TARGET

Mitigated Negative Declaration

City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670

June 2007
(Revised July 2007)

MITIGATED NEGATIVE DECLARATION

FOR

TARGET

CITY OF RANCHO CORDOVA, CALIFORNIA

Prepared by:

THE CITY OF RANCHO CORDOVA
2729 Prospect Park Drive
Rancho Cordova, CA 95670
Phone 916.851.8750
Fax 916.851.8762

JUNE 2007
(REVISED JULY 2007)

APPENDICES

1.0 INTRODUCTION

1.1 INTRODUCTION AND REGULATORY GUIDANCE

This document is an Initial Study and Mitigated Negative Declaration (IS/MND) prepared pursuant to the California Environmental Quality Act (CEQA) for the proposed Target project (hereafter referred to as "the proposed project"). This MND has been prepared in accordance with the CEQA, Public Resources Code Sections 21000 et seq., and the State CEQA Guidelines.

An Initial Study is conducted by a lead agency to determine if a project may have a significant effect on the environment. In accordance with the CEQA Guidelines, Section 15064, an Environmental Impact Report (EIR) must be prepared if the Initial Study indicates that the proposed project under review may have a potentially significant impact on the environment. A negative declaration may be prepared instead, if the lead agency prepares a written statement describing the reasons why a proposed project would not have a significant effect on the environment, and, therefore, why it does not require the preparation of an EIR (CEQA Guidelines Section 15371). According to CEQA Guidelines Section 15070, a negative declaration shall be prepared for a project subject to CEQA when either:

(a) The Initial Study shows there is no substantial evidence, in light of the whole record before the agency, that the proposed project may have a significant effect on the environment, or

(b) The Initial Study identified potentially significant effects, but:

(1) Revisions in the project plans or proposals made by or agreed to by the applicant before the proposed negative declaration is released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur, and

(2) There is no substantial evidence, in light of the whole record before the agency, that the proposed project as revised may have a significant effect on the environment.

If revisions are adopted into the proposed project in accordance with the CEQA Guidelines Section 15070(b), a Mitigated Negative Declaration is prepared. This document includes such revisions in the form of mitigation measures. Therefore, this document is a Mitigated Negative Declaration and incorporates all of the elements of an Initial Study. Hereafter this document is referred to as an MND.

The City Council certified the Rancho Cordova General Plan EIR (GP-EIR) on June 26, 2006 (State Clearinghouse Number 2005022137). The GP-EIR was prepared as a Program EIR pursuant to State CEQA Guidelines Section 15168. According to Section 15168(a):

(a) General. A program EIR is an EIR which may be prepared on a series of actions that can be characterized as on large project and are related either:

(1) Geographically,

(2) As logical parts in the chain of contemplated actions,

> *(3) In connection with issuance of rules, regulations, plans, or other general criteria to govern the conduct of a continuing program, or*
>
> *(4) As individual activities carried out under the same authorizing statutory or regulatory authority and having generally similar environmental effects which can be mitigated in similar ways.*

The GP-EIR was intended to evaluate the environmental impacts of the General Plan to the greatest extent possible. The Program EIR is used as the primary environmental document to evaluate all subsequent planning and permitting actions associated with projects in the City. State CEQA Guidelines Section 15168(c) establishes the requirement that the Lead Agency (the City) determine if subsequent projects require additional environmental analysis. According to State CEQA Guidelines Section 15168(c), additional review is required:

> *(1) If a later activity would have effects that were not examined in the program EIR, a new initial study would need to be prepared leading to either an EIR or negative declaration.*

In addition to the rules governing the preparation and use of Program EIRs, other provisions of CEQA govern site-specific review of the proposed project. Public Resources Code Section 21083.3 limits CEQA review of certain projects consistent with an approved general plan, community plan, or zoning action for which an EIR was prepared to environmental effects that are "peculiar" to the parcel or to the project and which were not addressed as significant effects in a prior EIR, or which new information shows will be more significant than described in the prior EIR. The proposed project is a qualified project pursuant to Section 21083.3(a-b), which states:

> *(a) If a parcel has been zoned to accommodate a particular density of development or has been designated in a community plan to accommodate a particular density of development and an Environmental Impact Report was certified for that zoning or planning action, the application of this division to the approval of any subdivision map or other project that is consistent with the zoning or community plan shall be limited to effects upon the environment which are peculiar to the parcel or to the project and which were not addressed as significant effects in the prior Environmental Impact Report, or which substantial new information shows will be more significant than described in the prior Environmental Impact Report.*
>
> *(b) If a development project is consistent with the general plan of a local agency and an Environmental Impact Report was certified with respect to that general plan, the application of this division to the approval of that development project shall be limited to effects on the environment which are peculiar to the parcel or to the project and which were not addressed as significant effects in the prior Environmental Impact Report, or which substantial new information shows will be more significant than described in the prior Environmental Impact Report.*

The proposed project was generally described in the GP-EIR. However, specific information about the proposed project was not known at the time of the preparation of the GP-EIR and the project-specific impacts resulting from implementation of the proposed project were not fully identified or mitigated in the GP-EIR. Therefore, additional analysis and potential mitigation of the environmental effects of the proposed project are required. State CEQA Guidelines Section

15183 provides guidance as to the scope of this subsequent analysis. State CEQA Guidelines Section 15183 states:

(a) CEQA mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. This streamlines the review of such projects and reduces the need to prepare repetitive environmental studies.

(b) In approving a project meeting the requirements of this section, a public agency shall limit its examination of environmental effects to those, which the agency determines, in an Initial Study or other analysis:

(1) Are peculiar to the project or the parcel on which the project would be located.

(2) Were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan, with which the project is consistent.

(3) Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action, or

(4) *Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior* EIR.

This Initial Study/Mitigated Negative Declaration addresses project-specific impacts that were not fully addressed in the GP-EIR. Additionally, this IS/MND summarizes the findings of the City relating to the GP- EIR and how the criteria set forth in Guidelines Section 15183 have been met.

The GP-EIR analyzed the environmental effects of the General Plan and the twelve policy elements and the Land Use Map "implementation element". The twelve policy elements concentrated on providing policy guidance in the following areas:

- Land Use
- Urban Design
- Economic Development
- Housing
- Circulation
- Open Space, Parks, and Trails
- Infrastructure, Services, and Finance
- Natural Resources
- Cultural and Historic Resources
- Safety
- Air Quality
- Noise

In adopting the General Plan and certifying the GP-EIR as complete and adequate, the City Council adopted findings of fact and a statement of overriding considerations for those impacts that could not be mitigated to less than significant levels.

Impacts deemed in the GP-EIR to be significant and unavoidable:

- Conflicts with applicable land use plans.

- Various impacts on agricultural land.
- Conflicts with Williamson Act contracts.
- Substantial population, housing, and employment growth.
- Deficient traffic level of service by 2030.
- Worsening of already unacceptable operations on US-50.
- Conflicts with the Regional Ozone Attainment Plan.
- Significant construction-based pollutant emissions.
- Significant operational pollutant emissions.
- Significant emissions of Toxic Air Contaminants.
- Creation of construction, traffic, and operational noise above standards.
- Creation of new noise-sensitive land uses within airport noise areas.
- Loss of availability of aggregate resources.
- Impacts on water supply (both availability of water and infrastructure required).
- Impacts to habitat and individuals of special status species.
- Impacts to raptors, migratory birds, and other wildlife.
- Impacts to jurisdictional waters of the U.S.
- Impacts to animal movement corridors.
- Loss of native and landmark trees.
- Disturbance of cultural resources and human remains.
- Environmental impacts resulting from the need for more wastewater infrastructure.
- Degradation of the existing visual character of the area.

The GP-EIR also identified several cumulative impacts that would be cumulatively considerable and significant and unavoidable. Those impacts included:

- Conflicts with area land use plans.
- Conversion of farmland to other uses and agricultural/urban interface conflicts.
- Substantial population, housing, and employment growth.
- Significant impacts to area traffic level of service.
- Increases in regional ozone and particulate matter emissions.
- Increases in regional traffic and operational noise.
- Cumulative loss of mineral resources.
- Increased regional demand for water supply and need for water infrastructure.
- Cumulative loss of biological resources.
- Cumulative loss of cultural resources.
- Increases in wastewater treatment capacity and infrastructure.
- Changes in area visual character and landscape.

Detailed information regarding both the project impacts and cumulative impacts identified above is included in the GP-EIR. The GP-EIR is available online at http://gp.cityofranchocordova.org and on request at the City at the following address:

City of Rancho Cordova
Planning Department
2729 Prospect Park Drive
Rancho Cordova, CA 95670

In accordance with State CEQA Guidelines Section 15183, a discussion of each of the impacts found to be significant in the GP-EIR and the relative impact of the proposed project in each of those categories is provided in this MND.

This MND hereby incorporates the GP-EIR by reference. The Rancho Cordova General Plan received final approval by the City Council on June 26, 2006. The City Council certified the GP-EIR as adequate and complete on that date as well. As noted above, the GP-EIR is a Program EIR and the discussions of general issues included in the document are in some cases applicable to the proposed project.

1.2 LEAD AGENCY

The lead agency is the public agency with primary responsibility over a proposed project. Where two or more public agencies will be involved with a project, State CEQA Guidelines Section 15051 provides criteria for identifying the lead agency. State CEQA Guidelines 15051(b) states:

> (b) If the project is to be carried out by a nongovernmental person or entity, the lead agency shall be the public agency with the greatest responsibility for supervising or approving the project as a whole.
>
> (1) The lead agency will normally be the agency with the general governmental powers, such as a city of county, rather than an agency with a single or limited purpose such as an air pollution control district or a district which will provide public serve or public utility to the project.

As the proposed project is to be carried out by a private construction company and as the City of Rancho Cordova has general governmental powers over the proposed project, the lead agency for the proposed project is the City of Rancho Cordova.

1.3 PURPOSE AND ORGANIZATION OF THE DOCUMENT

The purpose of this Mitigated Negative Declaration is to evaluate the potential environmental impacts of the proposed project.

This document is divided into the following sections:

- **1.0 Introduction -** Provides an introduction and describes the purpose and organization of this document.
- **2.0 Project Description -** Provides a detailed description of the proposed project.
- **3.0 Environmental Setting, Impacts and Mitigation Measures -** Describes the environmental setting for each of the environmental subject areas (as described in Appendix G of the State CEQA Guidelines), evaluates a range of impacts classified as "no impact," "less than significant," or "less than significant with mitigation incorporation" in response to the environmental checklist, and provides mitigation measures, where appropriate, to mitigate potentially significant impacts to a less than significant level.
- **4.0 Cumulative Impacts -** Provides a discussion of cumulative impacts of this project.

- **5.0 Determination -** Provides the environmental determination for the project.

- **6.0 Report Preparation and Consultations -** Identifies staff and consultants responsible for preparation of this document.

- **7.0 References –** Provides a list of references used to prepare the MND.

1.4 REGULATORY FRAMEWORK AND ASSUMPTIONS

The City of Rancho Cordova was incorporated July 1, 2003. At that time, the City adopted Sacramento County's General Plan by reference until the formal adoption of its own General Plan. The City adopted the General Plan on June 26, 2006 and certified the Environmental Impact Report for the General Plan as adequate and complete at that time. The proposed project is subject to the policies and designations of the City of Rancho Cordova General Plan (hereafter referred to as the General Plan). Earlier draft versions of the General Plan are no longer valid and were not considered when determining the proposed project's consistency with City Policies.

2.0 PROJECT DESCRIPTION

2.1 PROJECT LOCATION

The proposed Target project (hereafter referred to as the "proposed project") is located at 10881 Olson Drive within the City of Rancho Cordova, approximately 0.15 miles northeast of the intersection of Zinfandel Drive and Olson Drive. The site is bounded to the north by Southern Pacific Railroad and Sacramento Light Rail tracks, as well as Folsom Boulevard. Existing retail development borders the project site to the east, south, and west. The project location is shown in **Figures 1** and **2**.

2.2 EXISTING CONDITIONS

The project area is located within an area of Rancho Cordova characterized by existing urban development. The parcel is zoned General Commercial (GC). Nearby significant features include US-50 (approximately 0.08 miles to the southeast), Folsom Boulevard (approximately 0.02 miles to the north), the American River (approximately 1.60 miles to the north), and Mather Airport (approximately 2 miles to the south).

The project site is currently occupied by an 111,766 square foot Target building, a 15,062 square foot adjacent retail building, and a parking lot. The General Plan designates this parcel as CMU (Commercial Mixed Use) within the Downtown Planning Area.

2.3 SPECIAL PLANNING AREA

DOWNTOWN PLANNING AREA

The proposed project is within the Downtown Planning Area as identified in the City of Rancho Cordova General Plan. It is the City's intent that the Downtown becomes a location of transition between residences to the north and employment and residences to the south. This location in the core of the City is ideal for an area to include pedestrian-friendly gathering places, shopping opportunities, places of employment, and entertainment venues. It is anticipated that a Downtown Specific Plan or other similar planning document will be prepared for this area to lay out a path toward achieving the developmental goals of the Downtown. Preparations have not yet begun on a Specific Plan for the Downtown Planning Area. As the Downtown is already developed, much of the future planning activities will include revitalization of existing development and improvements to traffic circulation, especially in the area of Olson Drive.

2.4 PROJECT CHARACTERISTICS

The proposed project would involve the demolition of the existing 111,766 square foot Target and the adjacent 15,062 square foot strip mall structure. The proposed project requires City Design Review in order to construct a new 133,256 square foot Target building in the location of the original Target building. The reconstructed building would result in an increase of 6,428 square feet, a total floor area increase of 5.1%. The project site is 9.86 acres. Site improvements would include upgraded Americans with Disabilities Act (ADA)-compliant parking stalls, parking lot revisions, and a one-way ingress and egress at Olson Drive. The proposed project site plan is shown in **Figure 3**. The proposed landscape plan is shown in **Figure 4**.

The new Target building proposed by the project applicant would face Olson Drive and would be constructed in roughly the same location as the original store and retail building. The loading dock for the new Target store would be located on the northeastern side of the building, which is the left side of the new structure. The loading dock would face the rear of the shops on the

adjacent parcel to the east. Improvements to Olson Drive would involve the conversion of one full-access driveway into a one-way ingress and egress.

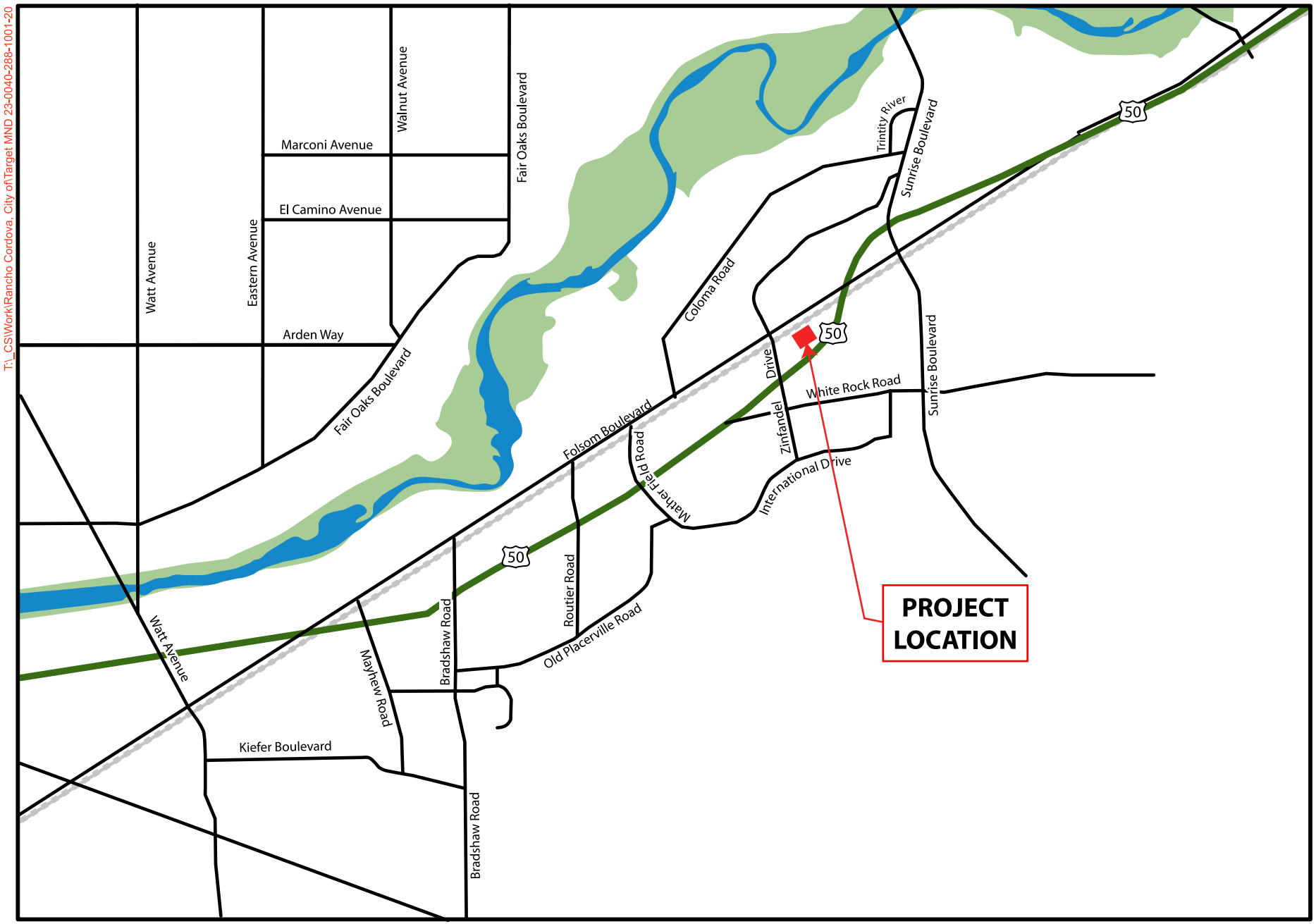
2.5 REQUIRED PROJECT APPROVALS

In addition to the approval of the proposed project by the City Council of the City of Rancho Cordova, the following agency approvals may be required (depending on the final project design):

1. Central Valley Regional Water Quality Control Board (CVRWQCB)
2. County Sanitation District (CSD-1)
3. Golden State Water Company
4. Sacramento Metropolitan Air Quality Management District (SMAQMD)
5. Sacramento Metropolitan Fire District (SMFD)
6. Sacramento Municipal Utility District (SMUD)
7. Pacific Gas and Electric (PG&E)

City of Rancho Cordova
Planning Department

Figure 1
Regional Location Map



City of Rancho Cordova
Planning Department

Figure 2
Project Location

T:_CS\Work\Rancho Cordova, City of\Target MND 23-0040-288-1001-20

PROJECT AREA

SITE SUMMARY

TARGET PARCEL AREA: (429,842 SF), 9.86 AC

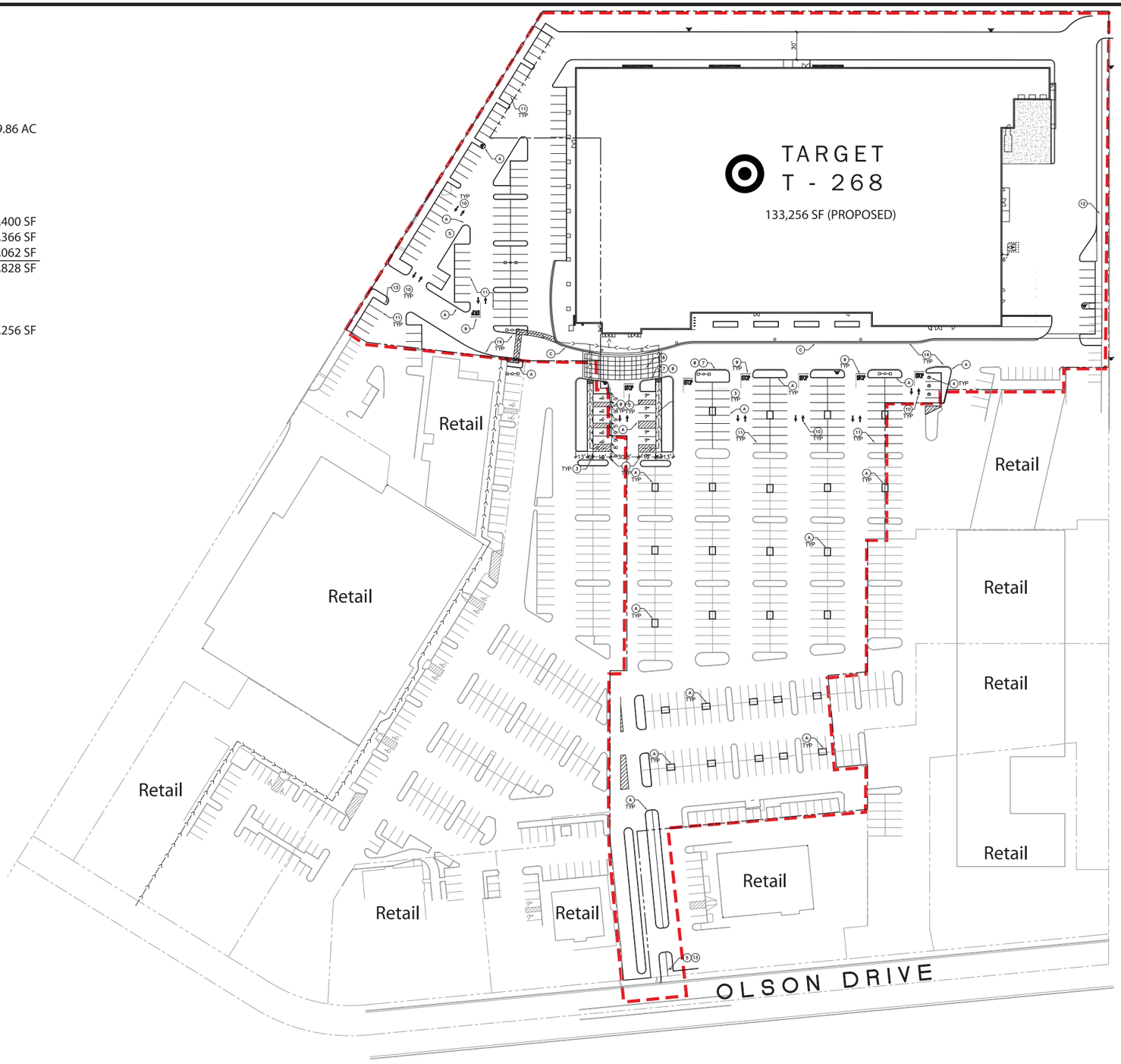
ZONING:
CR (COMMERCIAL)

EXISTING TARGET BUILDING AREA:

TARGET:	101,400 SF
GARDEN CENTER:	10,366 SF
SHOPS BLDG:	15,062 SF
TOTAL:	126,828 SF

PROPOSED TARGET BUILDING AREA:

