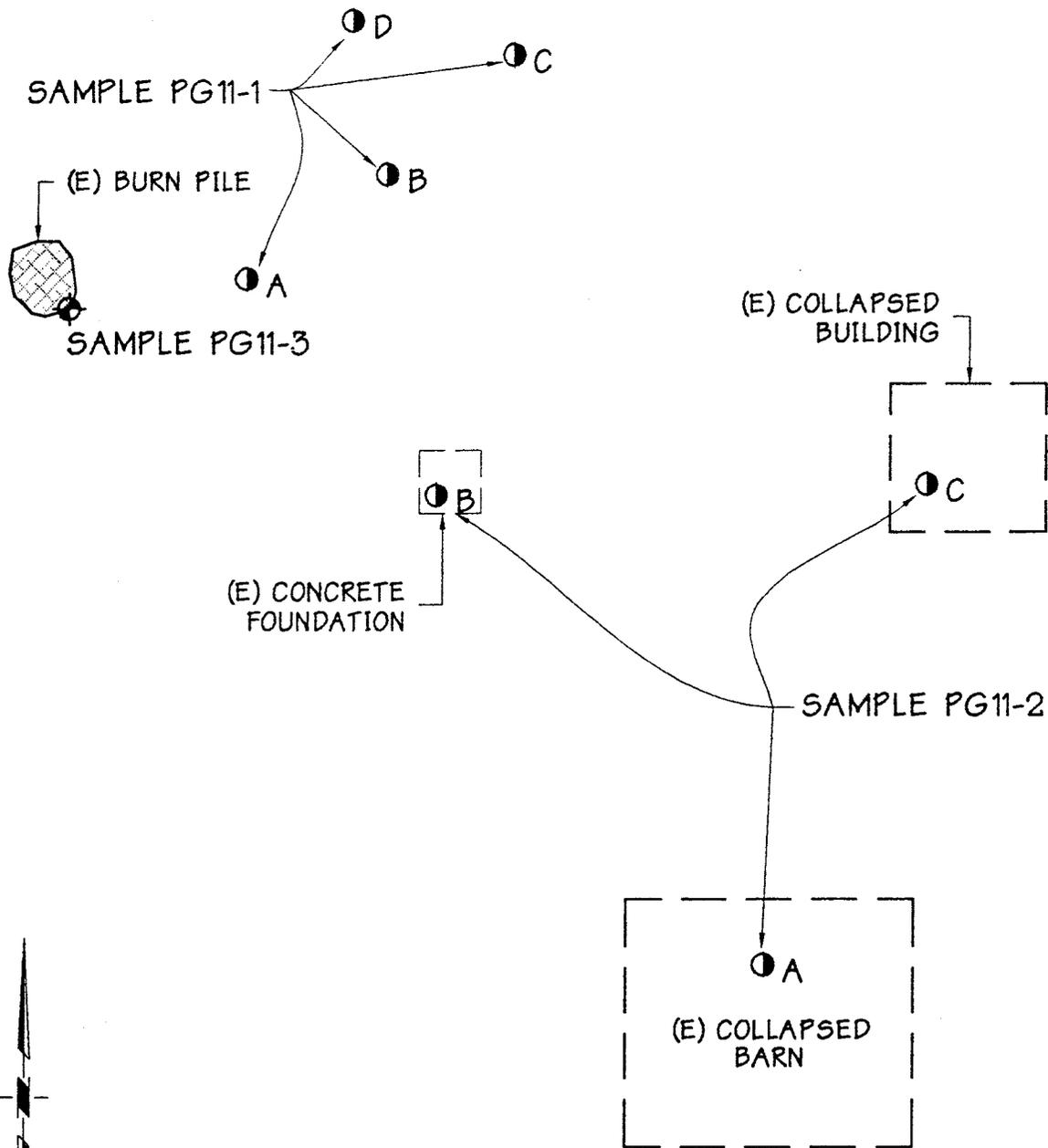
**Former Radio Beacon Building
and Sampling Location**

FIGURE

2



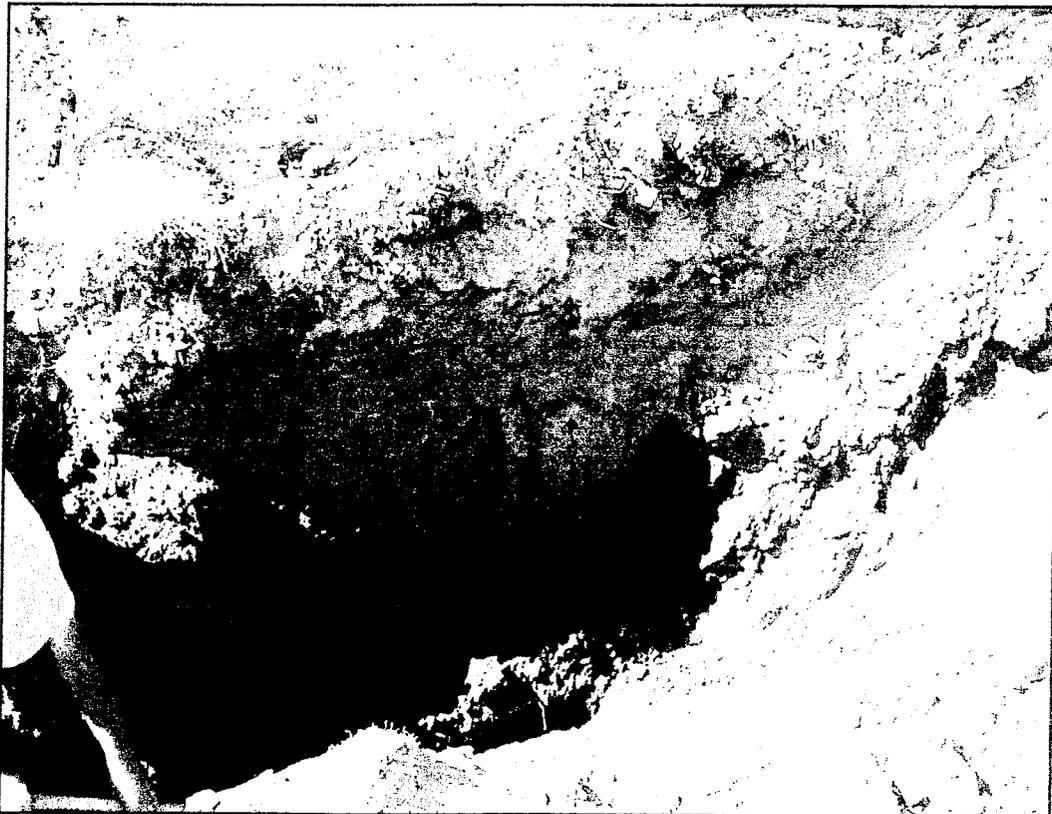
N.T.S



N.T.S



UST filler pipe in concrete encased vault (center), vent/product pipe in trench (lower right)



North side of UST with steel band/strap in center, sample PG 7-4 at excavation bottom

PROJECT 99-426

August/September 2001

Phase II Environmental Site Assessment
 Property Group 7, Former Radio Beacon
 Building, Northwest Site
 Placer Vineyards
 Placer County, California

FIGURE

6



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



UST filler pipe and product line (center in front of backhoe bucket)



North end of UST with filler pipe in center, and concrete slab below, sample PG 7-3 at excavation bottom

PROJECT 99-426

August/September 2001

CARLTON
Engineering Inc.



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

Phase II Environmental Site Assessment
Property Group 7, Reported Former Radio
Beacon Building Southeast Site
Placer Vineyards
Placer County, California

FIGURE

7



Auto parts storage in front of barn



Burn and household waste area behind barn

PROJECT 99-426

September 2001



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

Phase II Environmental Site Assessment
Property Group 20
Placer Vineyards
Placer County, California

FIGURE

8

COUNTY OF PLACER
DEPARTMENT OF HEALTH AND HUMAN SERVICES

RAYMOND J. MERZ
DIRECTOR OF HEALTH AND HUMAN SERVICES



ENVIRONMENTAL
HEALTH SERVICES

RICHARD BURTON, M.D.
PUBLIC HEALTH OFFICER

BRAD BANNER, R.E.H.S.
DIRECTOR

December 20, 2000

Dyer Lane Partners
Attn: John Manikas
511 5th St
Sacramento Ca 95816

RE: Minor Land Division – P-75777, APN # 023-200-009

Dear Mr. Manikas:

This office recently reviewed the subject parcel map and recommended specific conditions of approval to the Placer County Parcel Review Committee.

Prior to recommending approval this office directed the applicant to remove visible solid waste and secure an open irrigation well on parcel C.

On 10/10/00 this office visited the site and noted a steel plate welded over the irrigation well and the solid waste was gone.

It is our understanding that due to the Placer Vineyards Project additional environmental investigation may occur in this area in the near future.

If you have any questions please give me a call.

Sincerely,

A handwritten signature in black ink, appearing to read "Roger Davies", is written over a large, faint circular stamp.

ROGER DAVIES, R.E.H.S.
Land Use and Water Resources Section

RD\gf

c: file/reading
Carlton Engineering
GW Consulting Engineers

ref: d:\davies\p-75777

REPLY TO OFFICE CHECKED

□ 11454 B AVENUE, AUBURN, CA 95603, (530) 889-7335, FAX (530) 889-7370

□ P.O. BOX 1000, TAYLOR CITY, CA 95959, (530) 531-2212



ANDERSON ENVIRONMENTAL CONSULTING GROUP
2740 FULTON AVENUE, # 101
SACRAMENTO, CALIFORNIA 95821-5184

ASBESTOS SURVEY REPORT

*Former Radio Beacon Building
Base Line Road at Watt Avenue
Placer County, California*

August 24, 2001

A handwritten signature in black ink that reads "William W. Anderson".

Prepared by: **William W. Anderson**
California Certified Asbestos Consultant 90-2835
Certification Expires October 18, 2001



INTRODUCTION

The intent of this report is to document the results of a survey for accessible friable Regulated Asbestos Containing Materials ("RACM") and non-friable asbestos containing materials ("ACM") in the former radio beacon structure located on Base Line Road just west of Watt Avenue in the unincorporated area of Placer County, California. This report is prepared for the sole use of Carlton Engineering and its designated client and is based in part on information owned and possessed by Carlton Engineering and its designated client. Neither this report, nor any of the information contained herein shall be used or relied upon for any purpose or by any person or entity other than Carlton Engineering and its designated client. This report is not to be used as an asbestos removal specification.