TARGET:	133,256 SF



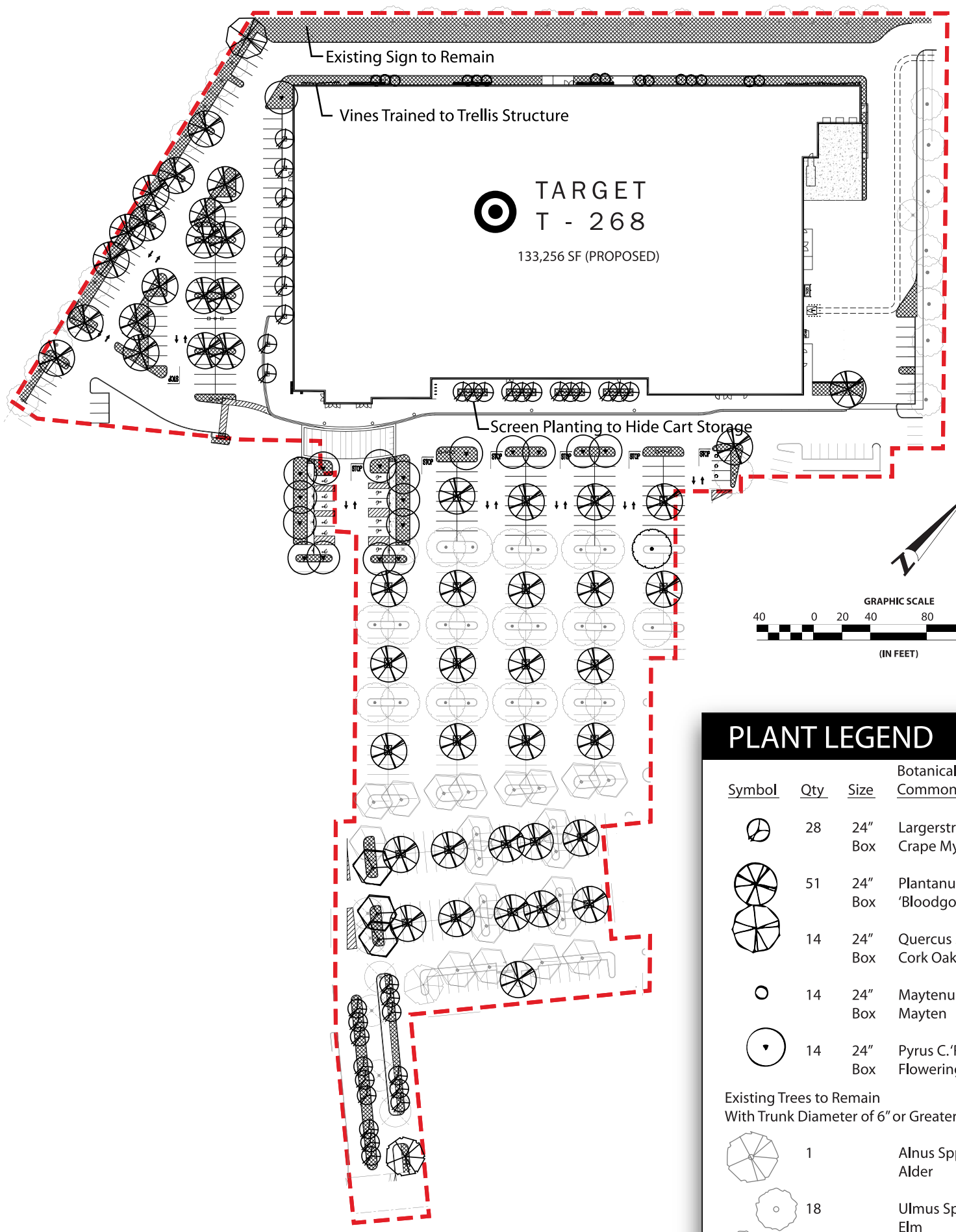
GRAPHIC SCALE
40 0 20 40 80 180
(IN FEET)

Source: Pacific Land Services, 2007

City of Rancho Cordova
Planning Department

Figure 3
Proposed Site Plan

T:_CS\Work\Rancho Cordova, City of\Target MND 23-0040-288-1001-20



PLANT LEGEND

Symbol	Qty	Size	Botanical Name Common Name
	28	24″ Box	Largerstroemia Indica Crape Myrtle
	51	24″ Box	Plantanus Acerifolia 'Bloodgood' London Plane Tree
	14	24″ Box	Quercus Suber Cork Oak
	14	24″ Box	Maytenus Boaria Mayten
	14	24″ Box	Pyrus C.'Redspire' Flowering Cherry

Existing Trees to Remain
With Trunk Diameter of 6″ or Greater

1		Alnus Spp. Alder
18		Ulmus Spp. Elm
26		Unknown Species
21		Fraxinus Spp. Ash

Existing Trees to be Removed
With Trunk Diameter of 6″ or Greater

20	Various Non-Native Species

Schrubs and Groundcover

Low groundcover and small to medium flowering shrubs ie:
Raphiolepis, Escallonia Dietes, Agapanthus, Baccharis, Trachelopspermum'.

Vines to be trained on trellis structures ie:
Clematis, Gelsemium, Wisteria

Source: Pacific Land Services, 2007

City of Rancho Cordova
Planning Department

Figure 4
Proposed Landscape Plan

3.0 ENVIRONMENTAL SETTING, IMPACTS AND MITIGATION MEASURES

3.1 INTRODUCTION

This section provides an evaluation of the potential environmental impacts of the proposed project, including the California Environmental Quality Act (CEQA) Mandatory Findings of Significance. There are 16 specific environmental issues evaluated in this chapter. Cumulative impacts to these issues are evaluated in Section 4.0. The environmental issues evaluated in this chapter include:

- Aesthetics
- Agriculture
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Hazards & Hazardous Materials
- Hydrology and Water Quality
- Land Use Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation/Circulation
- Utilities and Services Systems

For each issue area, one of four conclusions is made:

- **No Impact**: No project-related impact to the environment would occur with project development;

- **Less than Significant Impact**: The proposed project would not result in a substantial and adverse change in the environment. This impact level does not require mitigation measures;

- **Less than Significant Impact with Mitigation Incorporation**: The proposed project would result in an environmental impact or effect that is potentially significant, but the incorporation of mitigation measure(s) would reduce the project-related impact to a less than significant level; or,

- **Potentially Significant Impact**: The proposed project would result in an environmental impact or effect that is potentially significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

- **Reviewed Under Previous Document:** The impact has been addressed in previous environmental documents. The discussion will include reference to the previous documents and a summary of the findings of that previous document.

3.2 INITIAL ENVIRONMENTAL STUDY

1. **Project Title:** Target

2. **Lead Agency Name and Address:** City of Rancho Cordova
   2729 Prospect Park Place
   Rancho Cordova, CA 95670

3. **Contact Person and Phone Number:** Ben Ritchie (916) 361-8384

4. **Project Location:** See Section 2.1

5. **Project Sponsor's Name and Address:** Pacific Land Services
   Talin Aghazarian
   2151 Salvio Street, Suite 250
   Concord, CA 94520

6. **Current Zoning:** CG (General Commercial)

7. **General Plan and Planning Area:** City of Rancho Cordova General Plan
   Downtown Planning Area
   Designated for Commercial Mixed Use

8. **APN Number(s):** 072-0280-079

9. **Description of the Project:** See Section 2.3 of this MND.

10. **Surrounding Land Uses and Setting:** See Section 2.2 of this MND.

11. **Other public agencies whose approval may be required:** (e.g., permits, financing approval, or participation agreement)

    1) Central Valley Regional Water Quality Control Board (CVRWQCB)
    2) County Sanitation District (CSD-1)
    3) Golden State Water Company
    4) Sacramento Metropolitan Air Quality Management District (SMAQMD)
    5) Sacramento Metropolitan Fire District (SMFD)
    6) Sacramento Municipal Utility District (SMUD)
    7) Pacific Gas and Electric (PG&E)

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by the project, involving at least one impact that is a "Less Than Significant Impact with Mitigation Incorporation" as indicated by the checklist on the following pages.

☒ Aesthetics	☐ Hazards & Hazardous Materials	☐ Public Services
☐ Agricultural Resources	☐ Hydrology/Water Quality	☐ Recreation
☒ Air Quality	☐ Land Use and Planning	☐ Transportation/Traffic
☒ Biological Resources	☐ Mineral Resources	☐ Utilities & Service Systems
☒ Cultural Resources	☒ Noise	☐ Mandatory Findings of Significance
☐ Geology and Soils	☐ Population and Housing	

PURPOSE OF THIS INITIAL STUDY

This Initial Study has been prepared consistent with CEQA Guidelines Section 15063, to determine if the Target project (hereafter referred to as the "proposed project"), as proposed, may have a significant effect upon the environment. This document incorporates both an Initial Study and a Mitigated Negative Declaration (MND). The discussion below demonstrates that there are no potentially significant impacts identified that cannot be mitigated to a less than significant level or impacts that have not been fully addressed under a previous environmental document. Therefore, an Environmental Impact Report (EIR) is not warranted.

EVALUATION OF ENVIRONMENTAL IMPACTS

1) A brief explanation is required for all answers except "*No Impact*" answers that are adequately supported by the information sources cited. A "*No Impact*" answer is adequately supported if the referenced information sources show that the impact simply does not apply to a project like the one involved (e.g. the project falls outside a fault rupture zone). A "*No Impact*" answer should be explained where it is based on project-specific factors as well as general standards.

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect, and construction as well as operational impacts.

3) A "*Less than Significant Impact*" applies when the proposed project would not result in a substantial and adverse change in the environment. This impact level does not require mitigation measures.

4) "*Potentially Significant Impact*" is appropriate if there is substantial evidence that an effect is significant. If there are one or more "*Potentially Significant Impact*" entries when the determination is made, an EIR is required.

5) "*Less than Significant Impact with Mitigation Incorporation*" applies where the incorporation of mitigation measures has reduced an effect from "*Potentially Significant Impact*" to a "*Less than Significant Impact*". The initial study must describe the mitigation measures and briefly explain how they reduce the effect to a less than significant level.

6) "*Reviewed Under Previous Document*" applies where the impact has been evaluated and discussed in a previous document[1]. Discussion will include reference to the previous documents. If an impact is reviewed under a previous document, an impact of "Potentially Significant" does not necessarily require an EIR. If the Program EIR identified a significant and unavoidable impact, and the proposed project was adequately described in the Program EIR, an impact of "Potentially Significant/Reviewed Under Previous Document" does not require an EIR, pursuant to Pub. Res. Code Section 21083.3.

7) Earlier analyses may be used where, pursuant to the tiering, program Environmental Impact Report, or other CEQA process, an impact has been adequately analyzed in an earlier EIR or negative declaration.

[1] For this IS/MND the "previous document" referred to throughout this section is the General Plan Environmental Impact Report, Certified and Adopted by the City Council of Rancho Cordova on June 26, 2006 (State Clearinghouse Number 2005022137).

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
I. AESTHETICS Would the project:					
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☒	☐	☐	☒
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☒	☐	☒
d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	☐	☐	☒	☐	☒

EXISTING SETTING

The proposed project would demolish the existing Target store and construct a new Target store in its place. Existing retail and commercial buildings surround the project site. The southern portion of the project site is within a Special Sign Corridor as described in the City of Rancho Cordova Zoning Code (Title III, Article 3). However, the only portion of the project site that lies within the Special Sign Corridor contains parking and would be unchanged by the proposed project.

DISCUSSION OF IMPACTS

a) *No Impact/Reviewed Under Previous Document*. The Rancho Cordova General Plan Environmental Impact Report (GP-EIR) identified that impacts to scenic vistas within the City would be less than significant (GP DEIR, p. 4.13-6). The primary scenic vistas identified within the City occur along the American River in the vicinity of the American River Parkway Plan (GP DEIR, p. 4.13-6). The American River Parkway Plan is currently under the jurisdiction of the Sacramento County Municipal Services Agency Department of Regional Parks, Recreation, and Open Space. Because the American River Parkway Plan is not under the jurisdiction of the City, the American River Parkway cannot be modified by development projects in the City.

   The proposed project is not located within line-of-sight of any scenic vista. While the American River and the associated American River Parkway are located within two miles of the project site, ground features and existing development prevent those aesthetic features from being visible from the project area. Therefore, the proposed project would result in *no impact* to any scenic vista.

b) *Less than Significant Impact with Mitigation Incorporation/Reviewed Under Previous Document*. The GP-EIR found that there were no highways within the Planning Area that were designated by State or local agencies as "scenic highways" (GP DEIR, p. 4.13-6).

   Several trees are located on the project site. A line of trees separates the project site from the railroad tracks to the north of the project site. This area of trees provides a separation between the commercial uses and the industrial use of the railroad tracks. Removal of

these trees could result in a potentially significant impact to scenic resources of the project site.

Landscaping islands in the parking lot also contain a variety of trees. Any removal of trees would be conducted in compliance with the City's Tree Removal Ordinance, which requires mitigation for removal of native or "landmark" trees. Evaluation of the project site by Rochelle Amrhein, certified arborist for the City of Rancho Cordova, found that there we no "landmark" trees on the project site (Amrhein). The project site does not contain any rock outcroppings or historic buildings. Additionally, the project site is not located near a state scenic highway.

The following mitigation measure is proposed in order to reduce impacts to scenic resources:

Mitigation Measures

MM 1.1 The Chinese elm (*Ulmus parvifolia*) trees along the northern property line, adjacent to the railroad tracks, shall be preserved. The rosemary shrubs shall be removed from below the trees and replaced with mulch or a low-growing, non-competitive groundcover.

Timing/Implementation: *Landscape plans for the proposed project shall incorporate the requirements of this measure. Landscape plans shall be submitted to the Planning Department prior to approval of improvement plans. Approval of the landscape plans is required prior to issuance of building permits.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department.*

Considering the limited aesthetic value of on-site features, the mitigating effect of the City's Tree Removal Ordinance, and the implementation of mitigation measure MM 1.1, the proposed project would have a *less than significant* impact on scenic resources.

c) *Less than Significant Impact/Reviewed Under Previous Document*. Impacts relating to the alteration of scenic resources in the City were identified in the GP-EIR and were predominantly associated with the urbanization of the rural and undeveloped portions of the City and areas east of the incorporated boundaries (GP DEIR, pp. 4.13-8 through 4.13-10). Impacts of the General Plan to visual resources were found to be significant and unavoidable (GP DIER, p. 4.13-10).

The project site consists of and is surrounded by existing retail and commercial development. Trees planned for removal will be replaced with species that will blend with the existing vegetation in accordance with the City's Tree Ordinance (See **Figure 4**). Design of the new building would be largely similar to existing structures in the area. Overall development of the site will be in keeping with the existing character of the area. Therefore, the proposed project would have a *less than significant* impact on the visual character of the area.

d) *Less than Significant Impact/Reviewed Under Previous Document*. Impacts relating to light and glare were identified in the GP-EIR and were related to both reflective glare from new structures built under the General Plan and the introduction of new sources of light associated with development and redevelopment of the City (GP DEIR, p. 4.13-13). Areas of the City and the City's Planning Area that are currently undeveloped would see the majority of the impact due to the current lack of reflective surfaces and light sources in undeveloped areas (GP DEIR, p. 4.13-14). Due to design guidelines adopted by the City and adherence to City Policy UD.4.2, impacts of the General Plan due to light and glare were found to be less than significant.

The project proposes to demolish and reconstruct a retail structure in an area of existing retail and commercial development. As the site is currently developed, the proposed facility would not introduce a new source of light to the surrounding area. The proposed project would be required to be consistent with the City's Design Guidelines, adopted July 8, 2005. Specific requirements for lighting on structures to be built in the City are included on pages 2:66 through 2:68 of the Design Guidelines. During the Design Review process, the proposed project would be evaluated for substantial compliance with Design Guidelines requirements. Adherence to City guidelines and requirements for lighting and glare, enforced during the Design Review process, would ensure that the proposed project would result in *less than significant* impacts associated with light and glare.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
II. AGRICULTURE RESOURCES In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997), prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:					
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒	☒
c) Involve other changes in the existing environment, which due to their location or nature, could result in conversion of Farmland to non-agricultural use?	☐	☐	☐	☒	☒

DISCUSSION OF IMPACTS

a) *No Impact/Reviewed Under Previous Document*. The GP-EIR identified that a significant amount of Prime Farmland, Unique Farmland, and Farmland of Statewide Importance would be lost with urban development of previously undeveloped portions of the City and of the City Planning Area outside the incorporated boundaries (GP-DEIR, p. 4.2-17 through 4.2-18). Impacts from buildout of the General Plan were found to be significant and unavoidable.

The project site is not located within any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the California Department of Conservation Important Farmland Map. Agricultural uses historically existed on the project site, but not since the first half of the twentieth century (Ceres Associates, pp. 10-11). Further, implementation of the proposed project would not result in a change in use. Therefore, the proposed project would result in *no impact* to these types of farmland.

b) *No Impact/Reviewed Under Previous Document*. Just as with other types of farmland, the GP-EIR identified impacts to farmland currently under Williamson Act Contracts (GP-DEIR, pp. 4.2-22 through 4.2-23). Impacts of the General Plan to Williamson Act land were found to be significant and unavoidable due to the significant loss of such land at buildout of the General Plan.

The project site is not under a Williamson Act contract. The nearest land still under a Williamson Act contract is located over five miles to the south of the project location. Implementation of the proposed project would not impact that area. There are no Agricultural zoned portions of the City located north of US-50. Therefore, the project would not conflict with agricultural zoning or existing Williamson Act contracts and *no impact* would result.

c) No Impact/Reviewed Under Previous Document. The GP-EIR stated that impacts could occur to agricultural land uses as a result of urbanization of adjacent areas to operating agricultural operations (GP DEIR, p. 4.2-20). Placing urban development immediately adjacent to agricultural uses can potentially result in interface conflicts between the uses, which could ultimately result in cessation of agricultural uses in those locations (GP DEIR, pp. 4.2-20 through 4.2-21). Impacts to agriculture as a result of these interface conflicts of the General Plan would be significant and unavoidable.

No uses, features, or characteristics of the project site are used by or facilitate agricultural operations. The project site is surrounded by commercial development. No change in use would result from implementation of the proposed project. Therefore, the proposed project would have *no impact* on agriculture and agricultural resources in the vicinity.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
III. AIR QUALITY Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:					
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☒	☐	☐	☒
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☒	☐	☐	☒
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?	☐	☐	☒	☐	☒
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐	☒
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐	☒

EXISTING SETTING

The proposed project is located within the boundaries of the Sacramento Metropolitan Air Quality Management District (SMAQMD). This agency is responsible for bringing air quality in the County into compliance with federal and State air quality standards. Specifically, the SMAQMD has the responsibility to monitor ambient air pollution levels throughout the County and to develop and implement attainment strategies to ensure that future emissions will be within federal and State standards.

Pollutant emissions modeling for the proposed project was conducted by City of Rancho Cordova Planning Department staff in June 2007 using the URBEMIS 2002 version 8.7.0 software provided by the SMAQMD (see **Appendix A**). The results of the model found that the proposed project would result in the emissions shown in **Table 1** below:

TABLE 1
ESTIMATED MAXIMUM AIR EMISSIONS (POUNDS PER DAY)

	ROG[1]	NOx[1]	CO[1]	PM10[1]
Construction	**283.67**	**219.90**	**52.08**	**90.50**
Existing Operation[2]	40.09	52.72	506.98	47.92
Proposed Operation	36.86	48.70	467.19	51.74
Change in Operational Emissions	**-3.23**	**-4.02**	**-39.79**	**+3.82**

*Source: URBEMIS2002v.8.7.0 (See **Appendix A**)*
Notes: [1] ROG = Reactive Organic Gasses, NO_X = Nitrogen Oxides, CO = Carbon Monoxide, PM10 = Particulate Matter, 10 Micron. Existing operation emissions determined by using URBEMIS 2002.
[2] Existing operational emissions modeled using existing site characteristics and URBEMIS2002 v.8.7.0.

DISCUSSION OF IMPACTS

a) *Less than Significant Impact with Mitigation Incorporation/Reviewed Under Previous Document*. The Sacramento area is currently out of compliance with federal requirements for 8-hour ozone air quality standards and 1-hour ozone air quality standards. The region is in compliance with all other emissions standards. SMAQMD released the final Sacramento Regional Nonattainment Area 8-Hour Ozone Rate-of-Progress Plan (Ozone Plan) in February 2006. According to the GP-EIR, projected buildout of the General Plan Planning Area would be consistent with the assumptions used during preparation of the Ozone Plan (GP FEIR, pp. 4.0-5 through 4.0-6). However, because there currently exist no feasible methods to completely offset air pollutant emission increases from land uses under the General Plan, the impact of the General Plan was considered to be significant and unavoidable (GP FEIR, pp. 4.0-6).

In order to assist local agencies and municipalities with analyzing project-specific impacts to air quality and compliance with local air district attainment plans, SMAQMD has provided a Guide to Air Quality Assessment in Sacramento (2004). The Air Quality Guide includes information on significance and mitigation for common air emissions issues with the goal of reducing emissions from development projects and providing information and standards useful in CEQA analyses of such projects. The Air Quality Guide includes thresholds of significance for ozone precursors, shown in **Table 2** below.

TABLE 2
CURRENT SMAQMD EMISSIONS THRESHOLDS (POUNDS PER DAY)

Pollutant	Threshold of Significance
NO_x During Construction	85
ROG During Operation	65
NO_X During Operation	65

Source: SMAQMD Guide to Air Quality Assessment in Sacramento County, 2004.

As shown in **Table 1**, implementation of the proposed project would result in a net decrease in ROG, NOx, and CO emissions and a 8 percent increase in PM10 emissions. The emissions for the existing uses were calculated using URBEMIS and the appropriate square footage of "strip mall" designation for the retail structure and "free-standing discount store" for the existing Target structure. Calculation of emissions for the proposed project was based on the entire new building area designated as "free-standing discount store". According to URBEMIS, the change in use category would result in lower emissions despite an increase in building area.

Construction of the proposed project would be expected to result in a maximum of 219.90 pounds of NOx per day, as shown in **Table 1.** The current SMAQMD threshold of significance for construction NOx emissions is 85 pounds of NOx per day, as shown in **Table 2**. The following mitigation measures are proposed to reduce construction NOx emissions:

Mitigation Measures

MM 3.1a *Category 1: Reducing NOx emissions from off-road diesel powered equipment.*

The project proponent shall provide a plan, for approval by the City and SMAQMD, demonstrating that the heavy-duty (>50 horsepower) off-road vehicles to be used in the construction and operation of the proposed project will achieve a fleet-averaged 20 percent NOx reduction and a 45 percent particulate reduction compared to the most recent CARB fleet average. The project proponent shall submit to the City and SMAQMD a comprehensive inventory of all off-road equipment, equal to or greater than 50 horsepower, that will be used an aggregate of 40 or more hours during the project. The inventory shall include the horsepower rating, engine production year, and hours of use or fuel throughput for each piece of equipment. The inventory shall be updated and submitted monthly throughout the duration of the project, except that an inventory shall not be required for any 30-day period in which no activity occurs; and,

Category 2: Controlling visible emissions from off-road diesel powered equipment.

The project proponent shall ensure that emissions from all off-road diesel powered equipment used on the proposed project sites does not exceed 40 percent opacity for more than three minutes in any one hour. Any equipment found to exceed 40 percent opacity shall be repaired immediately, and the City and SMAQMD shall be notified within 48 hours of identification of non-compliant equipment. A visual survey of all in-operation equipment shall be performed at least weekly by a qualified third-party professional, and a monthly summary of the visual results shall be submitted to the City and SMAQMD throughout the duration of the project, except that the monthly summary shall not be required for any 30-day period in which no construction activity occurs. The monthly summary shall include the quantity and type of vehicles surveyed as well as the dates of each survey. The SMAQMD and/or other officials may conduct periodic site inspections to determine compliance. Nothing in this section shall supersede other SMAQMD or state rules or regulation.

In the event construction equipment meeting the requirements set forth above is determined not to be available, the project proponent shall notify the City and SMAQMD. Upon verification that required low-emission construction equipment is not available, the City may waive this measure. This requirement shall be included as a note in all project construction plans.