On Tuesday, August 21, 2001, Mr. William W. Anderson, a Building Inspector and Management Planner certified by the United States Environmental Protection Agency ("EPA") and Certified Asbestos Consultant licensed with the California Department of Occupational Safety and Health ("Cal-OSHA"), inspected the former radio beacon structure located on Base Line Road just west of Watt Avenue in the unincorporated area of Placer County, California. The structure was inspected for the presence of friable Regulated Asbestos Containing Materials ("RACM") and non-friable asbestos containing materials. Six (6) samples of materials suspected to contain asbestos were collected. The specific materials sampled were sheetrock panels, sheetrock joint compound, exterior cementitious shingles, building paper, and two types of asphalt roof shingles. Asbestos (more than one percent) was found in the sheetrock joint compound and the exterior cementitious shingles. Results of the laboratory analyses are summarized in Table I.

Bulk samples of suspect materials were collected using standard industrial hygiene techniques to minimize fiber release. The bulk samples were delivered to KSL Environmental Laboratory in Jackson, California for analysis. The samples were analyzed using Polarized Light Microscopy with dispersion staining to estimate percent composition by volume. KSL Environmental Laboratory participates in the bulk sample proficiency analysis program conducted by the United States Environmental Protection Agency and is accredited under the National Voluntary Laboratory Accreditation Program (NVLAP) conducted by the National Institute of Standards and Technology.



DISCUSSION

Construction materials containing asbestos have been used extensively throughout the United States in commercial, industrial, residential and government buildings. The presence of asbestos in a building or home does not mean that the health of the occupants is endangered. If asbestos containing material remains in good condition and is unlikely to be disturbed, exposure will be negligible. However, when asbestos containing material is damaged or disturbed, and asbestos fibers are released, these asbestos fibers can create a potential hazard for the occupants.

The United States Environmental Protection Agency defines friable asbestos containing materials as "any material which contains more than 1 percent asbestos by weight that hand pressure can crumble, pulverize, or reduce to powder when dry". The EPA requires that, if any single sample collected in a series from a homogeneous material contains asbestos, then all of that material must be considered ACM. For example, if three samples taken from one type of material are analyzed and found to contain 1-5% asbestos, "trace" amounts of asbestos, and 0% asbestos, all of that material must be considered to contain 1-5% asbestos.

Asbestos containing materials in buildings are found in three forms: (1) as surface materials in sprayed-on or troweled-on ceilings, walls, structural members and other surfaces; (2) as thermal insulation materials around pipes, boilers, tanks, ducts and other equipment; and (3) as other miscellaneous materials, such as ceiling and floor tiles, wallboard and similar products.

The sprayed or troweled-on and thermal asbestos containing materials are generally the materials of greatest concern as they have the highest potential for fiber release. Asbestos fibers, when inhaled or ingested, have been occupationally linked with diseases such as asbestosis, mesothelioma and lung cancer.

REGULATIONS

Currently, the Asbestos Hazard Emergency Response Act (AHERA) requires the inspection of all public and non-profit private schools (K-12) for friable and non-friable asbestos containing construction materials. Schools are required to assess and submit a management plan for all friable materials located in the school. The law also requires EPA certification for persons performing inspections, writing management plans, designing abatement projects, removing asbestos, and supervising projects. Various response actions are required by the school based on the condition of the material and its proximity to building occupants.

Section 6501.9 of the California Labor Code requires building owners to make a good faith effort to determine whether asbestos containing materials are present prior to construction work which could disturb these materials.



The Safe Drinking Water and Toxic Enforcement Act of 1986, adopted by California voters as Proposition 65, requires employers to notify employees of a "significant risk" of exposure to a list of agents known to the State of California to be a carcinogen or reproductive toxin. Asbestos is one of the materials listed in Proposition 65.

Any demolition or renovation involving asbestos containing materials which exceeds 160 square feet or 260 linear feet of material must be performed in accordance with state and federal requirements. The EPA regulates the removal and disposal of asbestos material from buildings under the National Emissions Standards For Hazardous Air Pollutants (NESHAP) Asbestos Regulation (40 CFR 61, Subpart M). The NESHAP also requires inspections of all buildings used for practice burn exercises by fire departments.

The Occupational Safety and Health Administration (OSHA) regulates workers performing asbestos removal under the Asbestos Standard for the Construction Industry (29 CFR 1926.1001). OSHA also establishes safety requirements for other trades who work around asbestos containing materials.

The state of California requires that any contractor involved with the demolition or renovation of more than 100 square feet or 160 lineal feet of asbestos containing material be certified by the Contractors State License Board as an Asbestos Removal Contractor. The California Division of Occupational Safety and Health (Cal-OSHA) regulates worker safety for any worker who disturbs any amount of material, which contains more than one-tenth of one percent asbestos. Cal-OSHA mandates specific work procedures, protective equipment, and notifications for all work in California involving asbestos (8 CCR Section 1529).

California Health and Safety Code Section 25915 requires owners of non-residential buildings constructed prior to 1979 to take certain actions regarding asbestos containing construction materials. The law requires building owners to notify (within 15 days) employees, other owners, lessees, sub-lessees, and outside contractors of the existence of these asbestos containing materials. The notification includes the locations of asbestos containing building materials, assessment or conclusions from any survey or report prepared, general procedures for handling the materials to prevent disturbance and fiber release, results of bulk and air samples, and potential health risks from exposure to asbestos in the building.

The Placer County Air Quality Management District does not have any local regulations that are more strict than the existing federal and state regulations. Placer County Air Quality Management District cedes enforcement of federal and California regulations to the California Air Resources Board.



DESCRIPTION OF FORMER RADIO BEACON STRUCTURE

GENERAL CONSTRUCTION:

The former radio beacon structure located on Base Line Road just west of Watt Avenue in the unincorporated area of Placer County, California is a one-story wood framed structure built on a concrete slab. The structure is approximately 230 square feet in size. Exterior walls of the structure are wood framed and are covered with cementitious shingles and black building paper. The roof structure is wood framed and is covered with two layers of asphalt shingles. Exterior doors are wood. Metal grilles are present in the exterior walls. No windows are present.

MECHANICAL SYSTEMS:

All mechanical systems have been removed from the structure. No ductwork is present. No insulation is present.

INTERIOR CONSTRUCTION:

The former radio beacon structure located on Base Line Road just west of Watt Avenue in the unincorporated area of Placer County, California consists of two (2) rooms as shown on the attached diagram. Floors are bare concrete in both rooms. Interior walls are wood framed and are covered with painted wood panels and painted sheetrock panels attached to the studs. The ceilings are painted sheetrock panels attached to wood framing.



TYPE AND LOCATION OF ASBESTOS CONTAINING MATERIALS

FRIABLE ASBESTOS CONTAINING BUILDING MATERIALS:

No friable Regulated Asbestos Containing Materials are present in the former radio beacon structure located on Base Line Road just west of Watt Avenue in the unincorporated area of Placer County, California.

NON-FRIABLE ASBESTOS CONTAINING BUILDING MATERIALS:

One non-friable asbestos containing material is present in the former radio beacon structure located on Base Line Road just west of Watt Avenue in the unincorporated area of Placer County, California. This material is the cementitious shingles on the exterior of the structure. A sample of these shingles was collected and is identified as Sample 123304. Laboratory analysis shows that these shingles contain 2-3% Chrysotile asbestos. There is approximately 550 square feet of these shingles on the exterior of the building.

MATERIALS THAT DO NOT CONTAIN ASBESTOS:

Current EPA guidance states that asbestos content of a sheetrock wall system is based upon a composite sample of all materials present in that wall system. A sample of the sheetrock panels was collected and is identified as Sample 123301. No asbestos was detected in the sheetrock panels. A sample of the sheetrock joint compound was collected and is identified as Sample 123302. Laboratory analysis detected 1-2 percent Chrysotile asbestos in the sheetrock joint compound.

Applying the information gained from this sampling allows a mathematical calculation to determine the asbestos content by weight of the "sheetrock wall system" which has been created by combining wallboard panels, joint tape, and joint compound. In a typical half-inch wallboard system, a square foot of wallboard weighs approximately two (2) pounds. The amount of joint compound present on a typical square foot of the wallboard system weighs approximately .20 pound. In the combined wall system, the joint compound represents approximately 9.1% of the weight of the total wall system.

Testing has shown that the joint compound contains 1-2 percent Chrysotile asbestos. If 9.1% of the total wall system is a material that contains 1-2 percent asbestos, the maximum asbestos concentration in the total wall system can be determined by multiplying the two numbers to achieve a composite concentration by weight.

ABC

The result of this multiplication is a maximum of 0.182% asbestos by weight, which is below the 1.00% threshold in the EPA and Cal-OSHA definitions of asbestos containing materials. In addition, for disposal purposes, these wall systems are classified as materials that do not contain asbestos.

Three (3) additional materials suspected to contain asbestos were sampled during the survey. Laboratory analysis detected no asbestos present in any of these materials. Specifically, these materials are:

Sample 123303	Black Building Paper	Exterior Wall
Sample 123305	Black Roof Shingle with Gray Aggregate	Roof (Top Layer)
Sample 123306	Black Roof Shingle with Green Aggregate	Roof (Bottom Layer)



RECOMMENDATIONS

No friable Regulated Asbestos Containing Materials are present in the former radio beacon structure located on Base Line Road just west of Watt Avenue in the unincorporated area of Placer County, California. One non-friable asbestos containing material, the exterior wall shingles, is present. Anderson Environmental Consulting Group recommends that a California licensed asbestos abatement contractor be hired to remove the exterior wall shingles prior to demolition of the structure. Advance notification of the planned demolition must be made to the Placer County Air Quality Management District, the California Air Resources Board and the federal Environmental Protection Agency, and the ten-day waiting period must be observed.

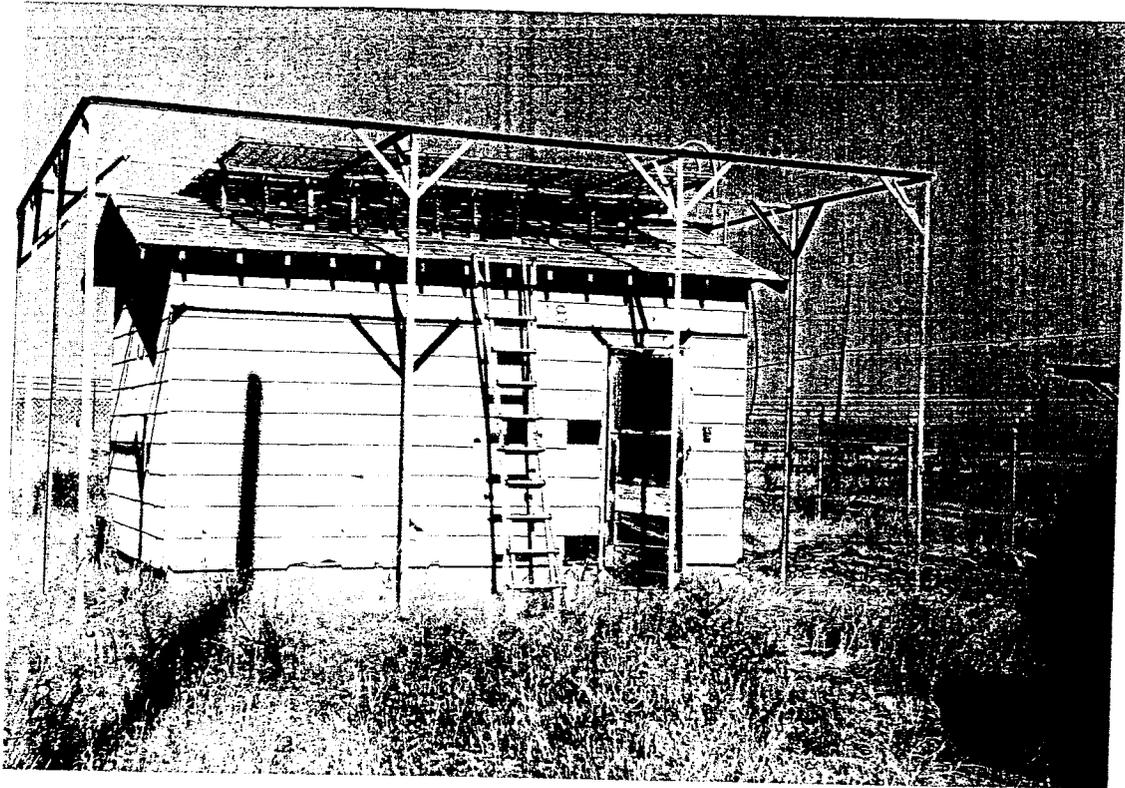
All reports and recommendations are based upon conditions and practices observed and information made available to Anderson Environmental Consulting Group. This report does not purport to identify all hazards or unsafe practices nor to indicate that other hazards or unsafe practices do not exist. No responsibility is assumed for the control or correction of conditions or practices existing at the premises.



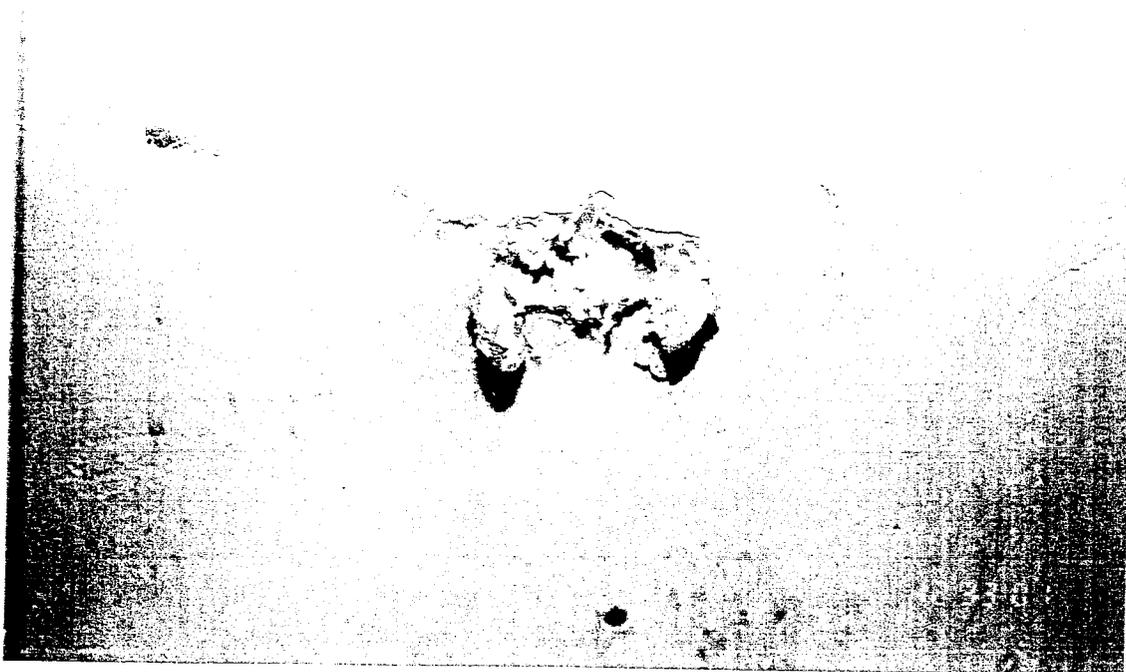
TABLE I

RESULTS OF BULK SAMPLE ANALYSES
Former Radio Beacon Structure
Base Line Road & Watt Avenue
Placer County, California

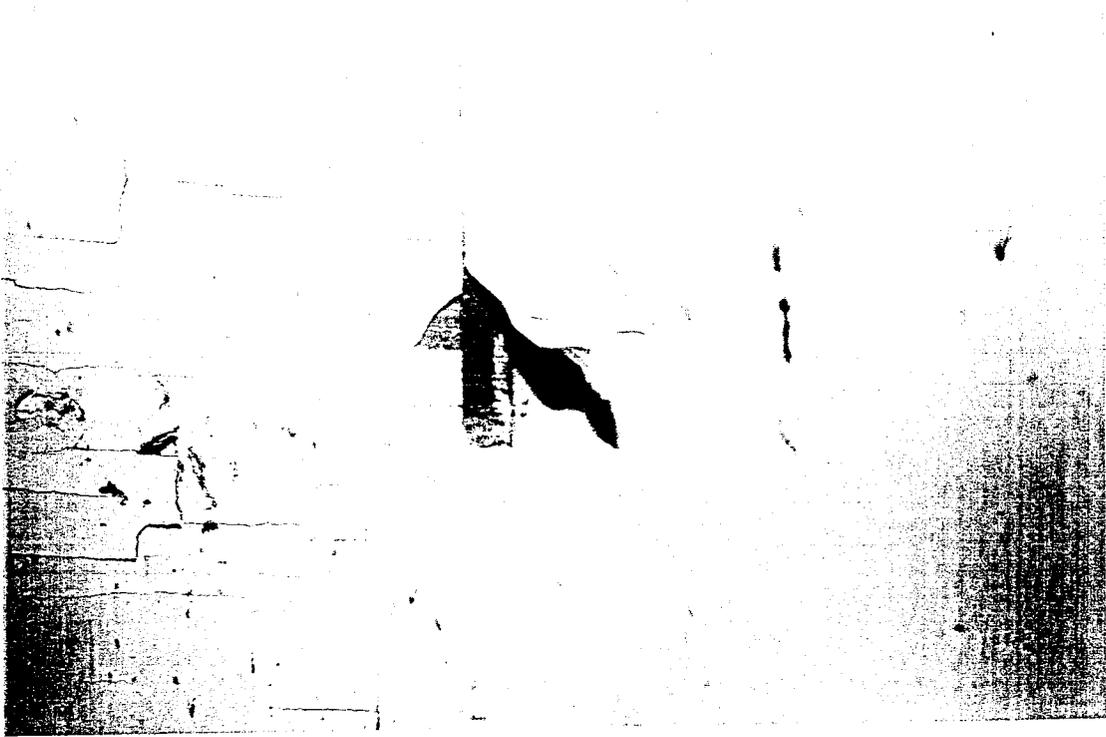
<u>SAMPLE NUMBER</u>	<u>TYPE OF MATERIAL</u>	<u>SAMPLE LOCATION</u>	<u>ASBESTOS CONTENT</u>
123301	Sheetrock Panel	Interior Wall	None Detected
123302	Sheetrock Joint Compound	Interior Wall	1-2% Chrysotile
123303	Black Building Paper	Exterior Wall	None Detected
123304	Cementitious Shingle	Exterior Wall	2-3% Chrysotile
123305	Black Roof Shingle with Gray Aggregate	Roof – Top Layer	None Detected
124406	Black Roof Shingle with Green Aggregate	Roof – Bottom Layer	None Detected