Timing/Implementation: *Equipment Inventory shall be submitted and approved prior to site disturbance. Remainder of measure shall be complied with throughout construction and operation of the project.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department and SMAQMD.*

According to SMAQMD's Air Quality Guide, implementation of mitigation measure MM 3.1a would reduce off-road construction emissions by an estimated 20 percent. Reducing off-road construction NOx emissions from 7.84 pounds per day by 20 percent would result in 6.27 pounds per day of off-road NOx emissions. Emission reducing mitigation measures for off-road NOx emissions are not applicable to on-road NOx emissions. On-road construction NOx emissions are estimated to be a maximum of 212.04 pounds per day. The total amount of NOx per day would be 218.31 pounds per day. As this number is well above the SMAQMD threshold, further mitigation is required. The following mitigation measure is proposed to further reduce the impacts of NOx emissions during construction:

Mitigation Measures

MM 3.1b The project proponent shall offset excess construction emissions to less than 85 lbs/day by paying an off-site operational mitigation fee to the Sacramento Metropolitan Air Quality Management District (SMAQMD) Construction Mitigation Fee Program. The final amount of the fee is to be determined by SMAQMD in consultation with the project proponent. The project proponent shall provide documentation of the payment of the fee to the City prior to approval of grading and/or improvement plans.

Timing/Implementation: *Prior to approval of grading and/or improvement plans.*

Enforcement/Monitoring: *City of Rancho Cordova in consultation with the Sacramento Metropolitan Air Quality Management District.*

Preliminary calculations show the construction mitigation fee to be approximately $9,008.00 (See **Appendix B**). The final amount of the fee will be determined by SMAQMD at the time of payment. Implementation of mitigation measures MM 3.1a and MM 3.1b would ensure that the proposed project would result in *less than significant* impacts to current air quality standards.

b) *Less than Significant Impact with Mitigation Incorporation/Reviewed Under Previous Document*. The GP-EIR identified potential air quality impacts from both construction and operation of new development in the City (GP DEIR, pp. 4.6-17 through 4.6-26). While policies, actions, and mitigation was included in the EIR, development in the Planning Area would still be intensified from current conditions. Therefore, significant and unavoidable impacts were expected as a result of the General Plan (GP DEIR, pp. 4.6-20 and 4.6-26).

See discussion a) above. The proposed project includes demolition and construction activities which could result in potentially significant impacts from particulate matter (PM) emissions. While SMAQMD does not currently have thresholds of significance for particulate matter (PM) emissions, the following mitigation measures are proposed to reduce potential particulate matter emissions from the project area:

MM 3.2a The project proponent shall require that all exposed surfaces, graded areas, and storage piles are watered at least twice daily during demolition and construction activities.

Timing/Implementation: *Measure shall be included on all improvement plans prior to approval of demolition or improvement plans. Compliance with this requirement shall continue until completion of all construction activities.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department*

MM 3.2b The project proponent shall require that the amount of material actively worked, the amount of disturbed ground, and the amount of material stockpiled is minimized throughout demolition and construction of the project.

Timing/Implementation: *Measure shall be included on all improvement plans prior to approval of demolition or improvement plans. Compliance with this requirement shall continue until completion of all construction activities.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department.*

MM 3.2c The project proponent shall require that paved streets adjacent to the project site are washed or swept at least once daily to remove accumulated dust.

Timing/Implementation: *Measure shall be included on all improvement plans prior to approval of demolition or improvement plans. Compliance with this requirement shall continue until completion of all construction activities.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department.*

MM 3.2d The project proponent shall require that, when transporting materials by truck during construction activities, two feet of freeboard shall be maintained by the contractor, or that the materials are covered at all times.

Timing/Implementation: *Measure shall be included on all improvement plans prior to approval of demolition or improvement plans. Compliance with this requirement shall continue until completion of all construction activities.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department.*

Implementation of mitigation measures MM 3.2a through MM 3.2d would ensure that the proposed project would result in *less than significant* impacts to air quality.

c) *Less than Significant Impact/Reviewed Under Previous Document*. The GP-EIR identified that increases in Ozone precursors (NOx and ROG) would result in significant and unavoidable impacts on the region's status of nonattainment (GP DEIR, pp. 4.6-17 through 4.6-26). See discussions a) and b) above for more information on the GP-EIR findings related to ozone precursors.

As described in discussion a) above, the proposed project would result in less than significant increases in ozone precursors after mitigation. Furthermore, construction emissions from the proposed project are temporary in nature and will not continue once construction of the project is complete. The potential operational emissions of the proposed project are slight and do not warrant additional study, pursuant to current SMAQMD guidelines provided in the Guide to Air Quality Assessment in Sacramento (2004). Therefore, the proposed project's contribution to cumulative air quality issues in the region is expected to be *less than significant*.

d) *Less than Significant Impact/Reviewed Under Previous Document*. Sensitive receptors are those parts of the population that can be severely impacted by air pollution. Sensitive receptors include children, the elderly, and the infirm. The GP-EIR identified potential impacts to sensitive receptors due to both mobile and stationary sources of toxic air contaminants (TACs) and odors. Impacts of the General Plan from TACs were reduced by City Policies and Action Items, but the impact remained significant and unavoidable (GP DEIR, p. 4.6-31). Impacts to sensitive receptors from exposure to odors were reduced by City Policies and Action Items to a less than significant level (GP DEIR, p. 4.6-33).

The nearest sensitive receptor is Rancho Cordova Elementary School, which is located approximately 0.50 miles northwest of the project site. The primary source of emissions of TACs would be from diesel equipment used during construction of the proposed project. Implementation of mitigation measure MM 3.1a would reduce TAC levels during construction. Since the project is located adjacent to major roadways, Olson Drive and Folsom Boulevard, where TACs are already at a relatively high level, the addition of TACs from construction equipment would be minimal compared to background levels. Further, U.S. Highway 50, which is located less than 500 feet south of the project site, is another source of high levels of TACs. Therefore, the proposed project would have *less than significant* impacts on sensitive receptors from exposure to pollution concentrations.

e) *Less than Significant Impact/Reviewed Under Previous Document.* The existing retail operations do not contain any substantial sources of odors. The proposed project is identical in use to the current operation. Further, free-standing discount store uses do not generally produce any significant odors. Therefore, the project would result in *less than significant* impacts associated with noxious odors.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
IV. BIOLOGICAL RESOURCES Would the project:					
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☒	☐	☐	☒
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒	☒
c) Have a substantial adverse effect on federally protected wetlands, as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal wetlands, etc.), through direct removal, filling, hydrological interruption or other means?	☐	☐	☐	☒	☒
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☒	☐	☐	☒
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☒	☐	☒
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?	☐	☐	☐	☒	☒

EXISTING SETTING

A site-specific biological resources study has not been performed for the project site. However, as part of the preparation of the GP-EIR, the City had a Biological Resources Report prepared by Ecosystem Sciences in 2005. This report provided basic information on Special-Status species and habitat located within the City as well as an extensive literature review of previous studies and reports. Information provided in the GP-EIR, the Biological Resources Report, and other City prepared CEQA documents in the vicinity was used for the following analysis.

DISCUSSION OF IMPACTS

a) *Less than Significant Impact with Mitigation Incorporation/Reviewed Under Previous Document*. The GP-EIR identified potential direct and indirect impacts to special-status species (those species identified in the checklist above) as a result of the implementation of the General Plan (GP DEIR, pp. 4.10-34 through 4.10-48). While City Policies and Action Items would mitigate much of the impact of the General Plan, widespread development of undeveloped portions of the General Plan Planning Area as well as construction of the Circulation Plan would result in a net loss of biological resources. Therefore, the General

Plan was found to result in significant and unavoidable impacts to special status species (GP DEIR, pp. 4.10-43 and 4.10-48).

The project site is not located within an area where special-status species have been recorded. However, existing on-site trees could potentially provide nesting habitat for raptors and birds. New trees would be planted on-site that would potentially provide new nesting opportunities. As the proposed project includes the removal of several on-site trees, nesting raptors and birds could be potentially impacted. Therefore, the following mitigation measure, pursuant to City Policy NR.1.7, is included in order to mitigate potential impacts to nesting raptors and special-status species:

Mitigation Measures

MM 4.1 Prior to each phase of grading and construction or any other site disturbance between the dates of March 1 and August 31, a determinate survey shall be conducted to determine if active nesting by birds protected under the Migratory Bird Treaty Act (MBTA) or other special-status bird species is taking place. Surveys shall be conducted according to the following requirements:

- The survey(s) shall be conducted by a qualified biologist or other equivalent professional.
- The survey(s) shall be conducted no more than 30 days and no less than 14 days prior to site disturbance to occur between March 1 and August 31.
- The survey(s) shall include all areas within 100 feet of the project site.
- A copy of the survey(s) shall be provided to the City of Rancho Cordova no less than 7 business days prior to site disturbance.

If any special-status bird species are found to be nesting within the survey area, the project proponent shall immediately contact the City of Rancho Cordova Planning Department in order to determine the appropriate mitigation, if any, required to minimize impacts to nesting birds. No activity of any kind may occur within 100 feet of any nesting activity or as otherwise required following consultation with the City Planning Department and the California Department of Fish and Game until such time as the young have fledged.

If all construction activities are to be completed outside the nesting season (identified above), determinate surveys shall not be required.

Timing/Implementation: *All necessary surveys shall be provided to the City of Rancho Cordova Planning Department no less than 7 days prior to site disturbance between March 1 and August 31.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department in consultation with the California Department of Fish and Game.*

Implementation of mitigation measure MM 4.1 would ensure that all impacts to special status species from implementation of the proposed project are *less than significant*.

b) *No Impact/Reviewed Under Previous Document*. See discussion a) above for information on identified impacts of the General Plan on special-status species. The GP-EIR combined discussion of special-status species impacts to include impacts to habitat as well as individuals of special-status species. Impacts to habitat from the implementation of the General Plan occurred for the same reasons and in the same intensity as impacts to individuals of any special-status species (GP DEIR, pp. 4.10-34 through 4.10-48).

The project site and surrounding areas consist of existing retail and commercial uses and buildings. The project site is entirely covered with impervious surfaces, with the exception of small landscaping areas. No sensitive community habitats, wetlands, or jurisdictional waters of the United States are present on the project site. Therefore, the proposed project would have *no impact* on sensitive communities.

c) *No Impact/Reviewed Under Previous Document*. The GP-EIR addressed potential direct and indirect impacts to Jurisdictional Waters of the U.S. (Jurisdictional Waters) as a result of wide-spread development of the General Plan Planning Area (GP DEIR, pp. 4.10-52 through 4.10-56). Policies and Action Items included in the General Plan would reduce impacts to Jurisdictional Waters, especially Policy NR.2.1 which requires "no net loss" of wetlands (GP DEIR, p. 4.10-56). While no net loss of wetlands will occur regionally, some loss of Jurisdictional Waters will occur within the General Plan Planning Area (Ibid.). Because of this local loss of Jurisdictional Waters, the impact of the General Plan was found to be significant and unavoidable (Ibid.).

See discussion b) above. The proposed project is located on a parcel that has already been developed. The whole of the parcel has been previously developed and the entire site is covered with structures or impervious surfaces. Therefore, the project site cannot contain wetlands and the proposed project would have *no impact* on federally protected waters.

d) *Less than Significant Impact with Mitigation Incorporation/Reviewed Under Previous Document*. Impacts to habitat for raptors and other nesting birds were addressed in the GP-EIR (GP-DEIR, pp. 48 through 4.10-52). Raptors are protected by the California Department of Fish and Game and are considered a special-status species under CEQA. Just as with impacts to habitat for other special-status species, wide-spread development of the City and the General Plan Planning Area would result in a net loss of raptor and nesting habitat and a significant and unavoidable impact was expected (GP DEIR, pp. 52). Discussion of impacts to movement corridors was also included in the GP-EIR (GP DEIR, pp. 4.10-56 through 4.10-61). Development of greenfield areas of the General Plan Planning Area would change the biological condition and characteristics of the area, resulting in changes in animal movement throughout the area (GP DEIR, p. 4.10-56). While City Policies and Action Items would reduce this impact, loss and/or modification of movement corridors would still occur and the impact of the General Plan would be significant and unavoidable (GP DEIR, p. 4.10-61).

As shown in discussion a) above, impacts to nursery sites for raptors and other special-status species may occur with the implementation of the proposed project. Impacts to movement corridors and nursery sites are not expected as the project site has been developed for over twenty years. Implementation of mitigation measure MM 4.1 would ensure that the proposed project would result in *less than significant* impacts to nursery sites and movement corridors.

e) *Less than Significant Impact/Reviewed Under Previous Document*. The GP-EIR identified potential impacts to trees from implementation of the General Plan (GP DEIR, pp. 4.10-61 and 4.10-62). Development of greenfield areas of the City and the General Plan Planning Area could potentially result in the removal of special-status, landmark, and other trees (GP DEIR, p. 4.10-61). Landmark and oak trees would be adequately protected by City Policies and Action Items, as well as large wooded areas and urban trees. However, some loss of native trees would occur and the overall impact to trees from implementation of the General Plan would be significant and unavoidable (GP DEIR, p. 4.10-62).

According to Rochelle Amrhein, certified arborist for the City of Rancho Cordova, the project site does not contain any native trees or landmark trees that would require mitigation. Most trees are less than 18 inches diameter at breast height (dbh). Those trees over 18 inches are in fair to poor condition and would not require mitigation. The row of Chinese elm trees along the north side of the project site, adjacent to the railroad tracks, would be preserved as required in discussion c) in Checklist I, Aesthetics, above. Additionally, the applicant is required to submit to the City a landscape plan for review and approval (see **Figure 4**). Therefore, the proposed project would result in *less than significant impacts* to biological resources such as trees.

f) *No Impact/Reviewed Under Previous Document*. The GP-EIR addressed potential impacts related to conflicts between the Genera Plan and any adopted habitat conservation plan or natural community conservation plan (GP DEIR, pp. 4.10-62 and 4.10-63). While the South Sacramento Habitat Conservation Plan (SSHCP) and the Vernal Pool Recovery Plan are currently being prepared by the County and the U.S. Fish and Wildlife Service (respectively), no such plans have been adopted (GP DEIR, p. 4.10-63). Therefore, no impact was expected as a result of the General Plan.

Sacramento County and the City of Rancho Cordova do not currently have an adopted Habitat Conservation Plan. The South Sacramento Habitat Conservation Plan (SSHCP) is being prepared by the County and will be adopted within the next few years. However, the SSHCP is still being formulated and no portion of the plan has been adopted. Likewise, the Vernal Pool Recovery Plan is currently being prepared by the U.S. Fish and Wildlife Service (USFWS) and no part of the plan has been adopted. The City has not committed to participating in either plan, though it may commit in the future. No natural community conservation plans are in effect in the project vicinity. Therefore, the proposed project would have *no impact* on any adopted Habitat Conservation Plans or Natural Community Conservation Plans.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
V. CULTURAL RESOURCES Would the project:					
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	☐	☒	☐	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	☐	☒	☐	☐	☒
c) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	☐	☒	☐	☐	☒
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☒	☐	☐	☒

DISCUSSION OF IMPACTS

a) *Less than Significant Impact With Mitigation Incorporation/Reviewed Under Previous Document*. The GP-EIR identified that known and unknown historic resources within the Rancho Cordova Planning Area could potentially be impacted by implementation of the General Plan (GP DEIR, pp. 4.11-9 through 4.11-14). These impacts were primarily associated with development in undeveloped areas and impacts to unknown resources in portions of the Planning Area that have not been studied. Rancho Cordova Policies mitigated some of the potential impacts to historical resources. However, as many resources could be located within the Planning Area that are previously unknown, accidental impacts may still occur and the impact of the General Plan was considered significant and unavoidable (GP DEIR, pp. 4.11-14).

The existing structure on the project site was constructed approximately twenty years ago and is not considered to be a historic resource as defined in State CEQA Guidelines Section 15064.5. As the project site and surrounding areas have already been developed, it is unlikely that the activities of the proposed project would uncover any unknown resources. The proposed project is a subsequent project within the scope of activities and land use studied in the GP-EIR. Construction of the proposed project would not create any new or additional significant cultural resources impacts that were not already identified in the GP-EIR, nor would the project cause any project-specific impacts peculiar to the project or parcel. The General Plan includes requirements that would protect any unknown historic resources from impacts occurring as a result of development in the Planning Area. However, to ensure that the Policies and Action Items adopted in the General Plan are carried out, the following mitigation measures, which state the requirements of Rancho Cordova Action Item CHR.1.3.1, are included in this MND:

Mitigation Measure

MM 5.1a The City Planning Department shall be notified immediately if any cultural resources (e.g. prehistoric or historic artifacts, structural features, unusual amounts of bone or shell, fossils, or architectural remains) are uncovered during construction. All construction must stop immediately in the vicinity of the find and an archaeologist that meets the Secretary of the Interiors

Professional Qualifications Standards in prehistoric or historical archaeology or a paleontologist shall be retained by the project proponent to evaluate the finds and recommend appropriate action. The recommendations of the archaeologist and/or the paleontologist shall be implemented prior to continuing construction.

Implementation/Timing: *This measure shall be included on all improvement and grading plans prior to approval. The measure shall be carried out throughout all phases of construction.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department.*

MM 5.1b The City Planning Department shall be notified immediately if any human remains are uncovered during construction. All construction must stop immediately in the vicinity of the remains. The Planning Department shall notify the County Coroner according to Section 7050.5 of California's Health and Safety Code. If the remains are determined to be Native American, the procedures outlined in State CEQA Guidelines 15064.5(d-e) shall be followed.

Implementation/Timing: *This measure shall be included on all improvement and grading plans prior to approval. The measure shall be carried out throughout all phases of construction.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department.*

Implementation of mitigation measures MM 5.1a and MM 5.1b will reduce any project-specific impacts to historical resources to *less than significant*.

b) *Less than Significant Impact with Mitigation Incorporation/Reviewed Under Previous Document*. The GP-EIR identified possible impacts to paleontological resources as a result of implementation of the General Plan (GP DEIR, p. 4.11-14). However, no such paleontological resources were identified in the Rancho Cordova Planning Area and City policy would protect unknown resources. For these reasons, the impact of the General Plan was found to be less than significant (GP DEIR, p. 4.11-15).

See discussion a) above. Just as with historic resources, archaeological resources would be adequately protected by City Policies, restated in this document as mitigation measures MM 5.1a and MM 5.1b. Implementation of these mitigation measures would ensure that the proposed project would result in *less than significant impacts* to archaeological resources.

c) *Less than Significant Impact with Mitigation Incorporation/Reviewed Under Previous Document*. The discussion in the GP-EIR concerning historic resources impacts included discussion of potential impacts to human remains [see discussion a) above]. Impacts were the same in that known resources were adequately protected but unknown human remains outside established cemeteries could potentially be affected. Therefore, significant and unavoidable impacts as a result of the General Plan were expected (GP DEIR, p. 4.11-14).

No human remains are expected on the project site. However, due to the large Native American population known to reside in the general area in the past, the primary concern is the disturbance of hidden or unmarked grave sites. The proposed project area is not expected to contain any such sites. Implementation of mitigation measure MM 5.1b above would ensure that any impacts to human remains from the proposed project would be *less than significant*.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
VI. GEOLOGY AND SOILS Would the project:					
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death, involving:					
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐	☒
ii) Strong seismic ground shaking?	☐	☐	☒	☐	☒
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐	☒
iv) Landslides?	☐	☐	☐	☒	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐	☒
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the projects, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐	☒
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☒	☐	☒
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒	☒

DISCUSSION OF IMPACTS

a)

i) *Less than Significant Impact/Reviewed Under Previous Document*. The GP-EIR stated that significant seismic shaking was not a concern within the Rancho Cordova Planning Area as there are no active faults within Sacramento County and because the City is not located within an Alquist-Priolo earthquake hazard zone (GP DEIR, p. 4.8-19). However, some minor seismic shaking is a possibility as the City is located within a Seismic Zone 3, which is considered an area of relatively low ground shaking potential (GP DEIR, p. 4.8-20). Adherence to City policies as well as the California Building Code (CBC) and the Uniform Building Code (UBC) would ensure less than significant impacts as a result of implementation of the General Plan (GP DEIR, p. 4.8-21).

The proposed project is located within the incorporated boundaries of the City and, as discussed in the GP-EIR, is not expected to be subjected to strong seismic shaking. Minor shaking is a concern as, according to the California Geological

Survey, the project is located within Seismic Zone 3. However, as identified in the GP-EIR, compliance with the UBC and CBC will ensure that impacts are *less than significant*.

ii) *Less than Significant Impact/Reviewed Under Previous Document*. See discussion under i) above. The potential for strong seismic ground shaking on the project site is not a significant environmental concern due to the infrequent seismic activity of the area. Additionally, as stated in discussion i) above, the project would be required to comply with any seismic standards enforced by the UBC and the CBC. Therefore, the project would have a *less than significant* impact from seismic ground shaking.

iii) *Less than Significant Impact/Reviewed Under Previous Document*. The potential for seismic-related ground failure, including liquefaction, is considered minimal due to the infrequency of seismic activity in the area [See discussions i) and ii) above], building and site design, and adherence to the UBC and CBC. According to the GP-EIR, the depth of groundwater in the City is generally greater than 50 feet, rendering the potential for liquefaction low (GP DEIR, p 4.8-9). The potential for other secondary hazards (i.e., ground lurching, differential settlement, or lateral spreading) occurring during or after seismic events in the vicinity of the project site is also considered to be low due to the distance of active faults. Therefore, the project would have *less than significant* impacts from seismic-related ground failure.

iv) *No Impact*. The project site is generally flat and does not include any features that would create the possibility of landslide. Adjacent properties are also generally flat. Therefore, *no impacts* related to landslides would be expected.

b) *Less than Significant Impact/Reviewed Under Previous Document*. The GP-EIR identified potential impacts related to soil erosion from implementation of the General Plan (GP DEIR, pp. 4.8-21 through 4.8-23). These erosion impacts were generally associated with construction of new roadways and other capital infrastructure and development of undeveloped portions of the City and the Planning Area. Additional impacts were due to increases in runoff due to a net increase in impervious surfaces in the City. However, compliance with the City's Erosion Control Ordinance and the current NPDES permit conditions for the City would ensure that impacts resulting from implementation of the General Plan would be less than significant (GP DEIR, p. 4.8-23).

The project site is already developed and contains impervious surfaces and existing buildings. Demolition of the existing buildings and construction of the new building would not result in additional impervious surfaces on or around the project site. The proposed project would be subject to the City's Erosion Control Ordinance. Also, the project proponent would be required to submit and adhere to a Stormwater Pollution Prevention Program (SWPPP), further reducing potential erosion-related impacts. Therefore, the proposed project would result in *less than significant impacts* from soil erosion or the loss of topsoil.

c) *Less than Significant Impact/Reviewed Under Previous Document*. The GP-EIR stated that impacts relating to soil stability as a result of implementation of the General Plan would be minor (GP DEIR, p. 4.8-23). Primary concerns with soil stability in the City are associated with shrink/swell potential – the potential for soils to expand during wet seasons and shrink during dry seasons. Impacts due to soil stability would be mitigated by consistency with the

UBC and the CBC (GP DEIR, p. 4.8-24). Therefore, the impact of the General Plan was found to be less than significant.

As discussed in iii) above, landslides, lateral spreading, and subsidence are not significant threats within the project area. Additionally, adherence to the UBC and CBC requirements as well as the City's Erosion Control Ordinance would ensure that the project's potential to result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse would be *less than significant*.

d) *Less than Significant Impact/Reviewed Under Previous Document*. See discussion c) above.

e) *No Impact/Reviewed Under Previous Document*. The GP-EIR identified potential soils impacts of the General Plan related to the use of alternative wastewater handling systems such as septic systems resulting from development of residential lots of two acres or more (GP DEIR, pp. 4.8-24 through 4.8-26). The portions of the Rancho Cordova Planning Area that could contain such lots exist outside the City boundaries in the outlying Planning Areas. For residential development with lots less than two acres in size, City policy requires the use of the public sewer system (GP DEIR, p. 4.8-26).