Exterior Appearance of Former Radio Beacon Building, Placer County, CA



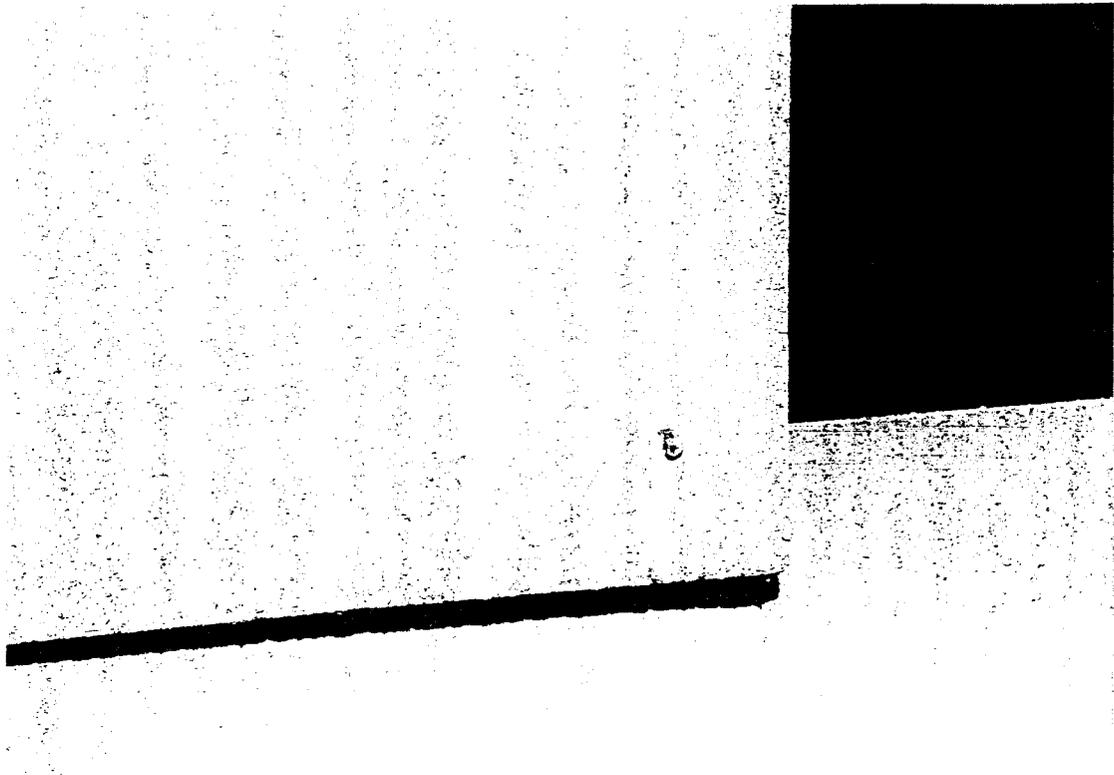
SAMPLE 123301 – Sheetrock Panel, Interior Wall
No Asbestos Detected



SAMPLE 123302 – Sheetrock Joint Compound, Interior Wall
No Asbestos Detected



SAMPLE 123303 – Black Building Paper, Exterior Wall
No Asbestos Detected



SAMPLE 123304 – Cementitious Shingle, Building Exterior
Contains Chrysotile Asbestos

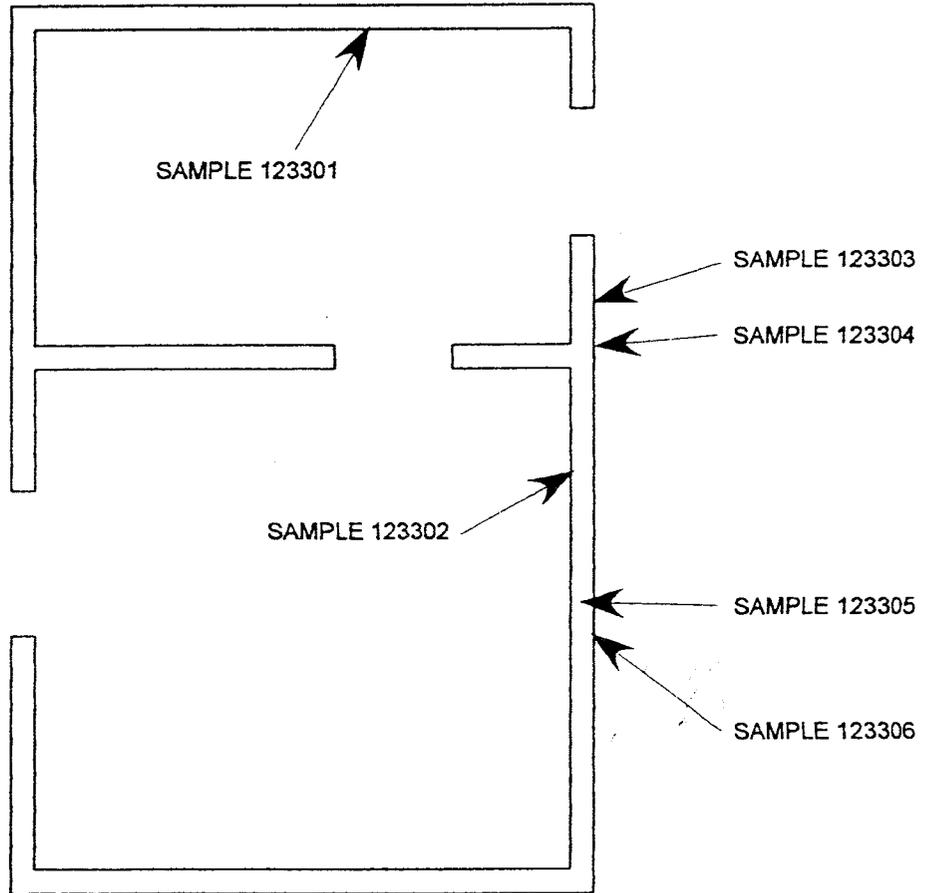


SAMPLE 123305 – Black Roof Shingle with Gray Aggregate, Roof
No Asbestos Detected



SAMPLE 123306 – Black Roof Shingle with Green Aggregate, Roof
No Asbestos Detected

**FORMER RADIO BEACON BUILDING
BASE LINE ROAD AT WATT AVENUE
PLACER COUNTY, CALIFORNIA**



EXTERIOR SHINGLES ON WALLS CONTAIN ASBESTOS

K S L

Environmental Laboratory

Anderson Environmental
 2740 Fulton Ave., #101
 Sacramento, CA 95821
 Phone: (916) 482-2800
 Fax: (916) 482-0360
 Contact: Willie Anderson

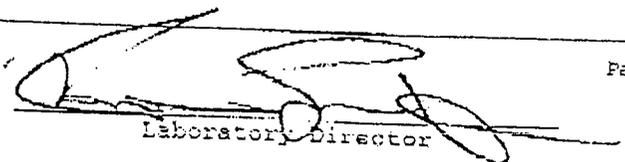
Job Site
 Radio Beacon Building, Watt Avenue & Base Line
 Road, Placer County, CA
 Job #

KSL ID No. 2151
 Client No. 106
 Date Received 08/22/01
 Date Analyzed 08/24/01
 No. of Samples 6

POLARIZED LIGHT MICROSCOPY TEST REPORT, EPA/600/R-93/116

Client ID:	Asbestos Fibers		Non-Asbestos Fibers		Non-Fibrous Material	
	%	Type	%	Type	%	Types
123301 Lab ID: 3780 Description: Sheetrock panel, building interior (white/good)	None Detected		3-5 Gypsum 2-3 Cellulose		92-95 Gypsum, calcite, quartz, mica, clay, & misc. particles.	
123302 Lab ID: 3781 Description: Sheetrock joint compound, building interior (white/good)	1-2 Chrysotile		None Detected		98-99 Calcite, mica, serpentine clay, & misc. particles.	
123303 Lab ID: 3782 Description: Black building paper, building exterior (black/good)	None Detected		20-30 Cellulose		70-80 Tar, organics, quartz, clay, & misc. particles.	
123304 Lab ID: 3783 Description: Cementitious shingle, building exterior (gray/good)	2-3 Chrysotile		None Detected		97-98 Calcite, quartz, serpentine, clay, & misc. particles.	
123305 Lab ID: 3784 Description: Black roof shingle, with gray aggregate, roof (top layer) (black/good)	None Detected		20-30 Cellulose		70-80 Tar, organics, quartz, mica, clay, & misc. particles.	
123306 Lab ID: 3785 Description: Black roof shingle, with green aggregate, roof (bottom layer) (black/good)	None Detected		30-40 Cellulose		60-70 Tar, organics, quartz, mica, clay, & misc. particles.	

B.N.A. = Sample Not Analyzed. Tr. = Traces. These results relate only to the items tested. This report shall not be reproduced except in full without the written approval of the laboratory. This report must not be used by the client to claim product endorsement by NIEEL or any agency of the U.S. Government. The term "good" refers to the condition of sample at time of receipt.


 Laboratory Director

Anderson Environmental Consulting Group
2740 Fulton Avenue, #101
Sacramento, California 95821-2666
Phone: (916) 482-2800 Fax: (916) 482-0360
August 21, 2001

KSL Environmental Laboratory
505-1 S. Highway 49, Box 101
Jackson, California 95642

Kevin:

Please analyze the enclosed six (6) bulk samples using PLM with a 24-hour turn-around time.

Project Identification: Radio Beacon Building, Watt Avenue & Base Line Road
Placer County, CA

Samples Collected: August 21, 2001

Sample ID	Location	Material
123301	Bldg. Interior	Sheetrock Panel
123302	Bldg. Interior	Sheetrock Joint Compound
123303	Bldg. Exterior	Black Building Paper
123304	Bldg. Exterior	Cementitious Shingle
123305	Roof (Top Layer)	Black Roof Shingle with Gray Aggregate
123306	Roof (Bottom Layer)	Black Roof Shingle with Green Aggregate

Delivered to KSL Drop Box

Date/Time: 21 AUG 2001 1530 By: WW Anderson

Received at KSL

Date/Time: 8/22/01 By: Jennifer Olamson

Sample Log 22832

22832-01

Sample: PG7-1 A,B,C,D

From : Placer Vineyards (Proj. # 99-426)

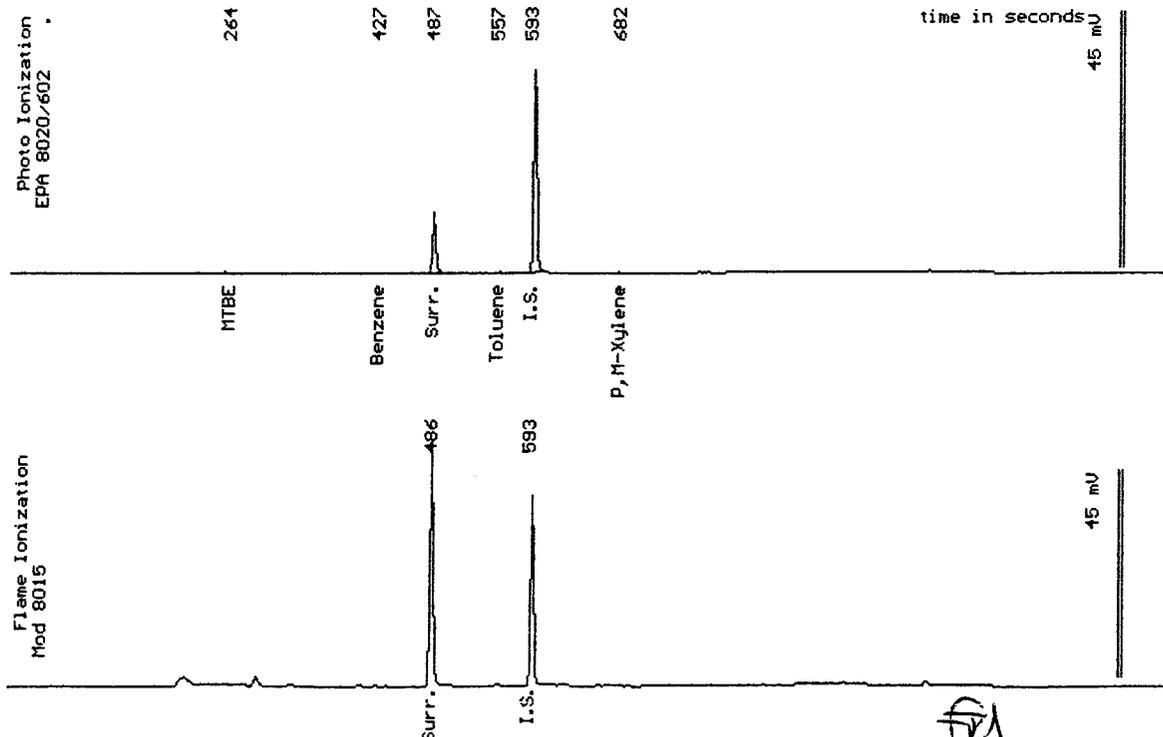
Sampled : 08/04/01

Dilution : 1:1

Run Log : 2207R

Matrix : Soil

Parameter	(MRL) mg/kg	Measured Value mg/kg
Benzene	(.0050)	<.0050
Toluene	(.0050)	<.0050
Ethylbenzene	(.0050)	<.0050
Total Xylenes	(.0050)	<.0050
TPH as Gasoline	(1.0)	<1.0
Surrogate Recovery		100 %



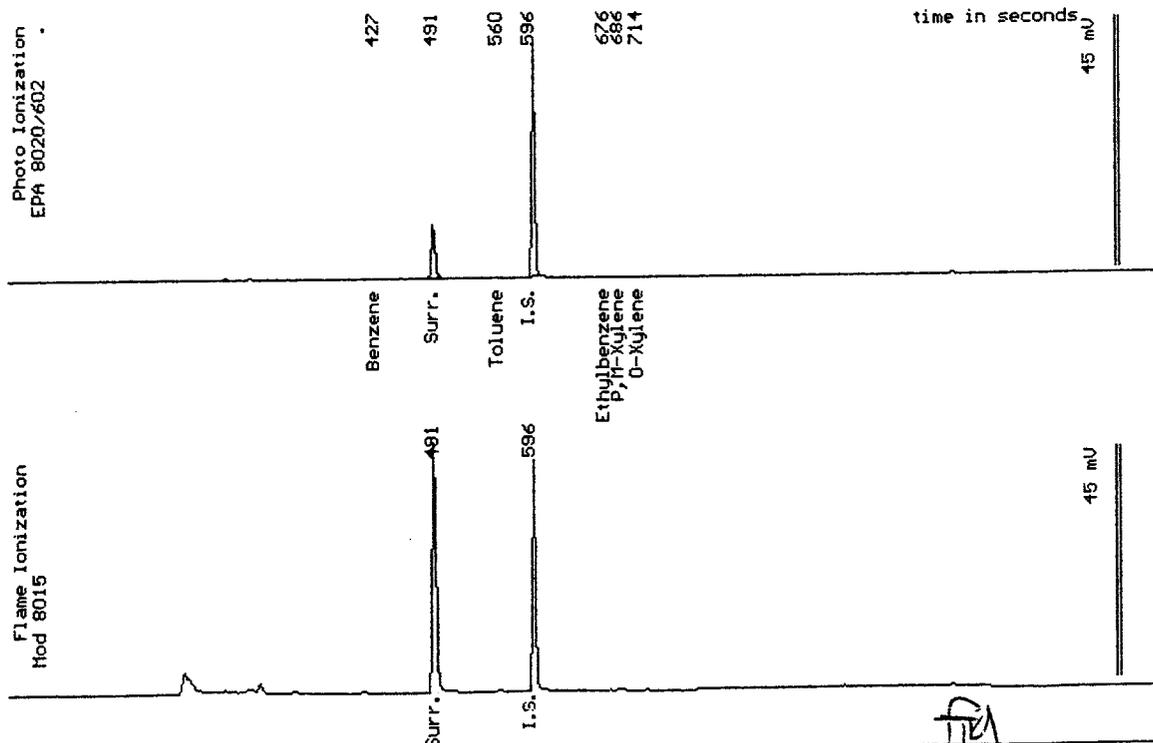
Sample Log 22832
22832-02

Sample: PG7-2 A,B,C,D

From : Placer Vineyards (Proj. # 99-426)
 Sampled : 08/04/01
 Dilution : 1:1
 Matrix : Soil

Run Log : 2207R

Parameter	(MRL) mg/kg	Measured Value mg/kg
Benzene	(.0050)	<.0050
Toluene	(.0050)	<.0050
Ethylbenzene	(.0050)	<.0050
Total Xylenes	(.0050)	<.0050
TPH as Gasoline	(1.0)	<1.0
Surrogate Recovery		100 %



Sample Log 22832
22832-03

Sample: PG15-1 A,C,D

From : Placer Vineyards (Proj. # 99-426)

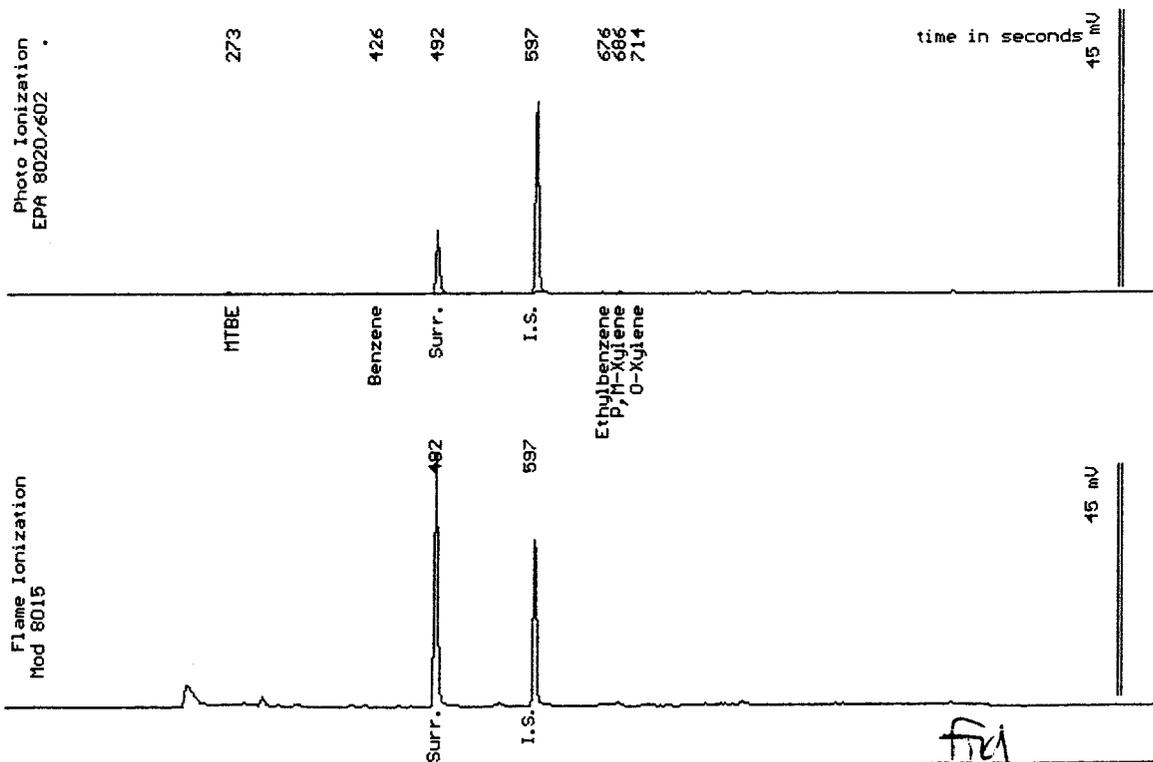
Sampled : 08/04/01

Dilution : 1:1

Run Log : 2207R

Matrix : Soil

Parameter	(MRL) <small>mg/kg</small>	Measured Value <small>mg/kg</small>
Benzene	(.0050)	<.0050
Toluene	(.0050)	<.0050
Ethylbenzene	(.0050)	<.0050
Total Xylenes	(.0050)	<.0050
TPH as Gasoline	(1.0)	<1.0
Surrogate Recovery		105 %