The existing Target is currently served by sewer services provided by CSD-1. Because the proposed project does not include the development of large residential lots, the proposed project would not generate a significant increase in wastewater discharge. Therefore, the project would not require alternative wastewater treatment facilities and would result in *no impact* from such systems.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
VII. HAZARDS AND HAZARDOUS MATERIALS Would the project:					
a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?	☐	☐	☒	☐	☒
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐	☒
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒	☒
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☒	☐	☒
e) For a project located within an airport land use plan area or, where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☒	☐	☒
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒	☐
g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐	☒
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☐	☒	☒

EXISTING SETTING

A Phase I Environmental Site Assessment (ESA) was completed in April 2005 by Ceres Associates (see **Appendix C**). Evidence of dredge tailings resulting from mining operations on the site was discovered upon examination of historic photographs (Ceres Associates, p.3). Dredge tailings often contain high levels of metals, such as mercury and selenium. For that reason, Ceres Associates recommended sampling soils in the eastern portion of the project site for potential concentrations of heavy metals. Professional Service Industries, Inc. (PSI) conducted analysis of soil samples to test for high concentration levels of metals on the project site. The sampling report determined that there was insufficient evidence to conclude that the project site was negatively impacted by dredge tailings on the site (see **Appendix D**).

DISCUSSION OF IMPACTS

a) *Less than Significant Impact/Reviewed Under Previous Document*. The GP-EIR identified potential impacts to the public or the environment through the routine transport, use, or disposal of hazardous materials (GP DEIR, pp. 4.4-23 and 4.4-24). Impacts concerned transportation of hazardous materials on the roadway network within the City and the routine use, storage, and disposal of hazardous materials related to construction during development and redevelopment in the City. Adherence to General Plan policies and federal, state, and local regulations regarding hazardous material were found to reduce potential impacts of the General Plan to a less than significant level (GP DEIR, pp. 4.4-24 and 4.4-28).

The existing Target store was once the site of one-hour photo processing. Photo processing is no longer part of the retail operations and no chemicals for photo processing are expected to be used during operation of the proposed project. Nor are chemicals commonly used for photo processing expected to be stored on-site considering the length of time since photo processing ceased on-site. A dry cleaning operation, Leibel's Cleaners, exists on a parcel adjacent to the project site. Dry cleaning operations are known to use hazardous chemicals. Because Leibel's Cleaners is not part of the proposed project and is not located on the project site, the dry cleaning operations are unlikely to affect the proposed project.

The construction phase of the proposed project would require the use of limited amounts of hazardous materials associated with construction activities (including, but not limited to fuels and lubricants). Operation of the proposed project would require the limited use of hazardous materials usually associated with machinery and cleaning activities (including, but not limited to lubricants, industrial cleaning supplies, and refrigerants). Also, retail operation of the Target store would include the sale of common household hazardous materials, such as cleaning products and motor oil. The transportation, use, and disposal of these materials would be subject to local, State, and federal laws as well as City Safety Policies. Consistency with these laws and policies would limit hazards to the public from the use of these materials. Because the use of hazardous materials is incidental to the operation of the proposed project, the amount of hazardous materials that would be used is small. While the proposed project would involve the use, storage, and sale of hazardous materials, compliance with local, State, and federal regulations and City Safety Policies would ensure that the proposed project would result in *less than significant* impacts from hazardous materials.

b) *Less than Significant Impact/Reviewed Under Previous Document*. The GP-EIR described potential impacts related to the accidental release of hazardous materials (GP DEIR, pp. 4.4-24 through 4.4-28). Primary sources of potential accidental release concerned PCB-containing transformers, groundwater pollution, and underground storage tanks (USTs). Consistency with City Policies and Action Items, as well as all applicable federal, State, and local regulations would result in a less than significant impact from the General Plan (GP DEIR, p. 4.4-28).

See discussion a) above for a discussion of the project-specific impacts. A Phase I Environmental Site Assessment (ESA) was completed in April 2005 by Ceres Associates (see **Appendix C**). The ESA states that all transformers on the project site were unlikely to contain PCBs (Ceres Associates, p. 7). According to the ESA, the project site does not contain USTs, though nearby properties are known to contain USTs (p. 12-13). Therefore,

the proposed project would result in *less than significant* impacts from the accidental release of hazardous materials.

c) *No Impact/Reviewed Under Previous Document*. The GP-EIR discussed the siting of public schools as being subject to the siting requirements of the California Department of Education (GP-DEIR, p. 4.4-25). In addition to CEQA review, potential school sites will be reviewed by various agencies to ensure the new school site is safe from toxic hazards (GP-DEIR, p. 4.4-25). General Plan policies and actions will reduce the potential impacts of the General Plan from hazardous materials transport, use, and storage from surrounding uses, including school sites, to a less than significant level (GP DEIR, p. 4.4-28).

There are currently no schools located within one quarter mile of the project site. The nearest schools to the project site are Cordova Lane Elementary School and Rancho Cordova Elementary School, located approximately one half mile north and northeast of the facility, respectively. The surrounding area consists of existing development and it is therefore unlikely that a school would be built within one quarter mile of the project site. Therefore, the proposed project would have *no impact* on existing or proposed schools.

d) *Less than Significant Impact/Reviewed Under Previous Document.* The GP-EIR included information regarding federal and State listed hazardous materials sites as well as a map of such sites (GP DEIR, pp. 4.4-2 through 4.4-10). These sites included leaking underground storage sites, groundwater contamination plumes, PCB contaminated sites related to prior rocket engine testing (Aerojet/Gencorp), and other smaller sites (pp. 4.4-5, 4.4-6). Impact discussions were included in discussions of accidental release of hazardous materials [see discussion b) above] and were found to be less than significant due to compliance with federal, State, and local laws and regulations (GP DEIR, p. 4.4-28).

According to the GP-EIR and the Phase I ESA (**Appendix C**), the project site is not located on any site identified on a list of hazardous materials sites compiled under Government Code Section 65962.5. According to the Phase I ESA, there are 10 sites known to use, store, or dispose of hazardous materials within one quarter mile of the project site. Most of these sites use, store, and dispose of hazardous materials in a manner consistent with federal, State, and local laws and policies. One location, the Arco station on the northwest corner of Zinfandel Drive and Olson Drive, exhibited a leak in the past. However, according to the Phase I ESA for the proposed project, the leak has been remediated and the case has been closed. Therefore, the proposed project would not create a significant hazard to the public or the environment and *less than significant* impacts associated with known hazardous materials sites would result from implementation of the proposed project.

e) *Less than Significant Impact/Reviewed Under Previous Document*. The GP EIR identified potential impacts of development within an airport land use plan (GP DEIR, p. 4.4-28). The Mather Airport CLUP Safety Restriction Area overlies several portions of the City, restricting development in those areas to uses allowed within the CLUP. Adherence to General Plan policies, federal regulations, the Comprehensive Land Use Plan, and Mather Airport Planning Area provisions would reduce the potential for safety hazards. Therefore, the General Plan was found to have a less than significant impact (GP FEIR, p. 4.0-29).

The proposed project is located within the 150-300 foot conical surface height restriction area for Mather Airport, which limits building height in overflight areas to reduce safety-related hazards. The proposed Target building would not exceed 35 feet in height. Therefore, aircraft related hazards to individuals on the ground are minor. Considering the

above factors, hazards to people on the ground from operations at or near Mather Airport would be *less than significant*.

f) *No Impact*. The proposed project is not located within two miles of any private airstrip. The nearest private airstrip to the project area is the Rancho Murieta Airport, located more than twelve miles to the southeast of the project area. Therefore, the proposed project would have *no impact* associated with hazards near private airstrips.

g) *Less than Significant Impact/Reviewed Under Previous Document*. The GP EIR analyzed potential impacts that could impair implementation or physically interfere with the Sacramento County Multi-Hazard Disaster Plan (GP DEIR, p. 4.4-29). The EIR found that implementation of the proposed roadway system within the General Plan would improve city roadway connectivity, allowing for better emergency access to residences as well as evacuation routes and resulting in a net positive effect on implementation success of the Sacramento County Multi-Hazard Disaster Plan. Therefore, the General Plan was found to have a less than significant impact (GP DEIR, p. 4.4-29).

Implementation of the proposed project would be mostly contained on the project site, with minimal disturbance to area roadways. Demolition of the existing structures and the construction of the new Target would be contained within the project site. The only portion of the proposed project that would directly impact roadways is the conversion of the Olson Drive access point to a one-way ingress and egress. The City requires that a Traffic Control Plan be submitted by the project proponent prior to approval of improvement plans, as administered by the Public Works Department. The Traffic Control Plan will minimize traffic impacts from construction and thereby reduce any effects on the ability of emergency responders to travel through the City. Formulation and adherence to a Traffic Control Plan for the project would ensure that the proposed project would result in a *less than significant* impact.

h) *No Impact/Reviewed Under Previous Document*. The GP EIR identified potential impacts of safety hazards associated with wildland fires due to the construction of residential areas adjacent to open space and natural areas (GP DEIR, pp.4.12-9). Adoption of General Plan policies and action items, as well as required project review by the Sacramento Metropolitan Fire District (SMFD), would ensure minimal impacts to residential areas from wildland fires, resulting in a less than significant impact from implementation of the General Plan (GP DEIR, p. 4.12-10).

The proposed project is located in entirely urbanized area. The nearest wildland area is the American River Parkway, located approximately 1.25 miles northwest of the project site. Given the existing development of the area and distance to wildlands, the proposed project would result in *no impact* in respect to wildland fire risks.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
VIII. HYDROLOGY AND WATER QUALITY Would the project:					
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☒	☐	☒
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☒	☐	☒
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?	☐	☐	☒	☐	☒
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	☐	☐	☒	☐	☒
e) Create or contribute to the potential for discharge of storm water from material storage areas, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage, delivery areas or loading docks, or other outdoor work areas?	☐	☐	☒	☐	☒
f) Create or contribute to the potential for discharge of storm water to impair the beneficial uses of the receiving waters or areas that provide water quality benefit?	☐	☐	☒	☐	☒
g) Create or contribute to the potential for the discharge of storm water to cause significant harm on the biological integrity of the waterways and water bodies?	☐	☐	☒	☐	☒
h) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐	☒
i) Otherwise substantially degrade water quality?	☐	☐	☒	☐	☐
j) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☒	☒
k) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	☐	☐	☐	☒	☒
l) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of a failure of a levee or dam?	☐	☐	☒	☐	☒
m) Inundation by seiche, tsunami or mudflow?	☐	☐	☐	☒	☐

DISCUSSION OF IMPACTS

a) *Less than Significant Impact/Reviewed Under Previous Document*. The GP-EIR identified potential surface and ground water quality impacts that would occur as a result of implementation of the General Plan (GP DEIR, 4.9-34 through 4.9-40). Both impacts of the General Plan were found to be less than significant with implementation of City Policies and Action Items as well as compliance with the City's National Pollution Discharge Elimination System (NPDES) Permit conditions.

The project site has been previously developed and consists of retail buildings and paved surfaces. Activities associated with the demolition and construction portions of the proposed project have the potential to result in limited short-term impacts to surface water quality from dust, debris, and substances associated with heavy machinery, such as gasoline and oil. The proposed project would be subject to a Stormwater Pollution Prevention Program (SWPPP), California Stormwater Quality Association's Construction Stormwater Best Management Practices (BMPs), and applicable local ordinances and State requirements. Therefore, the proposed project would have a *less than significant* impact resulting from water quality or waste discharge.

b) *Less than Significant Impact/Reviewed Under Previous Document*. The GP EIR identified potential ground water supply and recharge impacts (GP DEIR, p. 4.9-43 through 4.9-57). Both the addition of impervious material as well as additional use of groundwater in the region would result in significant and unavoidable impacts to groundwater levels from implementation of the General Plan (GP DEIR, p. 4.9-57).

The project site is currently occupied by retail buildings and a paved parking lot. As the project site is already developed and paved, the proposed project would not add impervious surfaces to the area. As no increase in impervious surfaces is expected, no effects to groundwater recharge are expected.

The 5.1% increase in building area could result in a small increase in water demand. The project area is currently served by the Golden State Water Company. Golden State Water Company's supply capacity through 2030 is not expected to exceed demand (GP DEIR, p.4.9-21). Therefore, the proposed project would not result in the need for additional groundwater supplies, nor would it interfere with existing groundwater recharge in the area. Considering the above factors, the proposed project would result in *less than significant* impacts to groundwater supply and recharge.

c) *Less than Significant Impact/Reviewed Under Previous Document*. The GP-EIR identified potential impacts due to erosion and siltation as a result of new development in the City and the Planning Area (GP DEIR, p. 4.9-34 through 4.9-39). Adherence to City policies, action items, the conditions of the City's NPDES permit, and the City's Erosion Control Ordinance would result in less than significant impacts related to erosion and siltation as a result of implementation of the General Plan (GP DEIR, p. 4.9-39).

The project site and surrounding area are characterized by existing urban development with generally flat terrain. The proposed project would not result in any increased run-off. No alterations would be made to any rivers or streams. Therefore, the proposed project would not result in erosion or siltation impacts. Therefore, the proposed project would result in *less than significant* impacts from erosion or siltation.

d) *Less than Significant Impact/Reviewed Under Previous Document*. The GP-EIR identified potential impacts from flooding due to implementation of the General Plan (GP DEIR, p. 4.9-41 through 4.9-43). These impacts were associated with the addition of impermeable surfaces, primarily roads, within the City. City Policies and Action Items would be adequate to reduce any flooding impacts. Therefore, the GP-EIR found that the impact of the General Plan on flooding would be less than significant (GP DEIR, p. 4.9-43).

See discussion c) above. The project site is not adjacent to any rivers or streams, nor is it within the 100-year floodplain. The proposed project would not alter any rivers or streams. Therefore, the proposed project would result in *less than significant* impacts from on- or off-site flooding.

e) *Less than Significant Impact/Reviewed Under Previous Document*. See discussion a) above for information on the proposed project and its operational impacts to water quality. While general stormwater impacts as a result of physical characteristics of the proposed project are not expected to be significant, construction impacts to water quality could occur as a result of discharge of stormwater from material storage areas, vehicle or equipment fueling or maintenance (including washing), waste handling, and hazardous materials handling or storage areas on-site. The formation of and adherence to a SWPPP as required by the Public Works Department, and standard best management practices (BMPs) would ensure that the proposed project would result in *less than significant* impacts from stormwater discharge.

f) *Less than Significant Impact/Reviewed Under Previous Document*. See discussions a), b), and d) above.

g) *Less than Significant Impact/Reviewed Under Previous Document*. See discussion f) above.

h) *Less than Significant Impact/Reviewed Under Previous Document*. See discussion c) above. The project site is currently served by existing stormwater drainage infrastructure. A 5.1% increase in building area would not significantly increase the amount of stormwater flowing from the project site. Therefore, the proposed project would have *less than significant* impacts to existing or planned stormwater drainage systems.

i) *Less than Significant Impact/Reviewed Under Previous Document.* The GP-EIR discussed impacts related to flooding, which included consideration of housing within a 100-year flood hazard area (GP DEIR, pp. 4.9-41 through 4.9-43). City Policies and Action Items would prevent either an increase in the 100-year floodplain from the result of the construction of any structures or the placement of housing within the 100-year floodplain. Therefore, impacts from the General Plan were found to be less than significant (GP DEIR, p. 4.9-43).

Water quality impacts during the demolition and construction phases of the proposed project have been discussed above and found to be less than significant. As demonstrated in discussions b) and h) above, the 5.1% increase in building area would not adversely or significantly impact water quality. There are no special considerations that would cause the proposed project to result in any other significant water quality impacts. Therefore, the proposed project would have a *less than significant* impact to water quality.

j) *No Impact/Reviewed Under Previous Document*. The proposed project does not include any residential development. Additionally, no part of the proposed project is located within

the 100-year floodplain. Therefore, the proposed project would have *no impact* related to placing residential structures within the 100-year floodplain.

k) *No Impact/Reviewed Under Previous Document.* See discussion j) above. As the proposed project is located entirely outside the 100-year floodplain, *no impact* would occur.

l) *Less than Significant Impact/Reviewed Under Previous Document*. While the project site is located within two miles of the Sunriver Levee, it is at a higher location and is not within the inundation zone of the levee. Neither is the proposed project located within an inundation zone resulting from a failure of Folsom Dam or Nimbus Dam. Therefore, the proposed project would result in a *less than significant* impact associated with flooding.

m) *No Impact*. The proposed project is not located near a large body of water or ocean, precluding the possibility of a tsunami or seiche occurring that could impact the project site. As the topography of the project area is generally flat and the surrounding area is heavily developed, mudflows are not a possibility. Therefore, implementation of the proposed project would result in *no impact* from these types of events.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
IX. LAND USE AND PLANNING Would the project:					
a) Physically divide an existing community?	☐	☐	☒	☐	☒
b) Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐	☒
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒	☒

EXISTING SETTING

The proposed project is located within the Downtown Planning Area. It is anticipated that a Downtown Specific Plan or other similar planning document will be prepared for this area to lay out a path toward achieving the developmental goals of the Downtown. However, preparations have not yet begun on a Specific Plan for the Downtown Planning Area.

DISCUSSION OF IMPACTS

a) *Less than Significant Impact/Reviewed Under Previous Document*. The GP-EIR described possible impacts related to the division of existing communities (GP DEIR, pp. 4.1-38 through 4.1-40). The GP-EIR states that development and redevelopment described in the General Plan was specifically designed so that barriers between communities would be prevented. Additionally, City policies and action items were included in the General Plan to further prevent divisions of communities. The GP-EIR found that impacts of the General Plan to existing communities would be less than significant (GP DEIR, pp. 4.1-39 and 4.1-40).

The proposed project would be located within a previously urbanized portion of the City. The project site is currently occupied by existing retail/commercial structures. Implementation of the proposed project would not permanently remove any roadways or create any features that would impede circulation of vehicles, people, or materials. Therefore, the proposed project would result in a *less than significant* impact in regards to dividing an existing community.

b) *Less than Significant Impact/Reviewed Under Previous Document*. The GP-EIR included discussion of potential impacts to adopted land use plans, policies, and regulations of other jurisdictional agencies in the area (GP DEIR, 4.1-46 through 4.1-56). Conflicts were identified between the General Plan and the Sacramento County General Plan and the Mather Airport Comprehensive Land Use Plan (Mather CLUP). While City policies were included in the General Plan to reduce these conflicts, significant and unavoidable conflicts were expected as a result of implementation of the General Plan (GP DEIR, p. 4.1-56; GP FEIR, p. 4.0-4).

The project site is currently zoned GC (General Commercial). General retail operations are allowed by right within the GC zone. The proposed project will be required to adhere to all City Policies adopted for the purpose of mitigating the environmental effects of the proposed project, as implemented through mitigation measures included in this document. Therefore, the project would have *less than significant* impacts to existing land use plans or policies.

c) *No Impact/Reviewed Under Previous Document*. The GP-EIR addressed potential impacts related to conflicts between the General Plan and any adopted habitat conservation plan or natural community conservation plan (GP DEIR, pp. 4.10-62 and 4.10-63). While the South Sacramento Habitat Conservation Plan (SSHCP) and the Vernal Pool Recovery Plan are currently being prepared by the County and the U.S. Fish and Wildlife Service (respectively), no such plans have been adopted (GP DEIR, p. 4.10-63). Because of this, the General Plan would have no impact on adopted plans (Ibid.).

Sacramento County and the City of Rancho Cordova do not currently have an adopted Habitat Conservation Plan. The South Sacramento Habitat Conservation Plan (SSHCP) is being prepared by the County and will be adopted within the next few years. However, the SSHCP is still being formulated and no portion of the plan has been adopted. Likewise, the Vernal Pool Recovery Plan is currently being prepared by the U.S. Fish and Wildlife Service (USFWS) and no part of the plan has been adopted. The City has not committed to participating in either plan, though it may commit in the future. No natural community conservation plans are in effect in the project vicinity. Therefore, the proposed project would have *no impact* on any adopted Habitat Conservation Plans or Natural Community Conservation Plans.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
X. MINERAL RESOURCES Would the project:					
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☒	☐	☒
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☒	☐	☒

EXISTING SETTING

Typical mineral resources in the area of Rancho Cordova include gold (largely mined out in the early 20th century) and aggregate deposits that exist as a result of dredge gold mining in the area (GP-EIR). The proposed project is located within an MRZ-2 Zone, as identified by California Geological Survey and the State Mining and Geology Board (GP DEIR, p. 4.8-26). An MRZ-2 classification identifies areas where substantial mineral deposits are known to exist.

DISCUSSION OF IMPACTS

a) *Less than Significant Impact/Reviewed Under Previous Document*. The GP-EIR identified potential impacts resulting from the loss of availability of mineral resources in the General Plan Planning Area (GP DEIR, pp. 4.8-26 through 4.8-27). Only those areas already identified as either MRZ-2 or as containing existing mining operations were expected to be impacted by development of the General Plan Planning Area (GP DEIR, p. 4.8-26). Even with adoption of City Policies and Action Items regarding mineral resources and mining, the General Plan would still have a significant and unavoidable impact (GP DEIR, p. 4.8-27).

The project site is located within an MRZ-2 zone, an area known to contain mineral deposits, as identified in the GP-EIR (GP DEIR, pp. 4.8-26 and 4.8-27). However, the site shows evidence of mining activity prior to development and the likelihood of additional resources remaining onsite is low (Ceres Associates). The project site and surrounding areas have been urbanized during the latter half of the 20th century. As mining operations generally take place on sites prior to development, it is unlikely that the project site would be mined in the future. Furthermore, no part of the project is located within an area identified in the GP-EIR as containing existing or planned mining operations. Therefore, the proposed project would not result in the loss or impede the mining of regionally or locally important mineral resources and *less than significant* impacts would result.

b) *Less than Significant Impact/Reviewed Under Previous Document*. See discussion a) above.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
XI. NOISE. Would the project result in:					
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance or of applicable standards of other agencies?	☐	☒	☐	☐	☒
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐	☒
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐	☒
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☒	☐	☐	☒
e) For a project located within an airport land use plan area or, where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☒	☐	☒
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒	☐

DISCUSSION OF IMPACTS

a) *Less than Significant Impact/Reviewed Under Previous Document*. The GP-EIR addressed increases in noise levels as a result of buildout of the General Plan (GP DEIR, pp. 4.7-20 through 4.7-30). Significant and unavoidable impacts were expected due to construction noise, increased traffic noise, and the potential construction of noise generating land uses (GP DEIR, pp. 4.7-22, 4.7-27, 4.7-30). Policies and Actions included in the General Plan would reduce these impacts; however, various factors exist throughout the Planning Area that would make total mitigation impossible. Therefore, the impact of the General Plan remained significant and unavoidable.

The operation of the existing Target includes noise generated from local traffic as well as delivery trucks. The proposed project is expected to have largely similar operational noise levels as those of the existing operation. Furthermore, the project site is not adjacent to any residential uses that would be most affected by noise generated by the proposed project. However, the proposed project includes demolition, site preparation, and construction activities, which would include the use of heavy equipment and trucks and would result in temporary noise increases in the project vicinity. In order to ensure that construction noise does not exceed City noise standards, the following mitigation measure is included:

Mitigation Measure

MM 11.1 The project applicant shall adhere to the following standard mechanisms for mitigation of construction-related nuisances:

- Construction activities shall be limited to between 7:00 AM and 6:00 PM on weekdays and 8:00 AM and 6:00 PM on weekends;

- Stationary sources of construction noise such as compressors and generators shall be placed as far as possible from existing residential uses neighboring the project site; and,

- The project proponent shall post visible signage providing a name, address, and 24-hour phone number for information and/or complaints regarding the construction activities, as well as the phone number for the City planning Department.