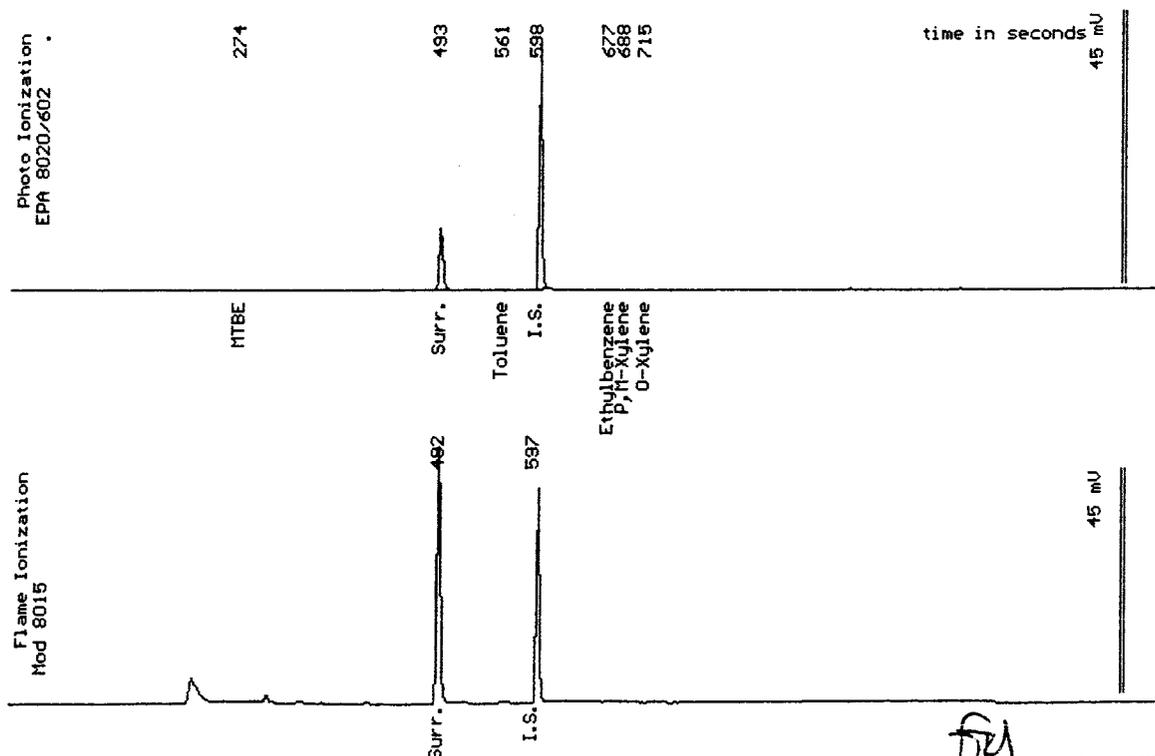
Sample Log 22832
22832-04

Sample: PG19-1 A,B,C,D

From : Placer Vineyards (Proj. # 99-426)
 Sampled : 08/04/01
 Dilution : 1:1
 Matrix : Soil

Run Log : 2207R

Parameter	(MRL) mg/kg	Measured Value mg/kg
Benzene	(.0050)	<.0050
Toluene	(.0050)	<.0050
Ethylbenzene	(.0050)	<.0050
Total Xylenes	(.0050)	<.0050
TPH as Gasoline	(1.0)	<1.0
Surrogate Recovery		103 %



Sample Log 22832

22832-05

Sample: PG10-1 A,B,C,D

From : Placer Vineyards (Proj. # 99-426)

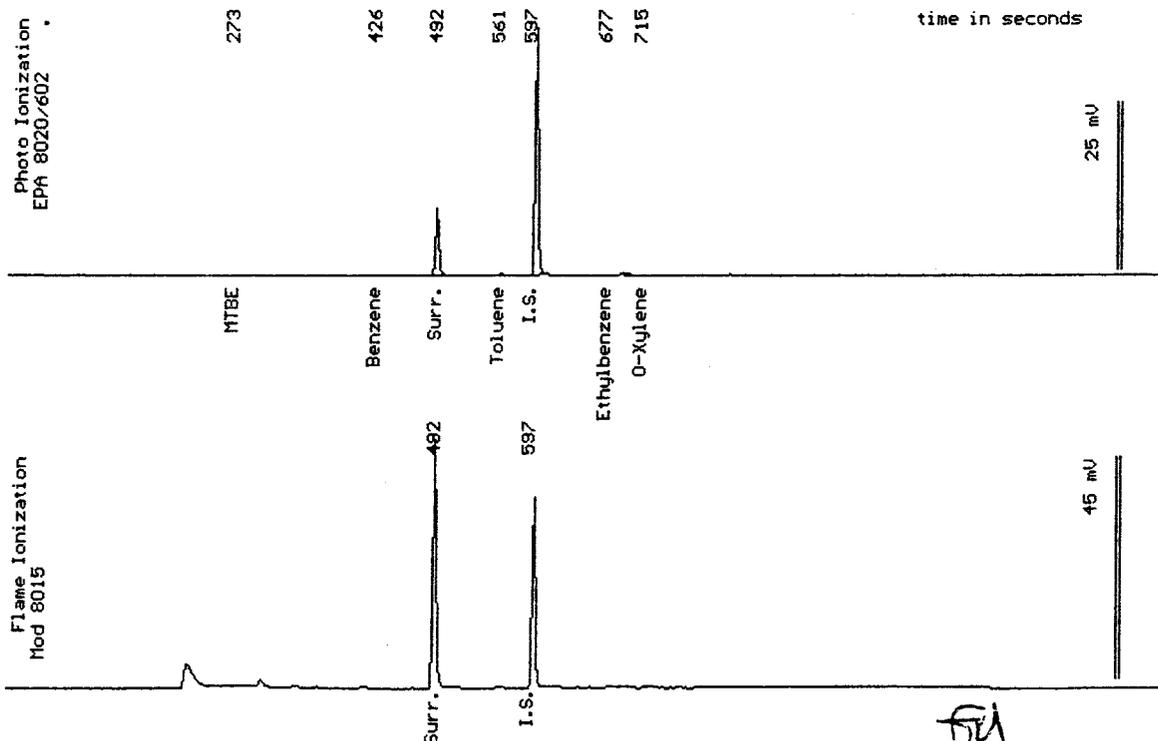
Sampled : 08/04/01

Dilution : 1:1

Run Log : 2207R

Matrix : Soil

Parameter	(MRL) mg/kg	Measured Value mg/kg
Benzene	(.0050)	<.0050
Toluene	(.0050)	<.0050
Ethylbenzene	(.0050)	<.0050
Total Xylenes	(.0050)	<.0050
TPH as Gasoline	(1.0)	<1.0
Surrogate Recovery		105 %



Sample Log 22832

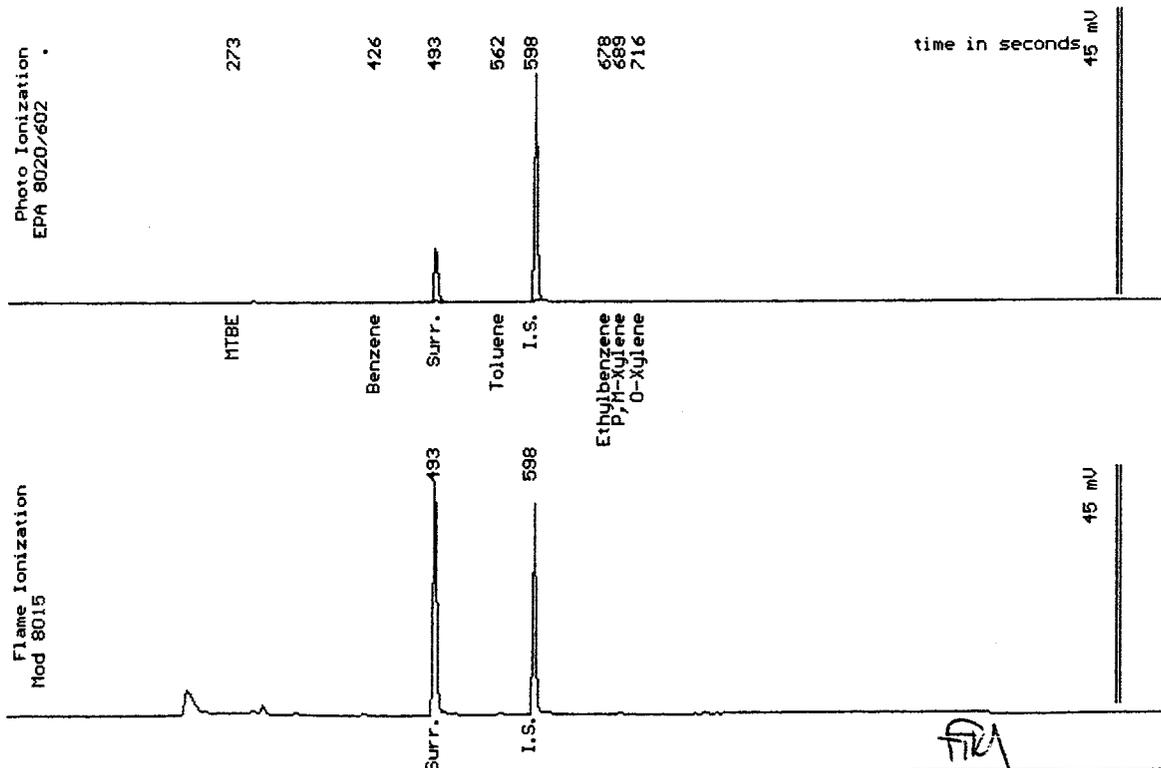
22832-06

Sample: PG10-2 A,B,C,D

From : Placer Vineyards (Proj. # 99-426)
 Sampled : 08/04/01
 Dilution : 1:1
 Matrix : Soil

Run Log : 2207R

Parameter	(MRL) mg/kg	Measured Value mg/kg
Benzene	(.0050)	<.0050
Toluene	(.0050)	<.0050
Ethylbenzene	(.0050)	<.0050
Total Xylenes	(.0050)	<.0050
TPH as Gasoline	(1.0)	<1.0
Surrogate Recovery		103 %



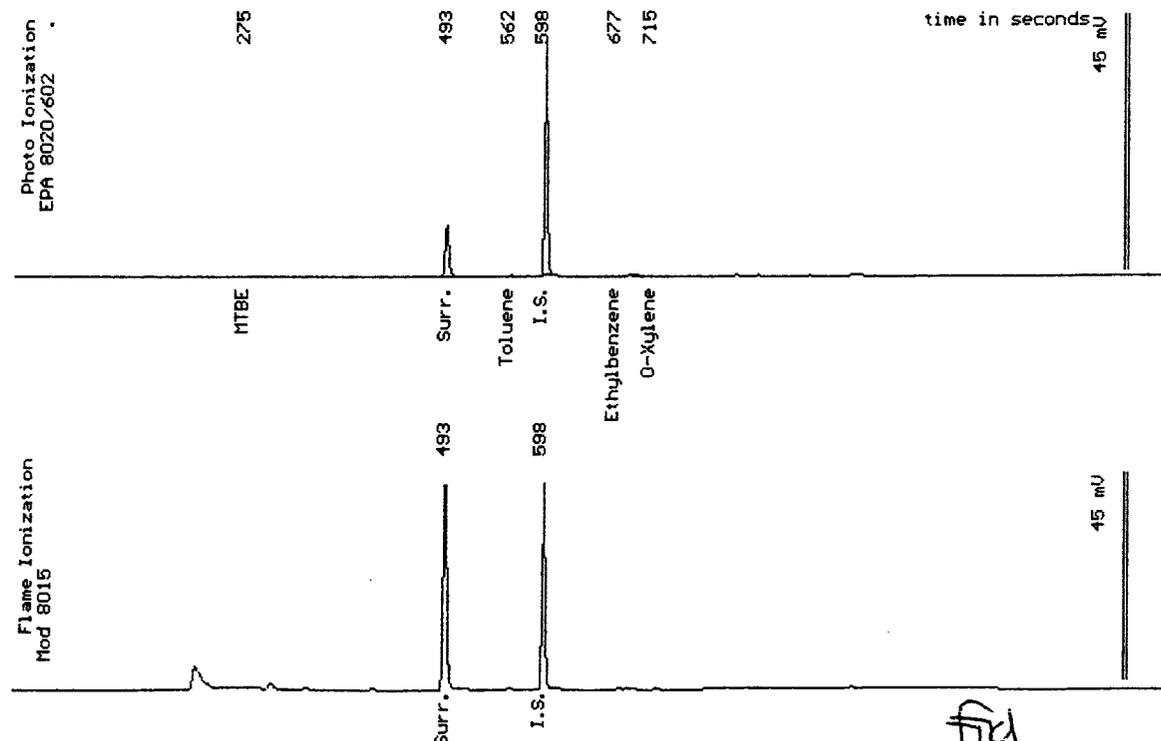
Sample Log 22832
22832-07

Sample: PG9-1 A,B,C,D

From : Placer Vineyards (Proj. # 99-426)
 Sampled : 08/04/01
 Dilution : 1:1
 Matrix : Soil

Run Log : 2207R

Parameter	(MRL) mg/kg	Measured Value mg/kg
Benzene	(.0050)	<.0050
Toluene	(.0050)	<.0050
Ethylbenzene	(.0050)	<.0050
Total Xylenes	(.0050)	<.0050
TPH as Gasoline	(1.0)	<1.0
Surrogate Recovery		101 %



Sample Log 22832

22832-09

Sample: PG9-3 A,B,C,D

From : Placer Vineyards (Proj. # 99-426)

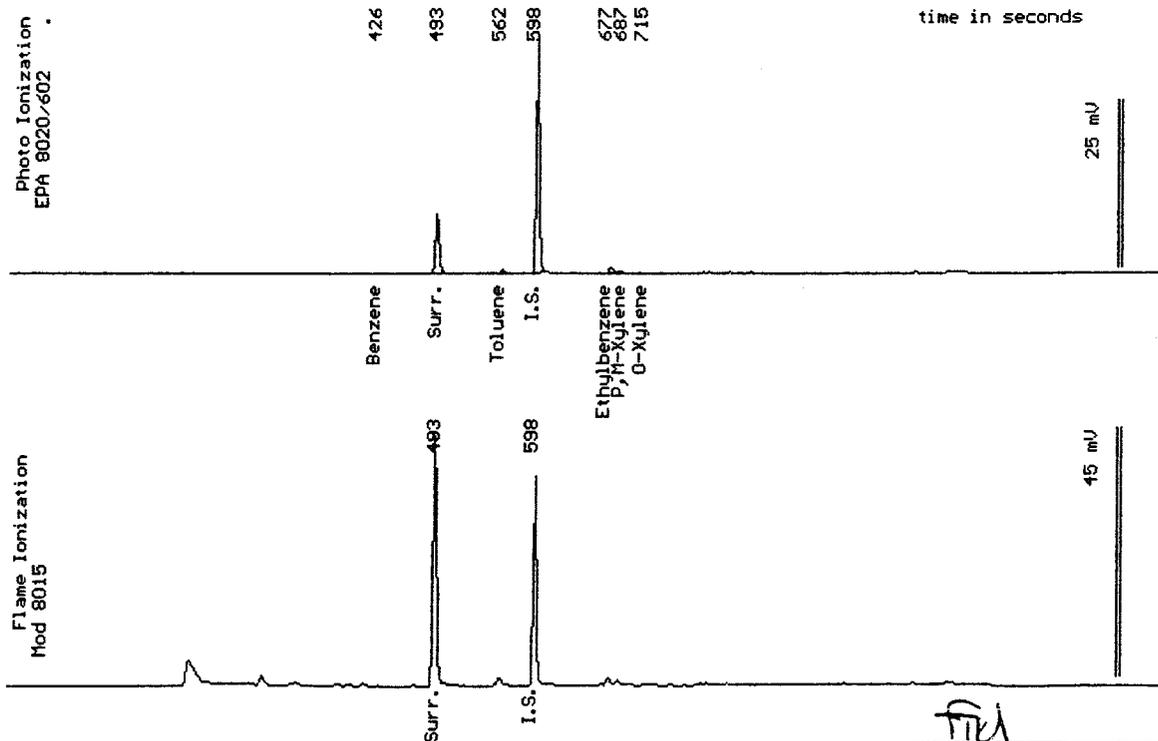
Sampled : 08/04/01

Dilution : 1:1

Run Log : 2207R

Matrix : Soil

Parameter	(MRL) mg/kg	Measured Value mg/kg
Benzene	(.0050)	<.0050
Toluene	(.0050)	<.0050
Ethylbenzene	(.0050)	<.0050
Total Xylenes	(.0050)	<.0050
TPH as Gasoline	(1.0)	<1.0
Surrogate Recovery		106 %



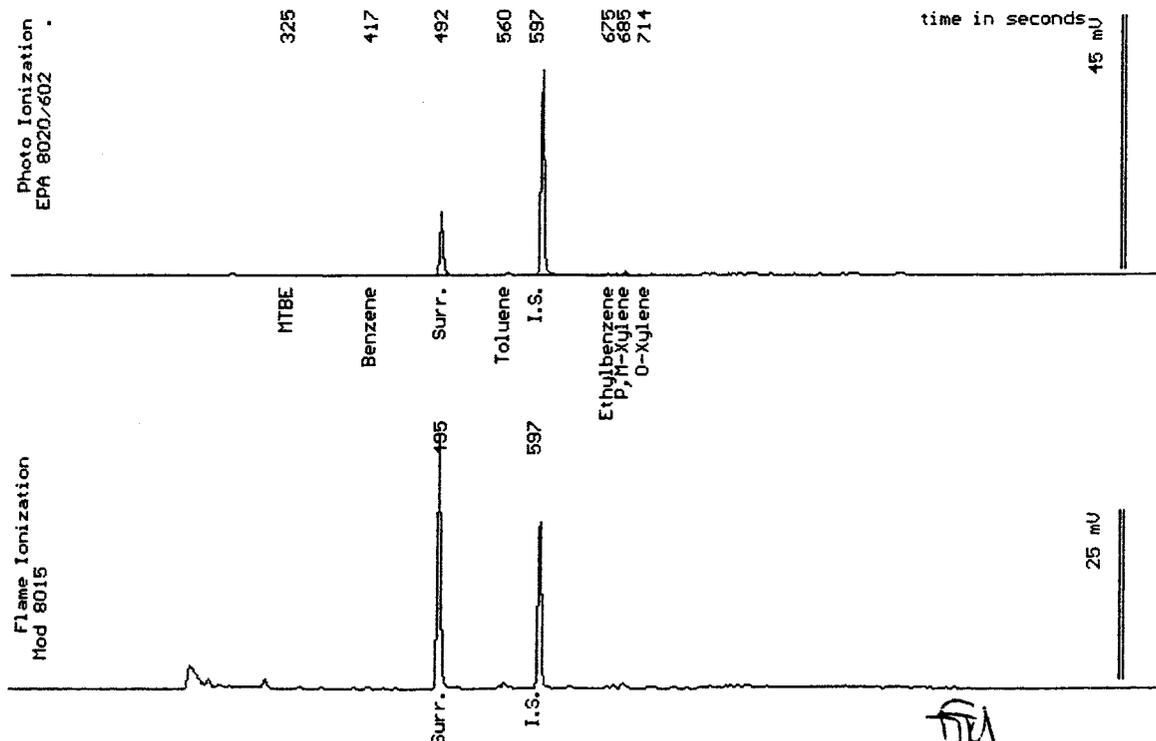
Sample Log 22832
22832-10

Sample: PG11-1 A,B,C,D

From : Placer Vineyards (Proj. # 99-426)
 Sampled : 08/04/01
 Dilution : 1:1
 Matrix : Soil

Run Log : 2207S

Parameter	(MRL) mg/kg	Measured Value mg/kg
Benzene	(.0050)	<.0050
Toluene	(.0050)	<.0050
Ethylbenzene	(.0050)	<.0050
Total Xylenes	(.0050)	<.0050
TPH as Gasoline	(1.0)	<1.0
Surrogate Recovery		102 %





August 10, 2001
Sample Log 22832

QC Report for EPA 8021 & Modified EPA 8015
Run Log : 2207P,S
From : Placer Vineyards (Proj. # 99-426)
Sample(s) Received : 08/06/01

Parameter	Matrix Spike % Recovery	Matrix Spike Duplicate % Recovery	RPD *
Benzene	111	117	6
Ethylbenzene	107	109	2
TPH as Gasoline	106	108	2

* RPD = Relative Percent Difference

Parameter	Laboratory Control Sample % Recovery
Benzene	96
Ethylbenzene	105
Gasoline	109

Parameter	Method Blank
Benzene	<0.0050 mg/Kg
Toluene	<0.0050 mg/Kg
Ethylbenzene	<0.0050 mg/Kg
Total Xylenes	<0.0050 mg/Kg
TPH as Gasoline	<1.0 mg/Kg


Tom Kwoka
Lab Director



Sample Log 22832
22832-01

Sample: PG7-1 A,B,C,D

From : Placer Vineyards (Proj. # 99-426)