Timing/Implementation: *Requirement shall be included on all plans prior to approval of the grading/improvement plans. Measure shall be complied with throughout construction activities.*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department.*

Implementation of mitigation measure MM 11.1 would ensure that impacts related to noise exposure would be *less than significant*.

b) *Less than Significant Impact/Reviewed Under Previous Document*. The GP-EIR discussed groundborne noise and vibration concurrently with construction related noise impacts [see discussion a) above; also GP-DEIR, pp. 4.7-20 through 4.7-22]. As large-scale construction of various land uses is ongoing in the City and will continue for some time, guided by the General Plan, significant noise and vibration generation is expected. While City Policies and Action Items would reduce the impact of such vibration and noise, significant and unavoidable impacts as a result of implementation of the General Plan are expected in some cases (GP DEIR, p. 4.7-22).

See discussion a) above. Construction of the proposed project includes demolition activities that could potentially generate limited groundborne vibration. However, these groundborne vibrations would be minor and temporary in nature, ceasing when construction has been completed. Heavy excavation with pneumatic hammers, explosives, or deep drilling is not required for construction or demolition of the proposed project. These types of excavation are known to create significant groundborne vibration and noise. Considering the proposed project's limited potential for creating significant groundborne vibration, the proposed project would have a *less than significant* impact from groundborne vibration or noise.

c) *Less than Significant Impact/Reviewed Under Previous Document*. The GP-EIR identified uses that may result in significant stationary (permanent) noise generation (GP DEIR, pp. 4.7-28 through 4.7-30). Uses and equipment that would generate significant permanent noise included loading docks, industrial uses, HVAC equipment, car washes, daycare facilities, auto repair, as well as some recreational uses (GP DEIR, p. 4.7-28). While the impact of these and other significant sources of permanent noise would be lessoned by Policies and Action Items included in the General Plan, some impacts would remain and the GP-EIR found impacts of the General Plan to be significant and unavoidable (GP DEIR, p. 4.7-30).

See discussion a) above. As the proposed project is not expected to result in permanent noise generation that would exceed current City noise standards, and as the existing use on the project site is identical to the proposed project, it is expected that the proposed project would not increase the ambient noise level and a *less than significant* impact is expected.

d) *Less Than Significant Impact with Mitigation Incorporation/Reviewed Under Previous Document.* See discussion b) above. Construction noise impacts are expected to be minor and short in duration, and are therefore not expected to exceed City standards for stationary noise [see discussion a) above]. Implementation of mitigation measure MM 11.1 would ensure that construction related noise impacts would be *less than significant*.

e) *Less than Significant Impact/Reviewed Under Previous Document*. The GP-EIR analyzed noise impacts related to airports, specifically the Mather Airport located immediately south and west of the City (GP DEIR, pp. 4.7-30 through 4.7-32). Five planning areas within the City were identified as having potential airport-related noise impacts: Mather Planning Area, Jackson Planning Area, Sunrise Boulevard South Planning Area, Rio del Oro Planning Area, and the Aerojet Planning Area (GP DEIR, p. 4.7-30). Single-event noise impacts were also identified for those portions of the City that lie under the primary flight paths for Mather Airport (GP DEIR, p. 4.7-30). For the five planning areas identified above and areas of the City directly under the approach path for Mather Airport the impact of the General Plan was found to be significant and unavoidable (GP DEIR, p. 4.7-32).

The proposed project is located outside all identified noise contours for Mather Airport, as shown in the Mather Airport Comprehensive Land Use Plan. Therefore, *less than significant* noise impacts to people working at the project sites are expected.

f) *No Impact*. The nearest private airport to the project area is Rancho Murieta Airport, located more than ten miles to the southeast. Therefore, the proposed project is not located within the vicinity of a private airport and *no impact* would occur.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
XII. POPULATION AND HOUSING Would the project:					
a) Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	☐	☐	☒	☐	☒
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒	☒

DISCUSSION OF IMPACTS

a) *Less than Significant Impact/Reviewed Under Previous Document*. In the GP-EIR the General Plan was found to result in substantial increases in the number of dwellings, residents, and employees in the General Plan Planning Area (GP DEIR, pp. 4.3-10 through 4.3-14). These increases were higher than those previously anticipated by the Sacramento Area Council of Governments (SACOG). Substantial population growth is expected and significant and unavoidable impacts of the General Plan were identified (GP-DEIR, p. 4.3-14).

The project site is located within an urbanized area and is currently occupied by existing retail operations. The project proposes to demolish and replace the existing structures with one retail structure approximately 5.1% larger than the total square footage of the existing buildings. No residential development is planned with the proposed project; therefore, there would be no impact resulting from the potential for inducing population growth through the construction of new homes. The new Target operation may include hiring of new employees, which could bring new residents to the area. However, as employees need not be residents of Rancho Cordova, the proposed project is not likely to contribute to substantial population growth in the area. Therefore, the proposed project is expected to result in *less than significant* impacts to population growth, either directly or indirectly.

b) *No Impact/Reviewed Under Previous Document*. The GP-EIR identified potential impacts due to the displacement of people and housing as a result of implementation of the General Plan (GP DEIR, p. 4.3-14). These impacts were primarily due to the installation of infrastructure such as streets (Ibid). Consistency with State and federal laws relating to displacement of existing residents and housing would ensure that impacts of the General Plan would be less than significant (Ibid.).

The proposed project involves the demolition of existing retail structures and construction of a single new structure. The proposed project would not demolish any residential development. Additionally, the proposed project does not include the addition of any residential development. Therefore, no housing would be displaced, resulting in *no impact* to existing housing or population in the area.

c) *No Impact/Reviewed Under Previous Document*. See discussion b) above.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
XIII. PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:					
a) Fire protection?	☐	☐	☒	☐	☒
b) Police protection?	☐	☐	☒	☐	☒
c) Schools?	☐	☐	☐	☒	☒
d) Parks?	☐	☐	☐	☒	☒
e) Other public facilities?	☐	☐	☐	☒	☐

EXISTING SETTING

The proposed project is located within the following public service districts:

- Fire Protection: Sacramento Metropolitan Fire District (SMFD)
- Police Protection – Rancho Cordova Police Department (RCPD)
- School District – Folsom Cordova Unified School District (FCUSD)
- Park District – Cordova Recreation and Park District (CRPD)
- Electrical Service – Sacramento Metropolitan Utilities District (SMUD)
- Natural Gas Service – Pacific Gas and Electric (PG&E)

DISCUSSION OF IMPACTS

a) *Less than Significant Impact/Reviewed Under Previous Document*. The GP-EIR analyzed the impact of the General Plan on fire protection services and the resulting environmental impact of any additional infrastructure required (GP DEIR, pp. 4.12-5 through 4.12-9). As the General Plan would result in substantial growth, additional fire stations and other infrastructure would be required to serve the increased number of dwellings and urban land uses (GP DEIR, pp. 4.12-5 and 4.12-6). Consistency with City Policies and Action Items would result in a less than significant impact of the General Plan to the environment from construction and provision of additional infrastructure and facilities.

The proposed project would result in an increase of 6,428 square feet of retail operations. Fire Protection for the project site is currently provided by the SMFD station on Folsom Boulevard, approximately 0.50 miles away to the southeast. The net increase in building area would not require additional personnel, equipment, or facilities to be added to the current inventory of SMFD. Therefore, *less than significant* impacts are expected.

b) *Less than Significant Impact/Reviewed Under Previous Document*. The GP-EIR identified potential impacts related to the need for additional police protection infrastructure and facilities (GP DEIR, pp. 4.12-16 through 4.12-20). Just as with fire protection, the substantial growth predicted in the GP-EIR would require additional fire protection infrastructure and facilities (GP DEIR, pp. 4.12-16 and 4.12-17). Consistency with City

Policies and Action Items would result in less than significant impacts resulting from implementation of the General Plan (GP DEIR, p. 4.12-17).

Police equipment and personnel increases are tied to population growth in the City. As the proposed project would not increase the population [see discussion a) in Checklist XII, Population and Housing, above], it is not expected that additional personnel, equipment, or law enforcement facilities will be required. Therefore, the proposed project is expected to result in a *less than significant* impact.

c) *No Impact/Reviewed Under Previous Document*. The GP-EIR identified potential impacts to all four school districts servicing the General Plan Planning Area as a result of substantial growth expected during the life of the General Plan (GP DEIR, pp. 4.12-77 through 4.12-80). While additional schools would be required as growth in the General Plan Planning Area continues, consistency with City Policies and Action Items, as well as required CEQA and State Board of Education review of future school sites would result in less than significant impacts resulting from implementation of the General Plan (GP DEIR, p. 4.12-80).

The proposed project would not construct any new residences and would not generate any population growth in the vicinity. As the proposed project would not increase the number of students in the area, *no impact* to schools is expected.

d) *No Impact/Reviewed Under Previous Document*. The GP-EIR identified potential environmental impacts related to the provision of additional parks to serve the growth anticipated in the General Plan (GP DEIR, pp. 4.12-89 through 4.12-96). Adherence to City Policy and Action Items as well as the requirements of the Cordova Recreation and Park District (CRPD) would ensure less than significant impacts from implementation of the General Plan (GP DEIR, pp. 4.12-95 and 4.12-96).

No additional residents will be generated by the proposed project, resulting in no increase in park usage or demand. Therefore, no additional need for parks is expected and the proposed project would have *no impact*.

e) *No Impact.* As no new residents and only a small number of new employees will be generated by the proposed project, and no public facilities will be impacted by construction and operation of the proposed project (see discussions above), *no impact* is expected.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
XIV. RECREATION					
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒	☒
b) Does the project include recreational facilities, or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	☐	☐	☐	☒	☒

DISCUSSION OF IMPACTS

a) *No Impact/Reviewed Under Previous Document*. See discussion d) of checklist XIII, Public Services above for information on the GP-EIR's conclusions as to impacts related to parks and recreation. The project site consists of retail uses and will continue as a retail use upon implementation of the proposed project. No existing parkland will be converted to non-recreational use by the proposed project. Therefore, no additional need for parks or other recreational facilities would be created and *no impact* is expected.

b) *No Impact/Reviewed Under Previous Document*. See discussion a) above.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
XV. TRANSPORTATION/TRAFFIC Would the project:					
a) Cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume-to-capacity ratio on roads, or congestion at intersections)?	☐	☐	☒	☐	☒
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	☐	☐	☒	☐	☒
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒	☒
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐	☒
e) Result in inadequate emergency access?	☐	☐	☒	☐	☒
f) Result in inadequate parking capacity?	☐	☐	☒	☐	☐
g) Conflict with adopted policies, plans or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	☐	☒	☐	☒

EXISTING SETTING

A trip generation analysis was prepared for the proposed project by Farhad and Associates on March 27, 2007 (see **Appendix E**). The report calculated the proposed building area of the project site and surrounding parcels of similar use within the same shopping center. Next, the trip generation calculations were listed for the existing building areas. The difference between the two scenarios was calculated to determine the net increase in vehicle trips that would be anticipated to result from implementation of the proposed project. The results are listed below:

TABLE 3
TRIP GENERATION ANALYSIS

	Building Area (ft^2)	Daily Trips	AM Peak Trips	PM Peak Trips
Proposed	287,738	13,284	295	1257
Existing	270,883	12,979	285	1208
Net difference	16,856	305	10	49

*Source: Farhad and Associates, 2007. (See **Appendix E**)*

DISCUSSION OF IMPACTS

a) *Less than Significant Impact/Reviewed Under Previous Document*. The GP-EIR analyzed traffic impacts to the existing roadway network in the General Plan Planning Area as a result of the population, dwelling unit, and employee increases expected to occur with implementation of the General Plan (GP DEIR, pp. 4.5-27 through 4.5-45). Several new roadways and improvement of existing roadways was described in the General Plan in order to address the additional expected traffic load. However, even with these improvements and adherence to City Policies and Action Items the impact of the General Plan would remain significant and unavoidable (GP DEIR, p. 4.5-42).

The proposed project is expected to generate a limited number of trips during construction as employees of the construction contractor drive to and from the work site. Additionally, the demolition phase of the proposed project would generate additional trips resulting from the trucks involved in removing the debris from the project site. These limited increases in traffic would be temporary in nature. As indicated in **Table 3** above, the proposed project is anticipated to generate 305 additional vehicle trips per day, 10 additional AM peak hour trips, and 49 PM peak hour trips during operation. Traffic generated by the proposed project does not exceed City significance thresholds of more than 1000 trips per day or more than 100 additional peak hour (AM or PM) trips. Therefore, the proposed project is expected to have *less than significant* impacts to traffic in the area.

b) *Less than Significant Impact/Reviewed Under Previous Document*. See discussion a) above. Impacts to level of service for roadways and intersections affected by the construction of the proposed project would be reduced by a Traffic Control Plan, required by the City Public Works Department for any project that would involve effects to City roadways. Traffic control and other requirements of the Traffic Control Plan would ensure *less than significant* impacts.

c) *No Impact/Reviewed Under Previous Document*. The GP-EIR analyzed safety and hazards impacts related to the provision of land uses within the Mather Airport Comprehensive Land Use Plan (Mather CLUP) and their impact on safety related to air traffic in and out of the airport (GP DEIR, p. 4.4-28 and 4.4-29). The General Plan established the Mather Planning Area that corresponds to the Master Plan boundaries of the Mather Airport. Policies included in the General Plan were more stringent than the safety restrictions of the Mather CLUP (GP DEIR, p. 4.4-28). Consistency with City Policies and Action Items as well as the requirements of the Mather CLUP would ensure less than significant impacts from implementation of the General Plan (GP DEIR, p. 4.4-29).

The proposed project is located within the 150-300 foot conical surface height restriction area for Mather Airport, above which it is understood that impacts to air navigation could occur. The proposed project would not construct any structures above 35 feet in height and is consistent in size and height with existing structures in the area. Therefore, the proposed project would not necessitate any change in current air traffic patterns and *no impact* is expected.

d) *Less than Significant Impact/Reviewed Under Previous Document*. The GP-EIR analyzed potential impacts related to roadway safety as a result of implementation of the General Plan (GP DEIR, p. 4.5-48). The City's design standards for roadways, as well as the land use planning and other City Policies, would ensure that impacts of the General Plan related to roadway safety are less than significant (Ibid.).

The project site is currently served by three existing driveways directly connecting the public right-of-way to the shopping center. The only street improvement proposed by the project is the conversion of the driveway along Olson Drive to a one-way ingress and egress configuration. Therefore, no hazards would be created as a result of site access and a *less than significant* impact is expected.

e) *Less than Significant Impact/Reviewed Under Previous Document*. The GP-EIR identified impacts related to emergency access within the General Plan Planning Area (GP DEIR, p. 4.5-48). As the roadway network in the City was to be improved and additional routes were to be added by the General Plan, impacts were found to be less than significant (Ibid.).

The project site is accessible from five points; three from Olson Drive and two from adjacent parcels. All site access points would be subject to SMFD requirements which ensure that emergency vehicle access to the site would not be impeded. Therefore, the proposed project would have *less than significant* impacts resulting from emergency access.

f) *Less than Significant Impact*. Adequate parking space is provided by the project site and parcels that share the contiguous parking field. The proposed project would be required to provide 494 parking spaces, though it proposes only 483 parking spaces. However, the overall parking area for the shopping center will contain 1,194 spaces, an amount in excess of the 1,027 parking spaces required for the entire shopping center. Therefore, the project would have a *less than significant* impact regarding parking capacity.

g) *Less than Significant Impact/Reviewed Under Previous Document*. The GP-EIR analyzed potential impacts to transit, pedestrian, and bicycle provisions within the City (GP DEIR, pp. 4.5-49 through 4.5-53). Development of the City's Transit Master Plan and the City's Pedestrian and Bicycle Master Plan would ensure that impacts of the General Plan to these provisions would be less than significant (GP DEIR, pp. 4.5-49 and 4.5-50).

The Sacramento Regional Transit Light Rail station at Cordova Town Center is approximately 0.10 miles northeast of the project site and is accessible through the adjacent parcel. The Light Rail station at Zinfandel is located approximately 0.25 southwest of the project site and is accessible through adjacent parcels and across Zinfandel Drive. The proposed project would not restrict access to the light rail stations or any other transit facilities. Further, development of the one-way ingress and egress along Olson Drive would not interfere with any transit stops. Additional employees required by the proposed project could possibly increase the amount of riders on local transit systems. However, as the proposed project would not be expected to generate a substantial increase in ridership to warrant the development of additional transit facilities. Therefore, the proposed project would have *less than significant* impacts on alternative transportation.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
XVI. UTILITIES AND SERVICE SYSTEMS Would the project:					
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☒	☐	☒
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐	☒
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐	☒
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☒	☐	☒
e) Result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand, in addition to the provider's existing commitments?	☐	☐	☒	☐	☒
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☒	☐	☒
g) Comply with federal, state and local statutes and regulations related to solid waste?	☐	☐	☒	☐	☐

DISCUSSION OF IMPACTS

a) *Less than Significant Impact/Reviewed Under Previous Document*. The GP-EIR identified potential impacts relating to the capacity of the Sacramento Regional County Sanitation District (SRCSD) treatment facilities to treat wastewater flows from the General Plan Planning Area (GP DEIR, pp. 4.12-45 through 4.12-51). Current capacity at the SRWTP is adequate to meet projected growth by 2020, however growth beyond that point will require expansion of existing capacity which could result in environmental impacts (GP DEIR, p. 4.12-47). Because of this, the GP-EIR identified the impact of the General Plan as significant and unavoidable (GP DEIR, p. 4.12-51).

Existing uses on the project site are currently served by existing wastewater treatment facilities. Based on calculations in accordance with assumption contained in the GP-EIR, the proposed 5.1% increase in building area would generate approximately 275 gallons per day (gpd) of additional wastewater.[1] The proposed increase in retail use area would not result in a substantial increase in wastewater flows and would therefore not affect current treatment facilities. Therefore, a *less than significant* impact is expected.

[1] Wastewater generation rates for the increase in building size are calculated as follows: total building square footage in acres (0.1475) times 6 = 0.885 equivalent single-family dwellings (ESD) times 310 gallons per day of wastewater (gpd) = 275 gallons per day. (GP DEIR, p. 4.12-46)

b) *Less than Significant Impact/Reviewed Under Previous Document*. In addition to required expansion in treatment capacity, the GP-EIR identified potential impacts associated with the construction of additional wastewater conveyance infrastructure (GP DEIR, pp. 4.12-45 through 4.12-51). CSD-1 has planned expansion of sewerage infrastructure into the General Plan Planning Area and the environmental effects of this expansion were addressed in an EIR (GP DEIR, pp. 4.12-46 and 4.12-47). However, increased growth expected with implementation of the General Plan will require more infrastructure than that currently planned by CSD-1. Therefore, the impact of the General Plan was found to be significant and unavoidable (GP DEIR, p. 4.12-51).

See discussion a) above.

c) *Less than Significant Impact/Reviewed Under Previous Document*. See discussion c) in Checklist VII, Hydrology and Water Quality for information on stormwater drainage facilities and their associated environmental effects. The project site is currently served by existing stormwater drainage system. The GP-EIR identifies the increase in impervious surfaces as the primary contributor to increased stormwater runoff (GP DEIR, p.4.9-41). The proposed project would not increase the amount of impervious surfaces in the area and would therefore not increase stormwater runoff from the project site. Therefore, no expansion of existing facilities or construction of new stormwater facilities would be required and a *less than significant* impact is expected.

d) *Less than Significant Impact/Reviewed Under Previous Document*. The GP-EIR identified potential environmental impacts related to available water supplies and the increased demand in the City and the General Plan Planning Area (GP DEIR, pp. 4.9-43 through 4.9-57). According to the analysis in the GP-EIR, adequate supplies of water exist through buildout of the current incorporated boundaries of the City (GP DEIR, p. 45). However, new sources of water will be required to serve buildout conditions for those portions of the General Plan Planning Area that lie outside current City boundaries. Significant environmental effects may occur from the acquisition of these additional sources. Therefore, significant and unavoidable impacts of the General Plan are expected (GP DEIR, p. 4.9-57).

The proposed project would increase building area, which could result in a small increase in water demand. The project area is currently served by the Golden State Water Company. Golden State Water Company's supply capacity through 2030 is expected to exceed demand (GP DEIR, p.4.9-21). Therefore, the proposed project would not result in a significant need for increased water supply and a *less than significant* impact is expected.

e) *Less than Significant Impact/Reviewed Under Previous Document*. See discussions a) and b) above.

f) *Less than Significant Impact/Reviewed Under Previous Document*. The GP-EIR identified potential impacts related to the capacity of local landfills and those landfills to which solid waste from the City and the General Plan Planning Area are shipped (GP DEIR, pp. 4.12-60 through 4.12-63). Current capacity exists at all landfills that serve the General Plan Planning Area and expansion in capacity is not expected to be required (GP DEIR, p. 4.12-61). Consistency with City Policies and Action Items as well as federal, State, and local

laws and ordinances would ensure less than significant impacts as a result of implementation of the General Plan (GP DEIR, p. 4.12-63).

As identified in the General Plan EIR, all three landfills that receive solid waste from the City have adequate capacity to serve the City (GP DEIR, pp. 4.12-60 through 4.12-63). All solid waste generated by the proposed project, including the materials generated by the demolition of the existing structures, would be trucked to local landfills for disposal. Therefore, both construction and operation of the proposed project would result in *less than significant* impacts.

g) *Less than Significant Impact.* The proposed project would be served by an existing waste handling service, provided by either BFI or Allied Waste. BFI and Allied Waste operate consistent with federal, State, and local statutes and regulations. All landfills that would serve the proposed project also conform to all applicable statutes and regulations. Therefore, the proposed project would result in *less than significant* impacts.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporation	Less Than Significant Impact	No Impact	Reviewed Under Previous Document
XVII. MANDATORY FINDINGS OF SIGNIFICANCE					
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of rare or endangered plants or animals, or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☒	☐	☒
b) Does the project have impacts that are individually limited, but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.	☐	☐	☒	☐	☒
c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐	☒

DISCUSSION OF IMPACTS

a) *Less than Significant Impact/Reviewed Under Previous Document.* As demonstrated in checklists I through XVI above, the proposed project is not expected to result in any significant impacts related to biological or cultural resources. Further, adherence to City policies and the mitigation measures presented above would ensure than the project's impacts are *less than significant.*

b) *Less than Significant Impact/Reviewed Under Previous Document*. See Section 4.0 of this IS/MND for an analysis of the proposed project's cumulative impact.

c) *Less than Significant Impact/Reviewed Under Previous Document*. See discussion a) above.

4.0 CUMULATIVE IMPACTS

4.1 INTRODUCTION

This section addresses the proposed project's potential to contribute to cumulative impacts in the region. California Environmental Quality Act (CEQA) Guidelines Section 15355 defines cumulative impacts as "two or more individual effects that, when considered together, are considerable or which compound or increase other environmental impacts." A project's incremental effects are considered significant if they are "cumulatively considerable" (CEQA Guidelines Sections 15065[a][3] and 15130[a]). "Cumulatively considerable" means the incremental effects of the project are considerable when viewed in connection with the effects of past, current, and future projects (see also CEQA Guidelines Appendix G, Section XVII).

4.2 CUMULATIVE SETTING

The Cumulative Setting establishes the area of effect in which the cumulative impact has been identified and inside which it will occur. Different cumulative settings can be established for each individual impact or impact area (checklist area). As the proposed project is a subsequent project identified in the General Plan, and as this MND is tiered from the GP-EIR, the cumulative setting for the proposed project is identical to the cumulative settings identified in the GP-EIR, which consists of the General Plan Planning Area.