Sampled : 08/04/01

Extracted: 08/10/01

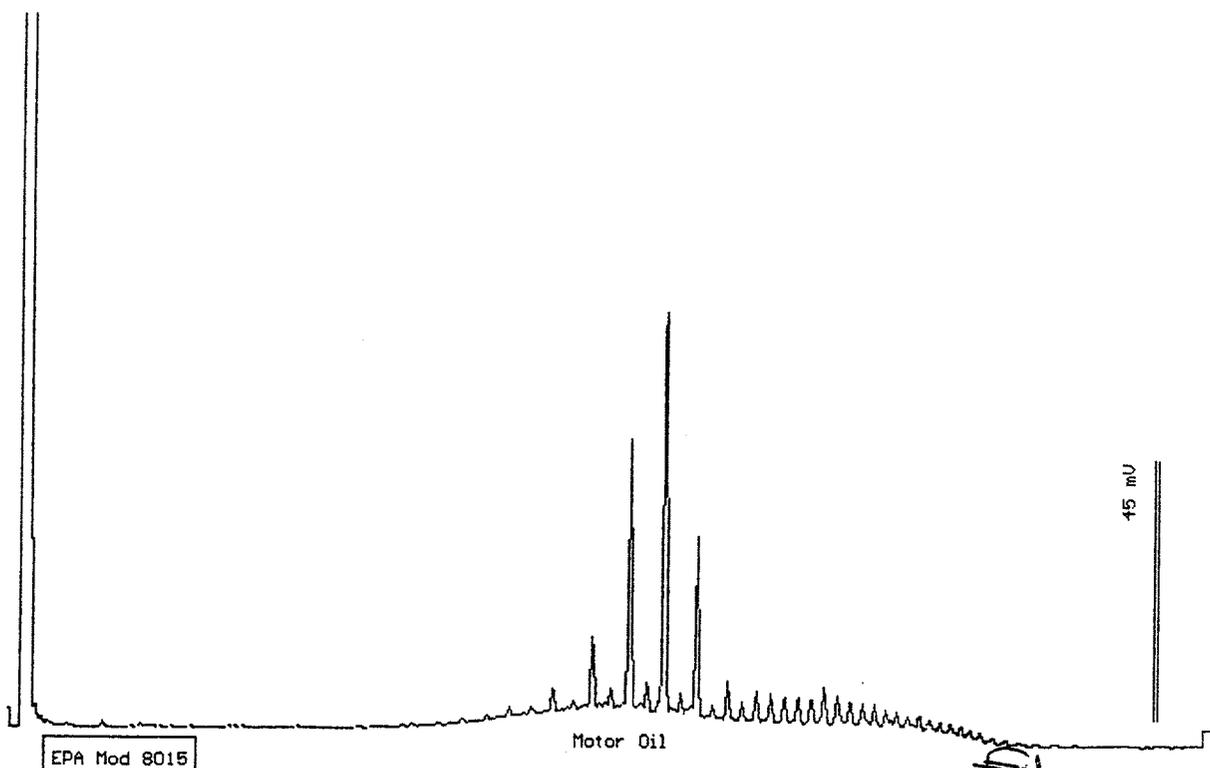
Dilution : 1:1

Matrix : Soil

QC Batch : DS010803

Run Log : 7501F

Parameter	(MRL) mg/kg	Measured Value mg/kg
TPH as Diesel	(1.0)	<1.0
TPH as Motor Oil	(10)	<10



Date: 08-13-01 Time: 22:13:43
Column : 0.53mm ID X 15m DB1 (J&W Scientific)

Stewart Podolsky
Senior Chemist



Sample Log 22832

22832-02

Sample: PG7-2 A,B,C,D

From : Placer Vineyards (Proj. # 99-426)

Sampled : 08/04/01

Extracted: 08/10/01

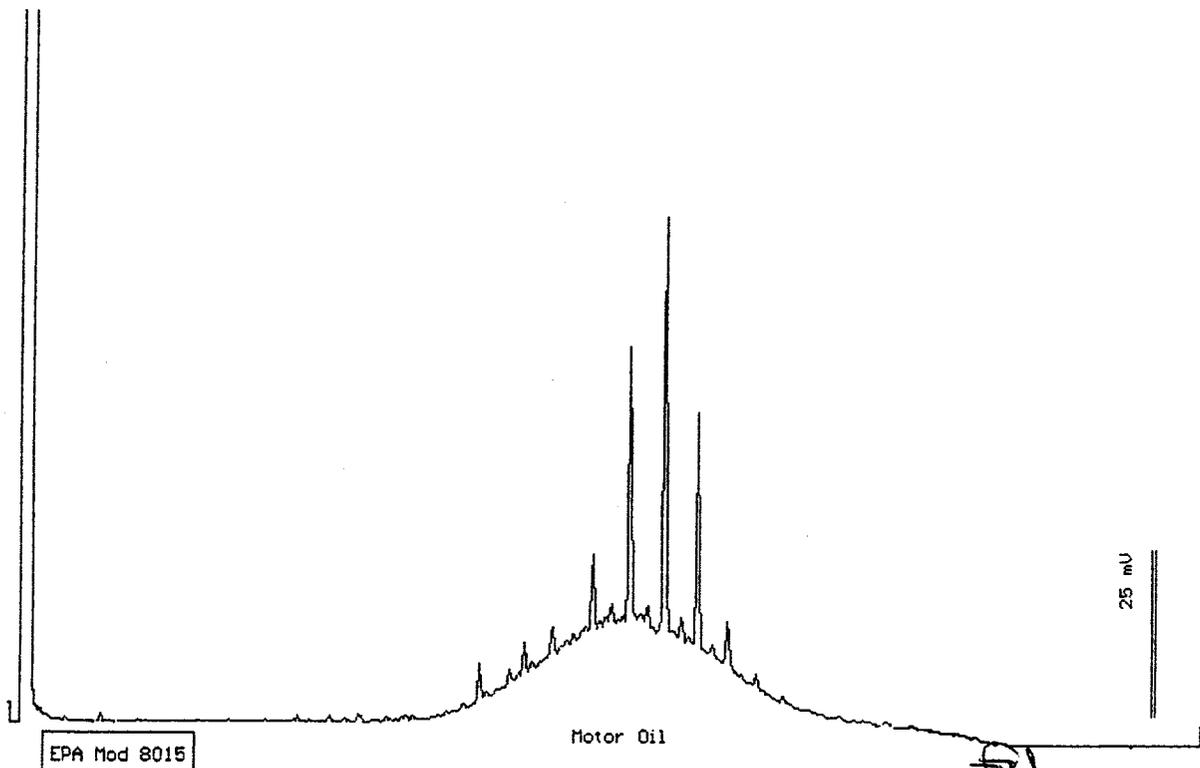
Dilution : 1:1

Matrix : Soil

QC Batch : DS010803

Run Log : 7501F

Parameter	(MRL) mg/kg	Measured Value mg/kg
TPH as Diesel	(1.0)	<1.0
TPH as Motor Oil	(10)	16



Date: 08-13-01 Time: 22:47:11
Column : 0.53mm ID X 15m DB1 (J&W Scientific)

Stewart Pedolsky
Senior Chemist



Sample Log 22832

22832-03

Sample: PG15-1 A,C,D

From : Placer Vineyards (Proj. # 99-426)

Sampled : 08/04/01

Extracted: 08/10/01

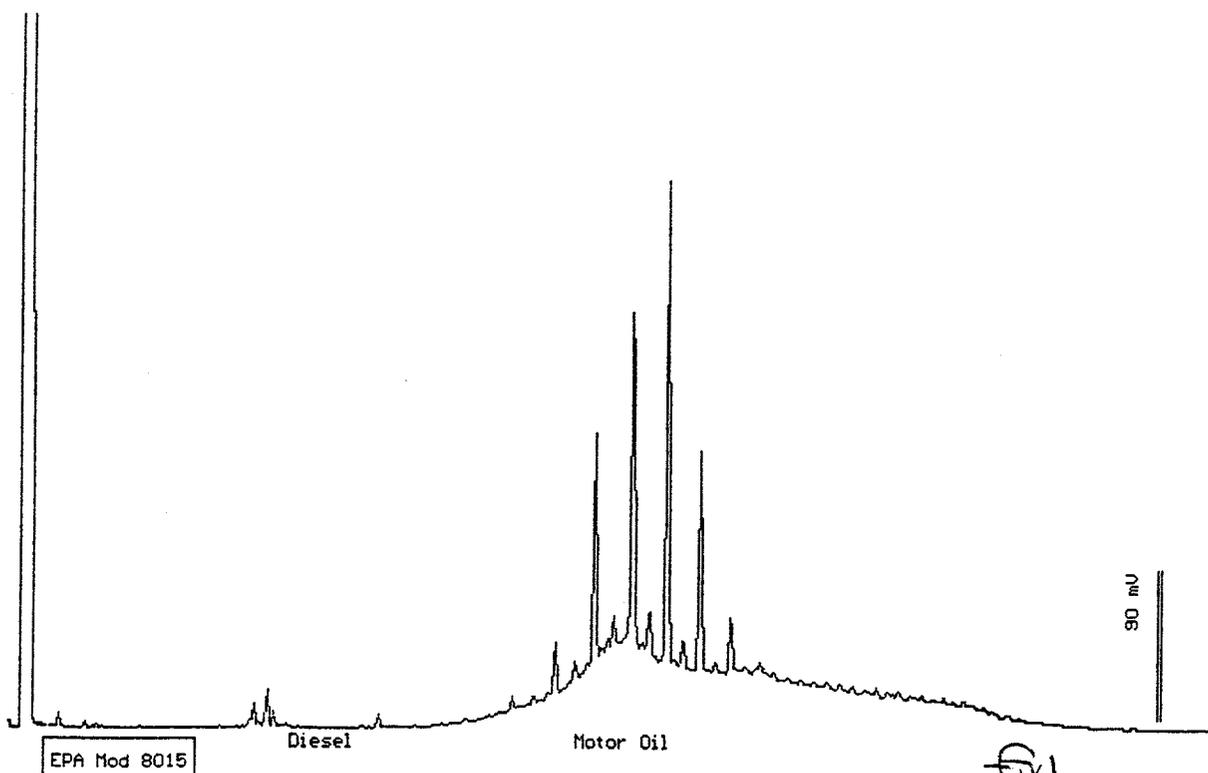
Dilution : 1:1

Matrix : Soil

QC Batch : DS010803

Run Log : 7501F

Parameter	(MRL) mg/kg	Measured Value mg/kg
TPH as Diesel	(1.0)	4.2
TPH as Motor Oil	(10)	64



Date: 08-13-01 Time: 23:20:35
Column : 0.53mm ID X 15m DB1 (J&W Scientific)

Stewart Podolsky
Stewart Podolsky
Senior Chemist