4.3 PREVIOUS CUMULATIVE ANALYSIS WITHIN THE CUMULATIVE SETTING

The GP-EIR identified several cumulative impacts where expected development and establishment of the roadway network in the city, when combined with other planned, proposed, and approved development and roadway infrastructure projects in the area, would have a significant impact on the environment. The following impact areas were found in the GP-EIR to have cumulative impacts that would be cumulatively considerable:

- Aesthetics
- Agricultural Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Hydrology and Water Quality (water supply)
- Land Use and Planning
- Mineral Resources
- Noise (both traffic related and stationary)
- Population and Housing
- Utilities and Service Systems (water treatment and wastewater infrastructure)
- Transportation/Traffic (traffic congestion)

Areas in which cumulative impacts were found in the GP-EIR to be less than cumulatively considerable were:

- Geology and Soils
- Hazards and Hazardous Materials
- Public Services
- Recreation

4.4 CUMULATIVE IMPACT ANALYSIS

Cumulative impacts identified in the GP-EIR as being cumulatively considerable are largely due to increases in dwelling units, residents, and employees. The proposed project would not include the addition of any dwelling units or residents, but could result in a slight increase in employees.

Consistency with City Policies, Action Items, ordinances, and other requirements would reduce the proposed project's incremental contribution to the above cumulative impacts. However, some contribution would remain. Since the project involves only a limited expansion of on-site uses, and mitigation measures included in this MND would reduce project impacts to a less than significant level, the project's incremental contribution to cumulative impacts within the General Plan Planning Area are considered *less than cumulatively considerable*.

The proposed project is a subsequent project within the scope of activities and land uses studied in the GP-EIR. Development of the proposed project site would not result in any project-specific contribution to cumulative impacts that were not identified in the Program EIR. As the GP-EIR found that cumulative impacts in the above areas were cumulatively considerable and because the proposed project is consistent with and described in the Program EIR, no further environmental analysis is required pursuant to Pub. Res. Code Section 21083.3 and State CEQA Guidelines Section 15183.

5.0 DETERMINATION

On the basis of this initial evaluation:

☐ I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

■ I find that, although the proposed project could have a significant effect on the environment, a **MITIGATED NEGATIVE DECLARATION** is appropriate (i) because all significant and unavoidable effects of the proposed project have been previously examined in a Program EIR prepared pursuant to CEQA Guidelines section 15176, and (ii) because, with respect to any potentially new or additional significant environmental effects associated with the proposed project that have not been previously examined in the Program EIR, revisions to the proposed project have been made by or agreed to by the project proponents that clearly reduce such new or additional significant environmental effects to less-than-significant levels. In addition, I find that a **MITIGATED NEGATIVE DECLARATION** is also appropriate because the proposed project would not cause any significant environmental effects (i) that are "peculiar to the project or the parcel," (ii) that were not analyzed as significant effects in the prior EIR for the Rancho Cordova General Plan, or (iii) that, due to substantial new information not known at the time the Program EIR was certified, are more severe than discussed in the prior Program EIR. [See State CEQA Guidelines, § 15183, subd. (c)]

☐ I find that the proposed project MAY have a significant effect on the environment that cannot be reduced in effect by changed to the proposed project, and an **ENVIRONMENTAL IMPACT REPORT** is required.

☐ I find that the proposed Project **MAY** have a significant effect(s) on the environment, but one or more of such significant effects: 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, all potentially significant effects: (a) have been analyzed and adequately addressed in an earlier EIR pursuant to applicable standards, or (b) have been avoided or mitigated pursuant to that earlier EIR, previous Mitigated Negative Declaration, or this Subsequent Mitigated Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project.

Signature: _____ Date: 6/7/07

Printed Name: Ben Ritchie For: City of Rancho Cordova

Per CEQA Section 15070(b)(1), the project proponent for the proposed project has reviewed and agreed to the mitigation measures contained in this Mitigated Negative Declaration.

Signature: _____ Date: 6/6/07

Printed Name: Talin Aghazarian For: Target

6.0 REPORT PREPARATION AND CONSULTATIONS

6.1 REPORT PREPARATION AND REFERENCES

CITY OF RANCHO CORDOVA - LEAD AGENCY

Paul Junker	Planning Director
William Campbell	Principal Planner
Ben Ritchie	Environmental Coordinator
Kevin Freibott	Environmental Planner
Cori Resha	Assistant Environmental Planner
Rochelle Amrhein	City Arborist

6.2 PERSONS AND AGENCIES CONSULTED

Joseph Hurley	Sacramento Metropolitan Air Quality Management District

7.0 REFERENCES

7.0 REFERENCES

Airport Land Use Commission for Sacramento, Sutter, Yolo, and Yuba Counties. 1997, May. *Mather Airport Comprehensive Land Use Plan*. Sacramento, CA. Available for review at the City of Rancho Cordova on request.

Amrhein, Rochelle. Certified arborist, City of Rancho Cordova. Letter dated April 6, 2007 to Kevin Freibott of the City of Rancho Cordova. Available for review at the City of Rancho Cordova on request.

California Stormwater Quality Association (CASQA). 2003, January. *Stormwater Best Management Practice Handbook: Construction*. Available at the City of Rancho Cordova on request or online at http://www.cabmphandbooks.com/

Ceres Associates. 2005, April. *Phase I Environmental Site Assessment for Target Store T268 at 10881 Olson Drive, Rancho Cordova, California.* Included in this document as **Appendix C**.

City of Rancho Cordova. 1989. Rancho Cordova Zoning Code. Adopted by the City of Rancho Cordova from Sacramento County Zoning Code upon incorporation of the City in July 2003. Available for review at the City of Rancho Cordova on request or online at http://www.cityofranchocordova.org/

City of Rancho Cordova. 2006, March. *Rancho Cordova General Plan Draft Environmental Impact Report*. Referenced in document as GP EIR. Available for review at the City of Rancho Cordova on request or online at http://gp.cityofranchocordova.org/

City of Rancho Cordova. 2006, June 26. *Rancho Cordova General Plan: Final Adopted* Version. Referenced in document as General Plan. Available for review at the City of Rancho Cordova on request or online at http://gp.cityofranchocordova.org/

Farhad and Associates. 2007, March. *Trip Generation Analysis For Target Store Expansion in Rancho Cordova*. Included in this document as **Appendix E**.

Professional Service Industries, Inc. 2005, June. *Environmental Sampling Report*. Included in this document as **Appendix D**.

Sacramento Metropolitan Air Quality District (SMAQMD). 2004, July. *Guide to Air Quality Assessment in Sacramento County*. Available at the City of Rancho Cordova on request or online at http://www.airquality.org/

APPENDIX A
URBEMIS RESULTS
(UPDATED JUNE 2007)

URBEMIS 2002 For Windows 8.7.0

File Name: C:\Program Files\URBEMIS 2002 Version 8.7\Projects2k2\Target - Updated Site Plan.urb
Project Name: Target DR
Project Location: Lower Sacramento Valley Air Basin
On-Road Motor Vehicle Emissions Based on EMFAC2002 version 2.2

SUMMARY REPORT
(Pounds/Day - Summer)

CONSTRUCTION EMISSION ESTIMATES

*** 2008 ***	ROG	NOx	CO	SO2	PM10 TOTAL	PM10 EXHAUST	PM10 DUST
TOTALS (lbs/day,unmitigated)	283.67	219.90	52.08	0.41	90.50	4.82	85.68

AREA SOURCE EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10
TOTALS (lbs/day,unmitigated)	2.09	1.29	1.86	0.00	0.01

OPERATIONAL (VEHICLE) EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10
TOTALS (lbs/day,unmitigated)	36.86	48.70	467.19	0.30	51.74

SUM OF AREA AND OPERATIONAL EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10
TOTALS (lbs/day,unmitigated)	38.95	49.99	469.06	0.30	51.75

URBEMIS 2002 For Windows 8.7.0

File Name: C:\Program Files\URBEMIS 2002 Version 8.7\Projects2k2\Target - Updated Site Plan.urb
Project Name: Target DR
Project Location: Lower Sacramento Valley Air Basin
On-Road Motor Vehicle Emissions Based on EMFAC2002 version 2.2

SUMMARY REPORT
(Tons/Year)

CONSTRUCTION EMISSION ESTIMATES

*** 2008 ***	ROG	NOx	CO	SO2	PM10 TOTAL	PM10 EXHAUST	PM10 DUST
TOTALS (tpy, unmitigated)	2.75	2.34	2.05	0.00	0.51	0.08	0.43

AREA SOURCE EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10
TOTALS (tpy, unmitigated)	0.27	0.24	0.27	0.00	0.00

OPERATIONAL (VEHICLE) EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10
TOTALS (tpy, unmitigated)	7.30	10.36	90.77	0.05	9.44

SUM OF AREA AND OPERATIONAL EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10
TOTALS (tpy, unmitigated)	7.58	10.59	91.04	0.05	9.44

URBEMIS 2002 For Windows 8.7.0

File Name: C:\Program Files\URBEMIS 2002 Version 8.7\Projects2k2\Target - Updated Site Plan.urb
Project Name: Target DR
Project Location: Lower Sacramento Valley Air Basin
On-Road Motor Vehicle Emissions Based on EMFAC2002 version 2.2

DETAIL REPORT
(Pounds/Day - Summer)

Construction Start Month and Year: January, 2008
Construction Duration: 9
Total Land Use Area to be Developed: 2.5 acres
Maximum Acreage Disturbed Per Day: 0.625 acres
Single Family Units: 0 Multi-Family Units: 0
Retail/Office/Institutional/Industrial Square Footage: 133256

CONSTRUCTION EMISSION ESTIMATES UNMITIGATED (lbs/day)

Source *** 2008***	ROG	NOx	CO	SO2	PM10 TOTAL	PM10 EXHAUST	PM10 DUST
Phase 1 - Demolition Emissions							
Fugitive Dust	-	-	-	-	84.73	-	84.73
Off-Road Diesel	1.35	7.84	11.49	-	0.22	0.22	0.00
On-Road Diesel	10.96	212.04	40.35	0.41	5.55	4.60	0.95
Worker Trips	0.01	0.02	0.24	0.00	0.00	0.00	0.00
Maximum lbs/day	12.32	219.90	52.08	0.41	90.50	4.82	85.68
Phase 2 - Site Grading Emissions							
Fugitive Dust	-	-	-	-	6.25	-	6.25
Off-Road Diesel	3.57	22.69	29.49	-	0.84	0.84	0.00
On-Road Diesel	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker Trips	0.02	0.05	0.48	0.00	0.00	0.00	0.00
Maximum lbs/day	3.59	22.74	29.97	0.00	7.09	0.84	6.25
Phase 3 - Building Construction							
Bldg Const Off-Road Diesel	1.90	13.28	14.84	-	0.54	0.54	0.00
Bldg Const Worker Trips	0.24	0.15	3.11	0.00	0.04	0.00	0.04
Arch Coatings Off-Gas	280.14	-	-	-	-	-	-
Arch Coatings Worker Trips	0.21	0.10	2.55	0.00	0.04	0.00	0.04
Asphalt Off-Gas	0.56	-	-	-	-	-	-
Asphalt Off-Road Diesel	0.56	3.24	4.75	-	0.09	0.09	0.00
Asphalt On-Road Diesel	0.08	1.33	0.30	0.00	0.03	0.03	0.00
Asphalt Worker Trips	0.01	0.00	0.06	0.00	0.00	0.00	0.00
Maximum lbs/day	283.67	18.05	25.06	0.00	0.75	0.67	0.08
Max lbs/day all phases	283.67	219.90	52.08	0.41	90.50	4.82	85.68

Phase 1 - Demolition Assumptions
Start Month/Year for Phase 1: Jan '08
Phase 1 Duration: 0.4 months
Building Volume Total (cubic feet): 1775280
Building Volume Daily (cubic feet): 201736
On-Road Truck Travel (VMT): 8966.4
Off-Road Equipment

No.	Type	Horsepower	Load Factor	Hours/Day
1	Rubber Tired Loaders	165	0.465	8.0

Phase 2 - Site Grading Assumptions
Start Month/Year for Phase 2: Jan '08
Phase 2 Duration: 0.9 months
On-Road Truck Travel (VMT): 0
Off-Road Equipment

No.	Type	Horsepower	Load Factor	Hours/Day
0	Crawler Tractors	143	0.575	8.0
0	Graders	174	0.575	8.0
0	Off Highway Trucks	417	0.490	8.0
0	Rubber Tired Loaders	165	0.465	8.0
0	Tractor/Loaders/Backhoes	79	0.465	8.0

Phase 3 - Building Construction Assumptions
Start Month/Year for Phase 3: Feb '08
Phase 3 Duration: 7.7 months
Start Month/Year for SubPhase Building: Feb '08
SubPhase Building Duration: 7.7 months
Off-Road Equipment

No.	Type	Horsepower	Load Factor	Hours/Day

0	Cranes	190	0.430	8.0
1	Other Equipment	190	0.620	8.0

Start Month/Year for SubPhase Architectural Coatings: Sep '08
SubPhase Architectural Coatings Duration: 0.8 months
Start Month/Year for SubPhase Asphalt: Sep '08
SubPhase Asphalt Duration: 0.4 months
Acres to be Paved: 1.89
Off-Road Equipment

No.	Type	Horsepower	Load Factor	Hours/Day
0	Pavers	132	0.590	8.0
0	Rollers	114	0.430	8.0

AREA SOURCE EMISSION ESTIMATES (Summer Pounds per Day, Unmitigated)

Source	ROG	NOx	CO	SO2	PM10
Natural Gas	0.09	1.29	1.08	0	0.00
Hearth - No summer emissions					
Landscaping	0.12	0.00	0.78	0.00	0.00
Consumer Prdcts	0.00	-	-	-	-
Architectural Coatings	1.87	-	-	-	-
TOTALS(lbs/day,unmitigated)	2.09	1.29	1.86	0.00	0.01

UNMITIGATED OPERATIONAL EMISSIONS

	ROG	NOx	CO	SO2	PM10
Free-standing discount st	36.86	48.70	467.19	0.30	51.74
TOTAL EMISSIONS (lbs/day)	36.86	48.70	467.19	0.30	51.74

Does not include correction for passby trips.
Does not include double counting adjustment for internal trips.

OPERATIONAL (Vehicle) EMISSION ESTIMATES

Analysis Year: 2009 Temperature (F): 85 Season: Summer

EMFAC Version: EMFAC2002 (9/2002)

Summary of Land Uses:

Unit Type	Acreage	Trip Rate	No. Units	Total Trips
Free-standing discount st		56.02 trips/1000 sq. ft.	133.26	7,465.00
		Sum of Total Trips		7,465.00
		Total Vehicle Miles Traveled		34,085.20

Vehicle Assumptions:

Fleet Mix:

Vehicle Type	Percent Type	Non-Catalyst	Catalyst	Diesel
Light Auto	54.90	1.30	98.40	0.30
Light Truck < 3,750 lbs	15.10	2.60	95.40	2.00
Light Truck 3,751- 5,750	16.10	1.20	98.10	0.70
Med Truck 5,751- 8,500	7.30	1.40	95.90	2.70
Lite-Heavy 8,501-10,000	1.10	0.00	81.80	18.20
Lite-Heavy 10,001-14,000	0.30	0.00	66.70	33.30
Med-Heavy 14,001-33,000	1.00	0.00	20.00	80.00
Heavy-Heavy 33,001-60,000	0.90	0.00	11.10	88.90
Line Haul > 60,000 lbs	0.00	0.00	0.00	100.00
Urban Bus	0.20	0.00	50.00	50.00
Motorcycle	1.60	75.00	25.00	0.00
School Bus	0.10	0.00	0.00	100.00
Motor Home	1.40	7.10	85.70	7.20

Travel Conditions

	Residential			Commercial		
	Home-Work	Home-Shop	Home-Other	Commute	Non-Work	Customer
Urban Trip Length (miles)	9.7	3.8	4.6	7.8	4.5	4.5
Rural Trip Length (miles)	16.8	7.1	7.9	14.7	6.6	6.6
Trip Speeds (mph)	35.0	35.0	35.0	35.0	35.0	35.0
% of Trips - Residential	27.3	21.2	51.5			
% of Trips - Commercial (by land use)						
Free-standing discount store				2.0	1.0	97.0

Changes made to the default values for Land Use Trip Percentages

Changes made to the default values for Construction

Demolition Truck Hauling Miles/Round Trip changed from 30 to 24

Changes made to the default values for Area

Changes made to the default values for Operations

The operational emission year changed from 2005 to 2009.

URBEMIS 2002 For Windows 8.7.0

File Name: <Not Saved>
Project Name: Target - Original Building
Project Location: Lower Sacramento Valley Air Basin
On-Road Motor Vehicle Emissions Based on EMFAC2002 version 2.2

SUMMARY REPORT
(Pounds/Day - Summer)

AREA SOURCE EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10
TOTALS (lbs/day,unmitigated)	2.12	1.23	2.59	0.00	0.01

OPERATIONAL (VEHICLE) EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10
TOTALS (lbs/day,unmitigated)	40.03	52.72	506.98	0.28	47.92

SUM OF AREA AND OPERATIONAL EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10
TOTALS (lbs/day,unmitigated)	42.15	53.95	509.57	0.28	47.93

URBEMIS 2002 For Windows 8.7.0

File Name: <Not Saved>
Project Name: Target - Original Building
Project Location: Lower Sacramento Valley Air Basin
On-Road Motor Vehicle Emissions Based on EMFAC2002 version 2.2

DETAIL REPORT
(Pounds/Day - Summer)

AREA SOURCE EMISSION ESTIMATES (Summer Pounds per Day, Unmitigated)

Source	ROG	NOx	CO	SO2	PM10
Natural Gas	0.09	1.23	1.03	0	0.00
Hearth - No summer emissions					
Landscaping	0.25	0.01	1.56	0.00	0.01
Consumer Prdcts	0.00	-	-	-	-
Architectural Coatings	1.78	-	-	-	-
TOTALS(lbs/day,unmitigated)	2.12	1.23	2.59	0.00	0.01

UNMITIGATED OPERATIONAL EMISSIONS

	ROG	NOx	CO	SO2	PM10
Free-standing discount st	36.24	47.78	459.51	0.25	43.43
Strip mall	3.79	4.94	47.47	0.03	4.49
TOTAL EMISSIONS (lbs/day)	40.03	52.72	506.98	0.28	47.92

Does not include correction for passby trips.
Does not include double counting adjustment for internal trips.

OPERATIONAL (Vehicle) EMISSION ESTIMATES

Analysis Year: 2007 Temperature (F): 85 Season: Summer

EMFAC Version: EMFAC2002 (9/2002)

Summary of Land Uses:

Unit Type	Acreage	Trip Rate	No. Units	Total Trips
Free-standing discount st		56.02 trips/1000 sq. ft.	111.77	6,261.13
Strip mall		42.94 trips/1000 sq. ft.	15.06	646.76
		Sum of Total Trips		6,907.89
		Total Vehicle Miles Traveled		31,541.44

Vehicle Assumptions:

Fleet Mix:

Vehicle Type	Percent Type	Non-Catalyst	Catalyst	Diesel
Light Auto	55.20	1.80	97.80	0.40
Light Truck < 3,750 lbs	15.10	3.30	94.00	2.70
Light Truck 3,751- 5,750	16.10	1.90	96.90	1.20
Med Truck 5,751- 8,500	7.10	1.40	95.80	2.80
Lite-Heavy 8,501-10,000	1.10	0.00	81.80	18.20
Lite-Heavy 10,001-14,000	0.40	0.00	50.00	50.00
Med-Heavy 14,001-33,000	1.00	0.00	20.00	80.00
Heavy-Heavy 33,001-60,000	0.90	0.00	11.10	88.90
Line Haul > 60,000 lbs	0.00	0.00	0.00	100.00
Urban Bus	0.10	0.00	0.00	100.00
Motorcycle	1.70	82.40	17.60	0.00
School Bus	0.10	0.00	0.00	100.00
Motor Home	1.20	8.30	83.30	8.40

Travel Conditions

	Residential			Commercial		
	Home-Work	Home-Shop	Home-Other	Commute	Non-Work	Customer
Urban Trip Length (miles)	9.7	3.8	4.6	7.8	4.5	4.5
Rural Trip Length (miles)	16.8	7.1	7.9	14.7	6.6	6.6
Trip Speeds (mph)	35.0	35.0	35.0	35.0	35.0	35.0
% of Trips - Residential	27.3	21.2	51.5			
% of Trips - Commercial (by land use)						
Free-standing discount store				2.0	1.0	97.0
Strip mall				2.0	1.0	97.0

Changes made to the default values for Land Use Trip Percentages

Changes made to the default values for Area

Changes made to the default values for Operations

The operational emission year changed from 2005 to 2007.

APPENDIX B
CONSTRUCTION MITIGATION FEE CALCULATION

Construction Emissons Mitigation Fee Calculation

PART 1: PROJECT INFORMATION

Project Name:	Target		
Control/Application #:	RC-07-288		
Single Family Dwelling Units:		*Note: Enter information only in blue bordered cells*	
Multi Family Dwelling Units:		Total Residential Acreage:	
Non-residential Square Feet:	143684	Total Non-residential Acreage:	9.86

PART 2: EMISSIONS INFORMATION

Year	Activity Phase	NOx (lbs/day) unmitigated	NOx (lbs/day) mitigated*	NOx over threshold (lbs/day)	duration (days)	Total significant NOx (lbs)
	Demolition (on road)	212.04				
	Demolition (off road)	7.84	6.27			
	TOTAL Demolition	219.90	218.31	133.31	9	1199.81
	Grading	22.74	18.19	0	20	0.00
	Building Construction	17.87	14.30	0	154	0.00
	Building Construction		0.00	0	0	0.00
	Building Construction		0.00	0	0	0.00
	Asphalt		0.00	0	0	0.00
	Total project Nox over threshold (lbs)		*1199.81*			
	Total project Nox over threshold (tons)		*0.60*			

PART 3: MITIGATION FEE RESULTS

*MITIGATION FEE ($14,300/TON)***	*$8,579*	
ADMINISTRATIVE FEE (5.0%)	*$429*	
TOTAL FEE	***$9,008***	

>>> *Fee is to be paid to the SMAQMD, either in total or on a by acre basis, prior to any ground disturbance.*

Mitigation Fee ($/acre)	**$870.04**

* Assumes a construction mitigation plan which achieves a 20% reduction in NOx from on-site, off-road equipment.

** Or the $/ton of NOx cost-effectiveness value in effect at the time the fee is collected.

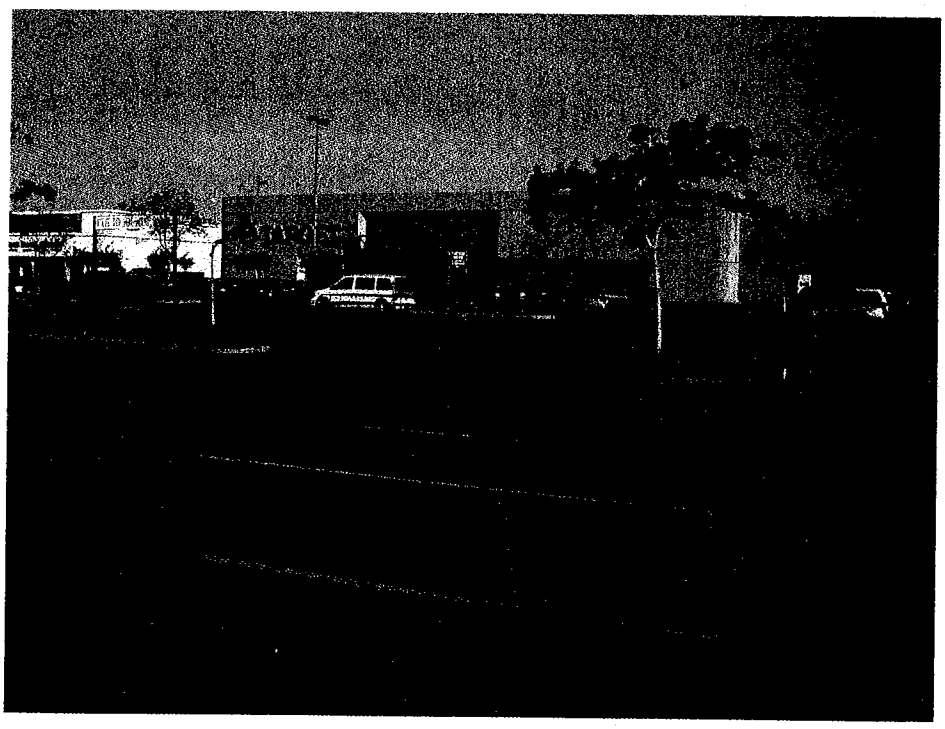
APPENDIX C
PHASE I ENVIRONMENTAL SITE ASSESSMENT

TARGET

CONFIDENTIAL AND PRIVILEGED

PHASE I
ENVIRONMENTAL SITE ASSESSMENT

Target Store T268
10881 Olson Drive
Rancho Cordova, California



Ceres Associates

Sustaining Environments World Wide

Prepared for:

TARGET
100 Nicollet Mall TPN-0725
Minneapolis, Minnesota 55403

PHASE I ENVIRONMENTAL SITE ASSESSMENT
Target Store
10881 Olson Drive
Rancho Cordova, California

Project CA1358-1

Prepared by:

Jill Kearney
Environmental Specialist

Reviewed by:

Nick Patz, REA 00066
Project Manager

Ceres Associates
424 First Street
Benicia, California 94510
(707) 748-3170 / Fax (707) 748-3171

TABLE OF CONTENTS

1.0 SUMMARY AND RECOMMENDATIONS

At the request of TARGET, Ceres Associates conducted a Phase I Environmental Site Assessment (ESA) for the Target Store located at 10881 Olson Drive, Rancho Cordova, Sacramento County, California (Property) (refer to Figure 1 - Property Location Map). The Phase I ESA was conducted according to the guidelines of ASTM document E1527, and the Target Environmental Site Assessment Protocol as stated in the Developer Guide, Edition 2.4. The research included a Property and adjacent sites survey, interviews with informed persons, reviews of public records, an environmental database search report, physical setting information, historical information, maps, and photographs.

1.1 SUMMARY

PROPERTY SUMMARY INFORMATION

The Property is approximately 8½ acres in size and has been developed with one approximately 115,000 square-foot building of concrete tilt-up construction and an asphalt-paved parking lot. The Property building was originally constructed in 1987 as a Target store and has been used as a Target store since that time. The Property is situated in a retail strip center; surrounding stores include Christian Book Center, a home furnishings store, Red Wing Shoes, Household Finance, Radio Shack, Annas Linens, Michaels, several restaurants, and smaller retail stores. Liebels Cleaners, a dry cleaning facility is located adjacent to the southwest of the Property. *(Refer to Figure 2 - Property Map.)*

Historically, the Property was used for agricultural purposes from at least 1937 until 1953. The eastern portion of the Property appears to have been used as a railroad spur and dredge tailings disposal site for some time prior to 1937. The Property was undeveloped between at least 1953 and 1987; the current Property building was constructed in 1987.

Environmental Database Report

The Property was not listed on the database report that was acquired for this Phase I ESA.

Hazardous Substances and Storage Tanks

Hazardous materials stored and used on the Property include motor oil, anti-freeze, power steering fluid, brake fluid, transmission fluid, air conditioning recharge kits containing refrigerant. These items are sealed and stored on metal shelves; leaking or staining was not observed in the vicinity of these materials.

Three roll-up doors with associated hydraulic lifts are located in the receiving area. These lifts are

contained within the lift system, which is located above grade. Leaking or staining was not observed in the vicinity of the hydraulic lifts.

Industrial cleaning supplies are stored in the cleaning room, including caustic floor stripper, disinfectant, steel cleaner and polish, and carpet stain remover. One floor drain, surrounded by a basin, was observed in this vicinity. Small amounts of household hazardous materials and various paint products are stored in the maintenance room on metal shelves or on the concrete floor. Leaking or staining was not observed in the vicinity of the cleaning and maintenance rooms.

Regulatory Review and Previous Reports

Sacramento County Department of Environmental Health provided documents for the Property and Leibels Cleaners, a dry cleaning facility located adjacent to the Property, at 10841 Olson Drive. Documents provided for Leibels Cleaners include notices of violations issued in 1998, 2000, and 2004 regarding Hazardous Materials Business Plans, a Disclosure Statement, and documentation of employee training. Hazardous materials inventory forms show hazardous materials stored and used onsite include: Ecosolv (C10-C13 Isoparaffins) and Tetrachloroethylene; the largest container size for each substance is reported to be 40 gallons.

Documents issued by SCDEH for the Property include a hazardous materials inspection report issued in 1989 noting no violations, permits to store hazardous materials dated 1988 and 1989 and a consolidated contingency plan issued in 2002. Documents were also provided regarding the former operation of a silver recovery unit for the photo-finishing operations. A Hazardous Materials Business Plan on file with the SCDEH notes that hazardous materials stored and used onsite include sulfuric acid in lead acid batteries, propane, and tetraflouroethane and pentafluoroethane, used as refrigerants.

Ceres Associates was not provided and did not find environmental reports addressing Property conditions.

Asbestos

Suspect asbestos-containing materials (ACM) were not noted during the Property survey. Based on the construction date of the Property building, in 1987, it is unlikely that construction materials containing asbestos were used.

Radon

According to reports by the California Department of Health Services the area of the Property does not typically exhibit concentrations of radon thought to be harmful to human health.

Natural Resources

Research conducted for this report did not find evidence that wetlands, critical habitats or endangered species exist at the Property.

Cultural Resources
Research conducted for this report did not find evidence regarding possible historical significance or impacts to the site.

SURROUNDING AREA

Leibels Cleaners, a dry cleaning facility, is located adjacent to the southwest of the Property. This site is listed on the environmental database report as a former one hour photo store. Although the site is listed as having violations, Ceres Associates did not find environmental assessments concerning the site.

1.2 DISCUSSION AND CONCLUSIONS

The Property has been used as a Target store since construction of the Property building in 1987. Historically, the Property was used for agricultural purposes from at least 1937 until 1953. The eastern portion of the Property appears to have been used as a railroad spur and dredge tailings disposal site for some time prior to 1937. Evidence of the railroad spur and dredge tailings were no longer evident on the 1953 aerial photograph. Although it is not known specifically where the dredge tailings came from, it is common in this area for tailings to have come from placer-type gold mining practices in the Sierra Nevada foothills. So it is possible these tailings may have had high metals concentrations such as mercury and selenium. Mercury was an additive to placer mining to help recover gold particles. Loss of mercury in the process was 10 to 30 percent (USGS fact Sheet FS-061-00). A silver recovery system was operated on the Property as part of a one-hour photo finishing service; violations were not reported by the Sacramento County Department of Environmental Health regarding the silver recovery unit. A dry cleaning facility is located adjacent to the southwest of the Property.

1.3 RECOMMENDATIONS

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527 of 10881 Olson Drive, Rancho Cordova, Sacramento County, California (APN), the Property. Any exceptions to, or deletions from, this practice are described in Section 1.4 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the Property (ASTM E1527, Section 11.6).

- Ceres Associates recommends sampling soils in the eastern portion of the site for potential high concentrations of heavy metals.

1.4 DEVIATIONS FROM ASTM E1527 GUIDELINES

- Because of the limited availability of historical sources, the Property history could not be documented to a time prior to development with dredge tailings and a railroad spur. ASTM E1527 guidelines suggest that the Property be documented to a time prior to 1940 or prior to development, whichever is earlier. Based on our historical research in the area of the Property, it is likely that prior to development with dredge tailings, the Property was undeveloped.

The summary, conclusions, and recommendations are subject to the limitations provided in section 5.0 of this report.

2.0 PROPERTY AND SURROUNDING AREA DESCRIPTIONS

2.1 PROPERTY DESCRIPTION

A walking survey of the Property was made on April 11, 2005, by Jill Kearney of Ceres Associates, accompanied by Todd Blackwell, of Target. The Property was observed for evidence of hazardous substances that may have an effect on the environmental quality of the Property. Ceres Associates observed the Property for evidence of aboveground and underground storage tanks, surface staining, hazardous materials, and other indications of environmental concern. If conditions were observed that indicated potential environmental concerns, Ceres Associates marked their relative locations on a map drawn in the field (refer to Figure 2 - Property Map).

The Property is located at 10881 Olson Drive, Rancho Cordova, Sacramento County, California, and is legally described by its Assessor's Parcel Number 072-0280-079. The Property is approximately 8½ acres in size and has been developed with one approximately 115,000 square-foot building of concrete tilt-up construction and an asphalt-paved parking lot. The Property building was initially constructed as a Target store in 1987 and has been used as a Target store since that time. Interior building materials observed include painted and textured drywall, linoleum floor tiles, concrete floors, acoustic ceiling tiles, and carpet. Parking lot medians are landscaped with trees and shrubs.

The southeastern portion of the building is used as the sales floor, with items for sale stored on racks and shelves. Hazardous materials offered for sale include small quantities of motor oil, anti-freeze, power steering fluid, brake fluid, transmission fluid, air conditioning recharge kits containing refrigerant. These items are sealed and stored on metal shelves; leaking or staining was not observed in the vicinity of these materials. Administrative offices and the staff break room are located upstairs in the southeastern portion of the building. An electrical room is also located in this area; four transformers are located in this room on the concrete floor. The snack bar is located in the southern corner of the building, one approximately 100-gallon canister of compressed carbon dioxide gas used for the soda machine is located in this area.

The northwestern portion of the building is used as a warehouse area to store merchandise and also houses maintenance areas, a trash compactor/baler and receiving area. The trash compactor/baler is operated from inside the building, but the container that holds the garbage is stored on concrete paving outside, adjacent to the loading dock. Each roll-up door in this area has an associated hydraulic lift. These lifts are located above grade. Leaking or staining was not observed in the vicinity of the hydraulic lifts or the trash compactor/baler.

A maintenance closet is located east of this area; small amounts of household hazardous materials,

such as paint, spray paint, WD-40, and caulk are stored in the maintenance room. These items are stored on metal shelves or on the concrete floor. Industrial cleaning supplies are stored in a closet this area, including caustic floor stripper, disinfectant, steel cleaner and polish, carpet stain remover, stripping pads for the floor machine, and paper products. One floor drain, surrounded by a basin, was observed in this vicinity. Leaking or staining was not observed in this vicinity of the maintenance or cleaning closets.

The garden section is located northeast of the Property building, inside a fenced enclosure. One forklift and two approximately five-gallon canisters of propane to fuel the forklift are stored on concrete paving in this area.

An asphalt-paved parking lot is located southeast of the Property building; medians are landscaped with trees and shrubs. Storm drains were observed in the parking lot, staining was not observed in the vicinity of the storm drains. *(Refer to Photographs 1 - 12, located in the Appendix - Property Photographs.)*

HAZARDOUS MATERIALS AND STORAGE TANKS

Hazardous materials stored and used on the Property include motor oil, anti-freeze, power steering fluid, brake fluid, transmission fluid, air conditioning recharge kits containing refrigerant. These items are sealed and stored on metal shelves; leaking or staining was not observed in the vicinity of these materials.

Three roll-up doors with associated hydraulic lifts are located in the receiving area. These lifts are contained within the lift system, which is located above grade. Leaking or staining was not observed in the vicinity of the hydraulic lifts.

Industrial cleaning supplies are stored in the cleaning room, including caustic floor stripper, disinfectant, steel cleaner and polish, and carpet stain remover. One floor drain, surrounded by a basin, was observed in this vicinity. Small amounts of household hazardous materials and various paint products are stored in the maintenance room on metal shelves or on the concrete floor. Leaking or staining was not observed in the vicinity of the cleaning and maintenance rooms.

HEATING AND COOLING

The source of heating and cooling energy is from natural gas and electricity piped to the Property from PG&E.

POTABLE WATER

Potable water is provided to the Property by the City of Rancho Cordova.

POLYCHLORINATED BIPHENYLS (PCBs)

Five pad-mounted transformers are present on the Property. Four transformers are located inside the Property building in the upstairs electrical room. One transformer is located north of the Property building. This transformer is owned by the Sacramento Municipal Utilities District (SMUD). A label on this transformer indicates that it is filled with Envirotemp FR3 biodegradable fluid. Based on the age of the transformers, it is unlikely these transformers contain PCBs. Leaks or stains were not observed on or around the transformers.

ASBESTOS

Suspect asbestos-containing materials (ACM) were not noted during the Property survey. Based on the construction date of the Property building in 1987, it is unlikely that construction materials containing asbestos were used.

RADON

The State of California, Department of Health Services, Radon Database for California is a compilation of approximately 16,000 radon tests taken throughout the state. The database is organized by zip codes. Within the zip code of the Property (95670) 23 radon samples have been analyzed. These samples were found to not have radon in excess of the Federal standard of 4 pico curies per liter.

ENVIRONMENTAL LIENS

Environmental liens were not found for the Property.

2.2 SURROUNDING AREA DESCRIPTION

The Property is bound to the north by the Southern Pacific Railroad, which runs in a generally northeast/southwest direction, followed by Folsom Boulevard, which parallels the railroad. Areas further north, across Folsom Boulevard, are developed with a mixture of retail and residential buildings, including a gasoline station and an auto repair facility to the northeast, followed by residential developments. Areas east of the Property are developed with a retail shopping center, followed by Olson Drive, then mixed retail and office buildings, then Highway 50, then additional office buildings. Areas south of the Property are developed with retail buildings, including a dry cleaning facility located adjacent to the Property, followed by Olson Drive. Areas further south, across Olson Drive, are developed with mixed retail and office buildings, followed by Highway 50, then additional retail and office buildings. Two gasoline stations are located southwest of the Property, near the intersection of Zinfandel Drive and Olson Drive. Areas west of the Property are developed with retail buildings, followed by the intersection of Folsom Boulevard and Zinfandel

Drive. Areas further west, across Zinfandel Drive, are developed with additional retail buildings, followed by residential areas. In general, areas in the vicinity of the Property are used for retail and office purposes; areas further east and south have been developed with office buildings, while areas further north and west have been developed with residential areas.

3.0 INTERVIEWS, RECORDS, AND HISTORICAL REVIEW

3.1 INTERVIEWS AND REGULATORY CONTACTS

- Ceres Associates interviewed Todd Blackwell, the Rancho Cordova Target Store manager. According to Mr. Blackwell, hazardous materials stored and used onsite include automotive products packaged for retail sale, propane canisters used to fuel the forklift, and compressed carbon dioxide gas for the soda machine in the snack bar. Mr. Blackwell noted that the Target store used to have a photo processing area, but that it was removed. Mr. Blackwell also noted that he has worked for Target for five years.

- Ceres Associates contacted the Sacramento County Department of Environmental Health (SCDEH) with a request to review files for the Property. The agency provided documents for the Property and Leibels Cleaners, a dry cleaning facility located adjacent to the Property, at 10841 Olson Drive. Documents provided for Leibels Cleaners include a final notice of failure to submit annual Hazardous Materials Forms issued on November 19, 2004. Forms were submitted to SCDEH on December 1 along with a letter noting that forms previously submitted to SCDEH had not been received. Hazardous materials inventory forms show hazardous materials stored and used onsite include: Ecosolv (C10-C13 Isoparaffins) and Tetrachloroethylene; the largest container size for each substance is reported to be 40 gallons. A notice to comply issued in 1998 notes that the Hazardous Materials Disclosure Statement is outdated and required that the current statement be submitted. The notice further required that emergency shutoff switches be labeled. A notice to comply issued in 2000 required that employee training documentation and hazardous materials plan be maintained onsite and submitted to SCDEH. A notice to comply issued in 2004 required that annual hazardous materials refresher training be provided to employees.

  Documents issued by SCDEH for the Property include a hazardous materials inspection report issued in 1989 noting no violations, and permits to store hazardous materials dated 1988 and 1989 and a consolidated contingency plan issued in 2002. An onsite hazardous waste treatment notification form dated 1998 noted that the Property wastestreams and treatments processes onsite included recovery of silver from photo-finishing with a volume of less than 500 gallons per month; the form further noted that non-hazardous aqueous waste is discharged to the sanitary sewer and residual hazardous waste is recycled offsite. A Hazardous Materials Business Plan on file with the SCDEH notes that hazardous materials stored and used onsite include sulfuric acid in lead acid batteries, propane, tetraflouroethane and pentafluoroethane, used as refrigerants. *(Refer to Appendix B - Regulatory Documents and Other Reports.)*

- Ceres Associates contacted the City of Rancho Cordova Fire Department with a request to review files for the Property. According to the agency, information regarding hazardous materials is administered by the Sacramento County Department of Environmental Health.

- Ceres Associates contacted the City of Rancho Cordova Building Department with a request to review files for the Property. According to the agency, the City of Rancho Cordova was incorporated in 2003; building permits issued prior to 2003 are administered by the Sacramento County Department of Building Inspection. Information was not found for the Property building after 2003.

- Ceres Associates contacted the Sacramento County Department of Building Inspection with a request to review files for the Property. The agency provided a building permit the Property address for construction of one 115,350 square foot building to be used for retail purposes dated 1987. *(Refer to Appendix B - Regulatory Documents and Other Reports.)*

- Ceres Associates contacted the Central Valley Regional Water Quality Control Board with a request to review files for the Property. According to the agency, information for the Property address was not found.

3.2 CHRONOLOGY OF PROPERTY USE

The following historical Property use summary was compiled using the historical data gathered during the various activities of this assessment as referenced in Section 3.4.

1937 Review of *historic aerial photographs* indicated that the majority of the Property was used as agricultural fields; the eastern portion of the Property appeared to be developed with a railroad spur and dredge tailings. Areas north of the Property appeared to be developed with the Southern Pacific Railroad, then Folsom Boulevard, then row crops, orchards, and residential buildings. Areas east of the Property appeared to be developed with a railroad spur and dredge tailings, followed by row crops and orchards. Areas south of the Property appeared to be developed with agricultural fields. Areas west of the Property appeared to be developed with agricultural fields, followed by the railroad, then Folsom Boulevard, then agricultural fields.

1953 Review of *historic aerial photographs* indicated that the Property appeared to be undeveloped. Areas north of the Property appeared to be developed with the Southern Pacific Railroad, then Folsom Boulevard, then row crops, orchards, and residential buildings. Areas east of the Property appeared to be developed with dredge tailings. Areas south of the Property appeared to be developed with dredge tailings, followed by Mather Air Force Base. Areas west of the Property appeared to be developed with dredge tailings, followed by the railroad, Folsom boulevard, the agricultural fields.

1957 Review of *historic aerial photographs* indicated that the Property and surrounding areas appeared to be developed similar to that observed on the 1953 aerial photographs.

1964 Review of *historic aerial photographs* indicated that the Property appeared to be undeveloped. Areas north of the Property appeared to be developed with the Southern Pacific Railroad, then Folsom Boulevard, followed by undeveloped parcels with some retail buildings to the northeast and northwest. Areas east of the Property appeared to be developed with dredge tailings. Areas south of the Property appeared to be developed with dredge tailings, followed by Mather Air Force Base. Areas west of the Property appeared to be developed with dredge tailings, followed by the railroad, Folsom boulevard, then retail buildings, followed by a residential development.

1984 Review of *historic aerial photographs* indicated that the Property did not appear to be developed with buildings, but appeared to be graded. Areas north of the Property appeared to be developed with the Southern Pacific Railroad, then Folsom Boulevard, followed by undeveloped parcels with some retail buildings to the northeast and northwest. Areas east of the Property appeared to be developed with a retail shopping center, followed by an undeveloped parcel that appeared to be graded, then Highway 50, followed by industrial/warehouse buildings and undeveloped land. Areas south of the Property appeared to be undeveloped, followed by Highway 50, then undeveloped land, then Mather Air Force Base. Areas west of the Property appeared to be developed with retail buildings, followed by Zinfandel Drive, then the railroad and Folsom Boulevard, followed by residential areas.

1984 Review of *historic aerial photographs* indicated that the Property did not appear to be developed with buildings, but appeared to be graded. Areas north of the Property appeared to be developed with the Southern Pacific Railroad, then Folsom Boulevard, followed by undeveloped parcels with some retail buildings to the northeast and northwest. Areas east of the Property appeared to be developed with a retail shopping center, followed by an undeveloped parcel that appeared to be graded, then Highway 50, followed by industrial/warehouse buildings and undeveloped land. Areas south of the Property appeared to be undeveloped, followed by Highway 50, then undeveloped land, then Mather Air Force Base. Areas west of the Property appeared to be developed with retail buildings, followed by Zinfandel Drive, then the railroad and Folsom Boulevard, followed by residential areas.

1987 The Sacramento County Department of Building Inspection issued a building permit to construct one 115,350 square foot building to be used for retail purposes.

1988 According to a *Haines Business Directory,* the Property was occupied by Target Stores.

The Sacramento County Department of Environmental Health issued a permit to use and store hazardous materials to Target.

1989 The Sacramento County Department of Environmental Health issued an inspection report for the Property. The report did not list violations and noted "no tanks".

The Sacramento County Department of Environmental Health issued a permit to use and store hazardous materials to Target.

1990 According to a *Haines Business Directory,* the Property was occupied by Target Stores.

1995 According to a *Haines Business Directory,* the Property was occupied by Target Stores.

1998 The Sacramento County Department of Environmental Health issued an Onsite Hazardous Waste Treatment Notification Form for the recovery of silver from photo-finishing. The form noted that residual hazardous waste is recycled offsite and that non-hazardous aqueous waste is discharged to the sanitary sewer.

2000 According to a *Haines Business Directory,* the Property was occupied by Target Stores and Quick Prints One Hour Photo.

2002 A Consolidated Contingency Plan and a Hazardous Materials Business Plan was submitted to the Sacramento County Department of Environmental Health, including a hazardous materials inventory.

2003 According to a *Haines Business Directory,* the Property was occupied by Target Stores.

3.3 ENVIRONMENTAL DATABASE REPORT

Vista Information Solutions, Inc., provided a list of sites within designated distances of the Property that are listed by regulatory agencies. Vista has also provided a map of these sites, which can be found in Appendix C - Environmental Database Report.

The environmental database report lists three sites with leaking underground storage tanks within ½ mile of the Property. Four RCRA hazardous waste generators, four sites with registered aboveground or underground storage tanks and three sites with leaking underground storage tanks are listed within ¼ mile of the Property. One site is listed within ⅛ mile as a RCRA hazardous waste generator.

The following sites are within ⅛ mile of the Property:
(Site descriptions are referenced by Map ID numbers found in Appendix C - Environmental Database Report)

1 One Hour MotoPhoto, at 10841 Olson Drive, is listed as being a **RCRA hazardous waste generator**. The site is reported to be approximately 50 feet northeast of the Property; this site was observed to be located adjacent to the Property. The database lists the site as a small quantity generator: generates 100-1,000 Kg/month of hazardous waste. Violations were not listed on the environmental database; further information regarding the site was not provided on the database.

NA Aerojet General Corp, at 2376 Zinfandel Drive, is listed as being a **RCRA hazardous waste generator**. The site is not geo-referenced on the database, but was observed to be approximately one mile northwest of the Property. The database does not list information regarding the site. Based on the distance from the Property, it is not anticipated that this site will adversely impact the environmental quality of the Property.

The Property was not found in the environmental database report.

What were they regarded?

There are eleven sites listed between ⅛ and ¼ mile from the Property. These sites are not anticipated to be of environmental concern to the Property because of either their distances from the Property and type of concern, or their relationship to the Property in terms of groundwater flow direction.

There are three sites listed between ¼ and ½ mile from the Property. These sites are not anticipated to be of environmental concern to the Property because of either their distances from the Property and type of concern, or their relationship to the Property in terms of groundwater flow direction.

There is one of site listed between ½ and 1 mile from the Property. This site is not anticipated to be of environmental concern to the Property because of either the distance from the Property and type of concern, or the relationship to the Property in terms of groundwater flow direction.

Based on the number of sites listed in the environmental database report, it is possible that groundwater in the area has been affected by a variety of contaminants. However, evidence was not found that the Property has contributed to a local groundwater problem, if one exists.

3.4 SOURCES OF DATA

Ceres Associates contacted regulatory agencies and other potentially knowledgeable persons and information sources concerning the Property. Copies of maps, permits, and other documents, if available, are in Appendix B - Regulatory Documents and Other Reports.

The following are the information sources contacted by Ceres Associates for this report:

Information Sources

- City of Rancho Cordova Department of Building Inspection, request for information, April

5, 2005

- Sacramento County Department of Building Inspection, permit search, April 7, 205.
- City of Rancho Cordova Fire Department, request for file review, April 5, 2005.
- Sacramento County, Environmental Health Department, file review, April 7, 2005.
- Central Valley Regional Water Quality Control Board, request for file review, April 5, 2005.
- Personal interview with Todd Blackwell, Target Store manager, April 11, 2005
- VISTA Information Solutions, San Diego, California, Environmental Database Report
- United States Geological Survey (USGS) *7.5-minute topographic series, Carmichael, California Quadrangle*, 1967, photorevised 1980.
- U.S.D.A. Soil Conservation Service, *Soil Survey of Sacramento County, California*
- Sanborn Fire Insurance Maps, dated 1895, 1915, 1952, 1954, 1955, 1956, 1957, 1964, 1970. *(The Property is northeast of the area mapped by the Sanborn Fire Insurance Company.)*
- Haines Business Directories, dated 1980, 1984, 1987, 1988, 1990, 1995, 2000, 2003. *(Olson Drive was not listed in the 1980 directory; the Property address was not listed in directories reviewed dated between 1984 and 1987.)*
- Polk City Directories, dated 1975. *(Olson Drive was not listed in directories reviewed.)*

Aerial Photographs

Eight sets of stereoscopic historical aerial photographs were reviewed by Ceres Associates using an Abrams Instrument Corporation stereoscope, model CB-1, with a built-in 2 power magnifier, and 4 power binoculars. During review, Ceres Associates looked for evidence of hazardous materials and features that might affect the environmental quality of the Property.

SOURCE:	DATE	SCALE	MEDIUM
United States Department of Agriculture	1937	1:20,000	Stereoscopic Aerial Photographs
United States Department of Agriculture	1953	1:20,000	Stereoscopic Aerial Photographs
United States Department of Agriculture	1957	1:24,000	Stereoscopic Aerial Photographs
United States Department of Agriculture	1964	1:24,000	Stereoscopic Aerial Photographs
REDI	1980	unavailable	Ortho-Photo Quad
WAC	1984	1:31,680	Stereoscopic Aerial Photographs
NAPP	1987	1:24,000	Stereoscopic Aerial Photographs
WAC	1999	1:24,000	Stereoscopic Aerial Photographs

User Supplied Data

- Target provided Property location and site contact information so that the site survey could be conducted.

4.0 RESOURCE EVALUATION

4.1 NATURAL RESOURCES

The Property is currently developed with an existing retail building. The building is surrounded by asphalt pavement. During the Property Survey, Ceres Associates did not observe evidence to indicate that wetlands exist on the Property.

The Property was not listed on the National Wetland Inventory Maps.

Copy of letter 1

The California Department of Fish and Game (CDFG) was contacted to find if the Property is a critical habitat or if endangered species are known to exist there. The CDFG reported that such concerns are not known to exist for the Property.

4.2 CULTURAL RESOURCES

The Property is currently developed with a large retail structure. The structure is surrounded by a ground surface that is covered by asphalt pavement which is used for ingress and egress and parking. Cultural impacts, if they exist would have taken place during construction of the building, and development of the Property.

5.0 PHYSICAL SETTING

5.1 SURFACE DESCRIPTION

Direction of Slope: The Property slopes slightly northwest toward the American River. (USGS, Carmichael, California Quadrangle topographic map)

Degree of Slope: The Property is relatively level.

Nearest Surface Water: The American River runs in a generally northeast/southwest direction approximately one mile northwest of the Property.

Area Topography: The local topography is relatively level, sloping slightly northwest toward the American River. The Property lies at approximately 100 feet above mean sea level (amsl).

5.2 SOIL AND GROUNDWATER

Soil Description: According to the United States Department of Agriculture, Soil Conservation Service, soil in the area of the Property is part of the Xerorthents, dredge tailings - Urban land complex. Soil is reported to be approximately 45 percent Xerorthents and 40 percent Urban Land with small pockets of Americanos and Natomas soils. Soils in this area are comprised of leveled dredge tailings. Xerorthents soils are reported to be "derived from mixed rock sources. The material was deposited as tailings after most of the fine-earth materials was washed from it and removed during gold dredging activities." Urban land is described as "areas covered by impervious surfaces or structures, such as roads, driveways, sidewalks, buildings, and parking lots. The soil material under the impervious surfaces is similar to that of the Xerorthents." Permeability is reported to be moderately rapid to very rapid.

Groundwater Depth: Anticipated to be approximately 80 feet below ground surface. [Estimate based on depth to groundwater for nearby wells as reported by the California Department of Water Resources.]

Groundwater Flow Direction:	Northwest toward the American River. [Estimate based on local topography.]
First Aquifer Use:	Unknown.

5.3 METEOROLOGY

Prevailing Wind Direction:	Southward
Prevailing Wind Speed:	Wind speed is typically highest in late spring and early summer when speeds are often around 7 miles per hour.
Air Inversions:	Typically the area of the Property does not often experience air inversions.

6.0 LIMITATIONS

This Phase I Environmental Site Assessment (ESA) was conducted according to industry standards and guidelines established under ASTM E1527, which state that the data contained herein should not be relied upon for more than 180 days following the issue date of the report. If the Phase I ESA is still necessary more than 180 days from the issue date, information should be updated according to the guidelines.

This assessment cannot fully eliminate the possibility of the Property having environmental impairments. In today's technology, no amount of assessment can certify that the Property is completely free of environmental concern. It is possible undocumented or concealed conditions of the Property could exist beyond what was found during this ESA. This report does not cover any Property conditions beyond the date the Property survey was conducted.

Physical setting information provided in this report is for drawing conclusions, by Ceres Associates, within the context and timing of this report only. This information is preliminary and should not be used for any subsequent purposes.

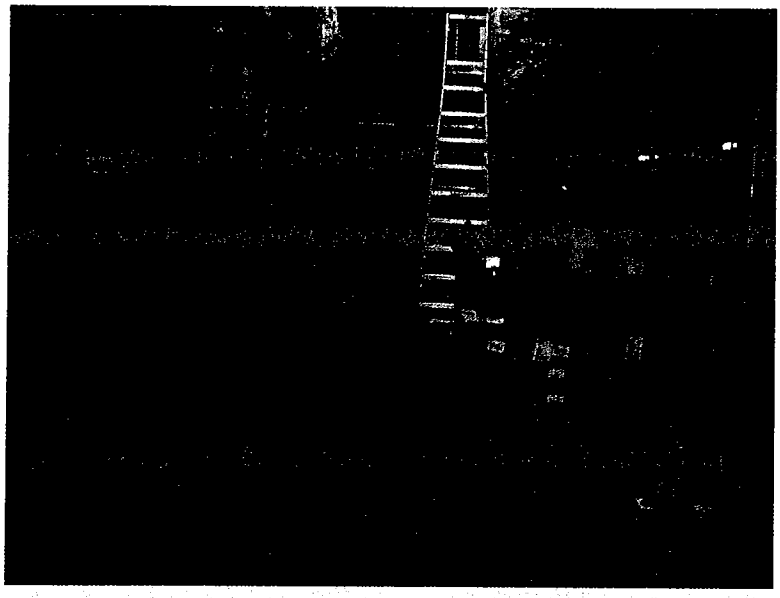
Much of the information upon which the conclusions and recommendations of this Phase I ESA are based, comes from data provided by others. Ceres Associates is not responsible for the accuracy or completeness of this information. Inaccurate data, or information that was not found or made available to Ceres Associates, may result in a modification of the stated conclusions and recommendations.

Any estimates of the scope of recommendations are based only on the information found during this assessment. Actual scope may vary upon refining data during proposal preparation, with changes in economic conditions, or as additional information becomes available.

REPORT USE

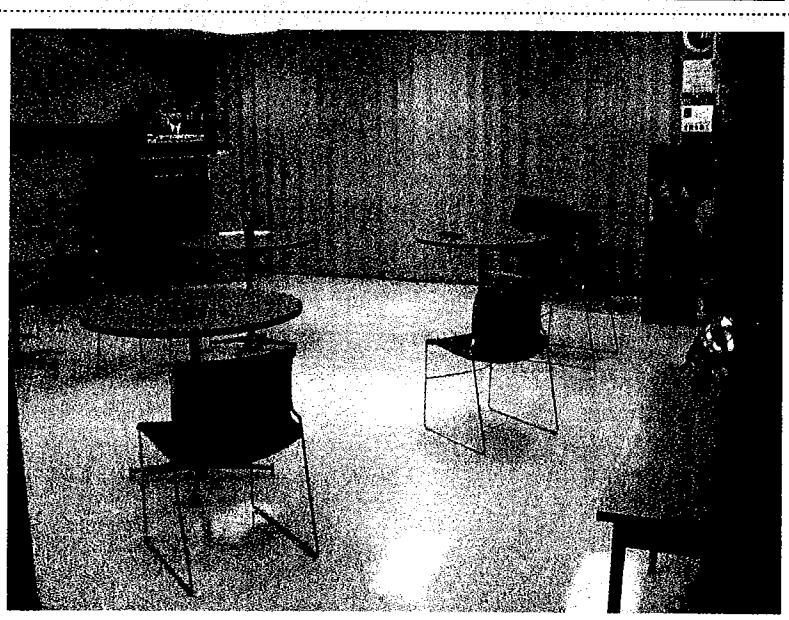
This report was prepared for the sole use and benefit of Target. This report is not a legal opinion and does not offer warranties or guarantees.

PROPERTY PHOTOGRAPHS

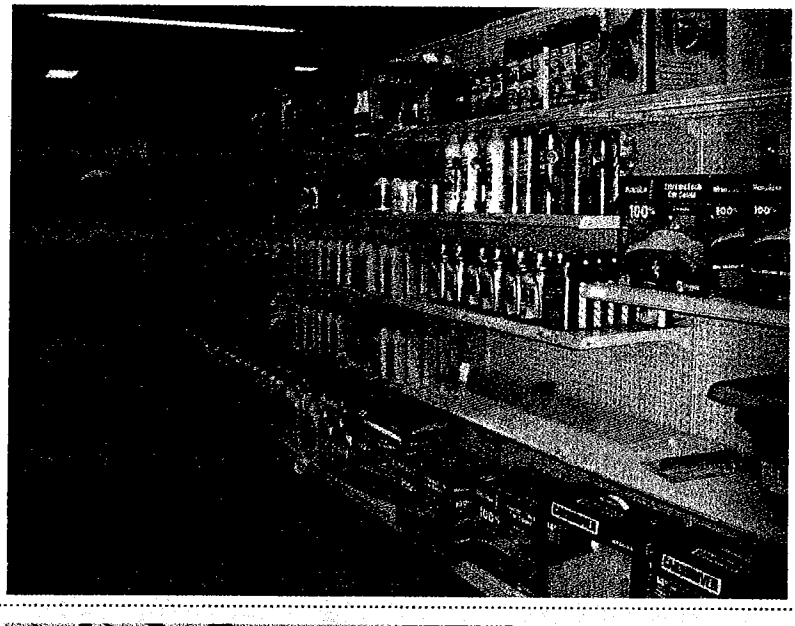


Photograph 1 - View of the warehouse portion of the Property building.

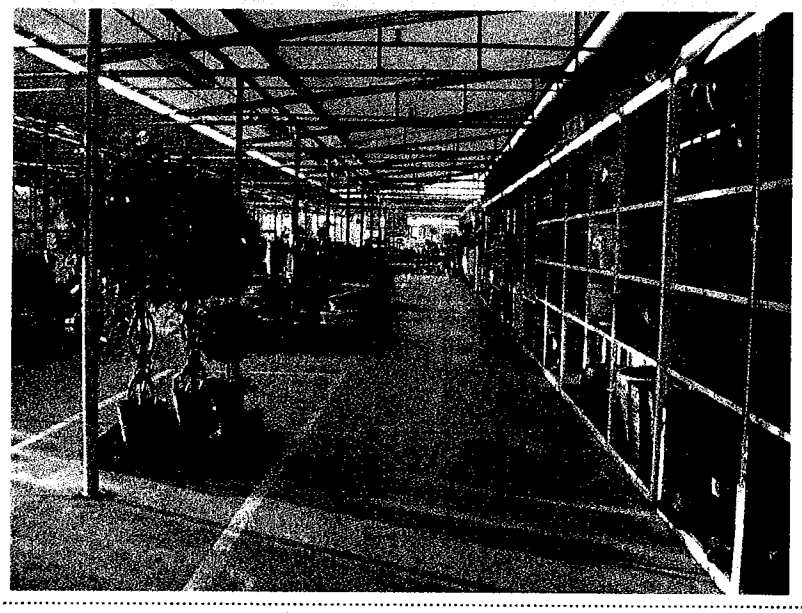
Photograph 2 - View of household hazardous materials storage in maintenance closet.



Photograph 3 - View of break room.

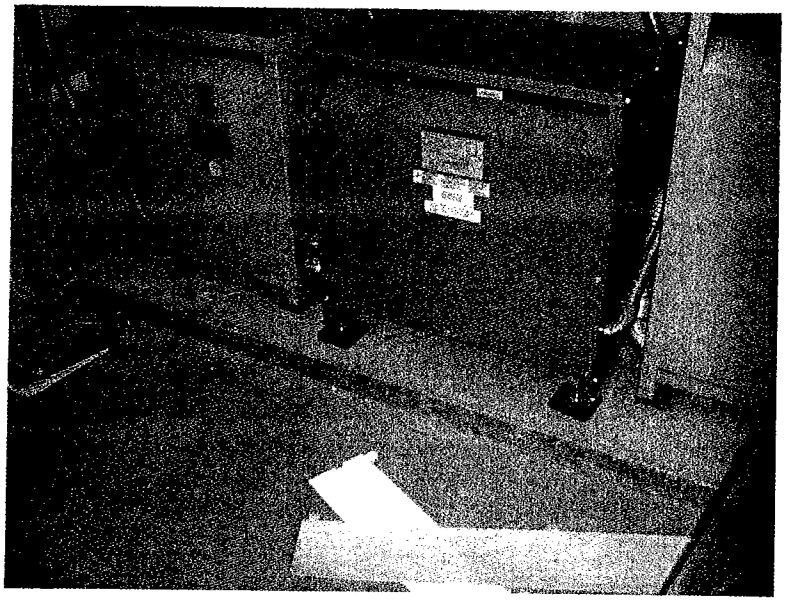


Photograph 4 - View of motor oil and various automotive products offered for sale.

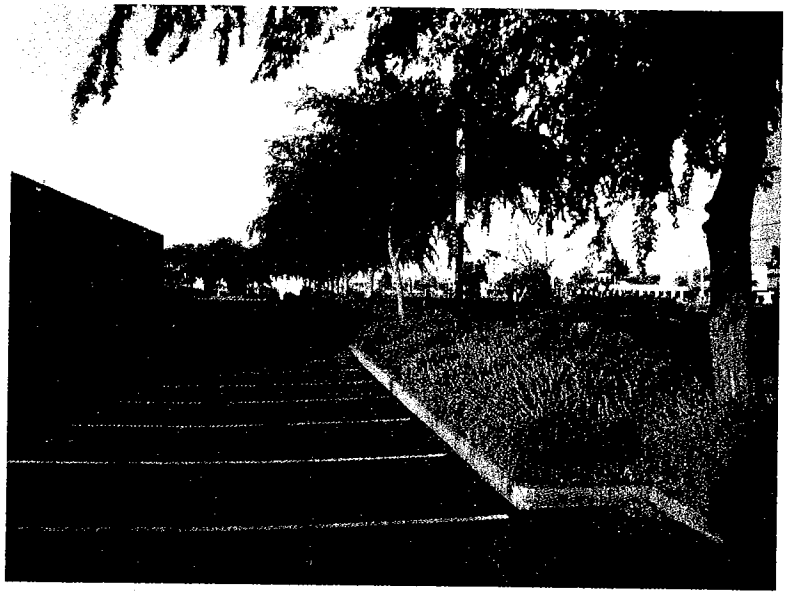


Photograph 5 - View of garden center.

Photograph 6 - View of forklift and propane canisters.

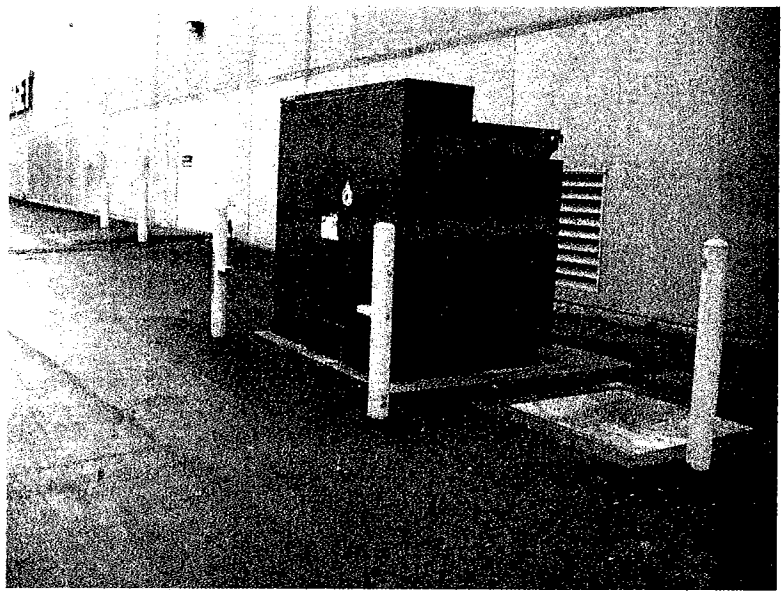


Photograph 7 - View of the transformers located inside the Property building.

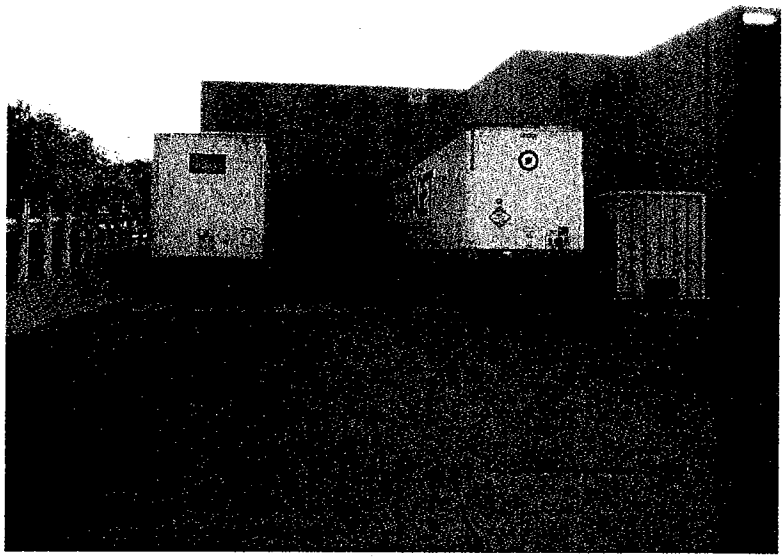


Photograph 8 - View of the railroad tracks bordering the Property to the north, looking northeast.

Photograph 9 - View of the railroad tracks bordering the Property to the north, looking northwest.



Photograph 10 - View of SMUD transformer located north of the Property building.



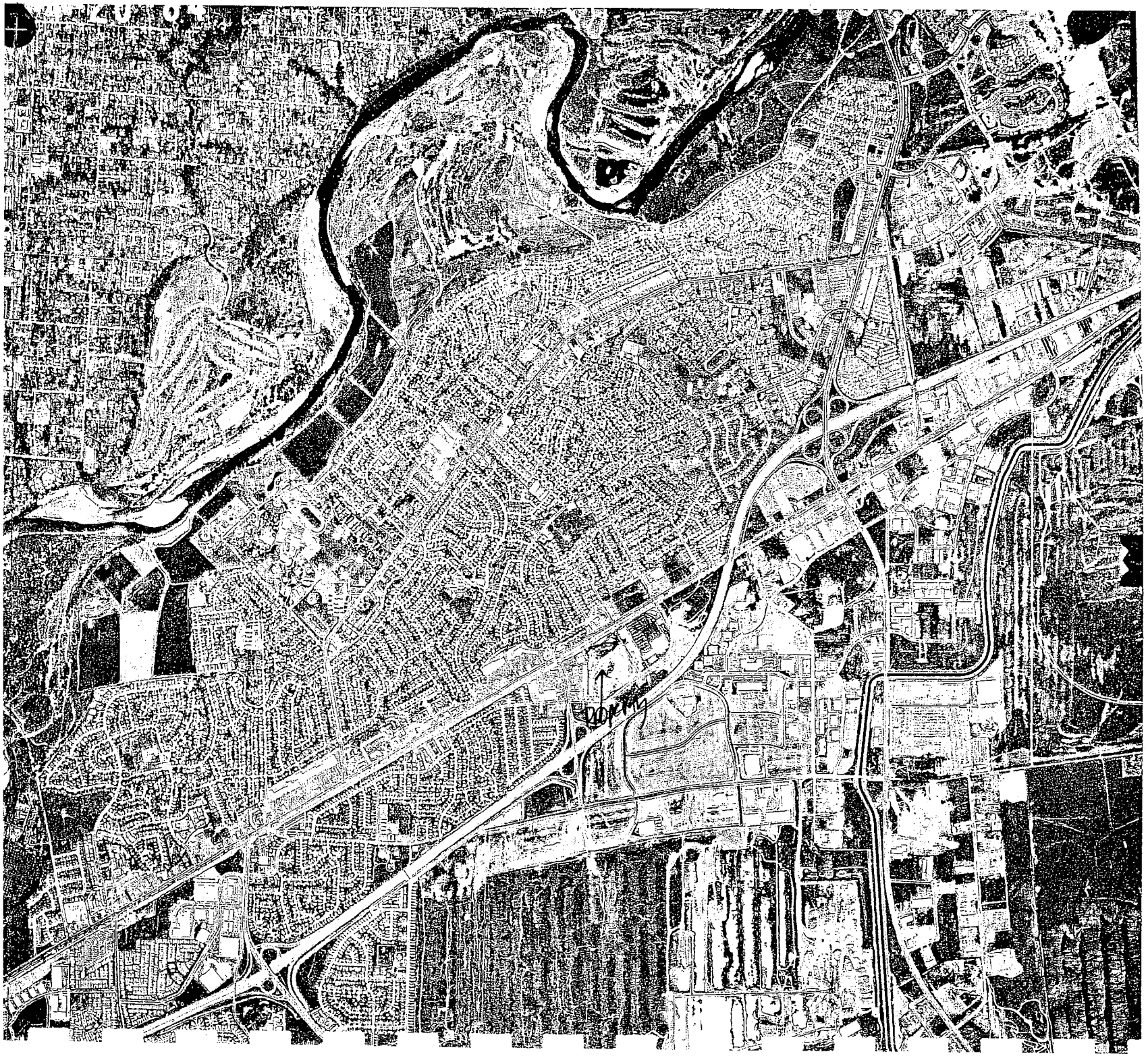
Photograph 11 - View of loading dock.

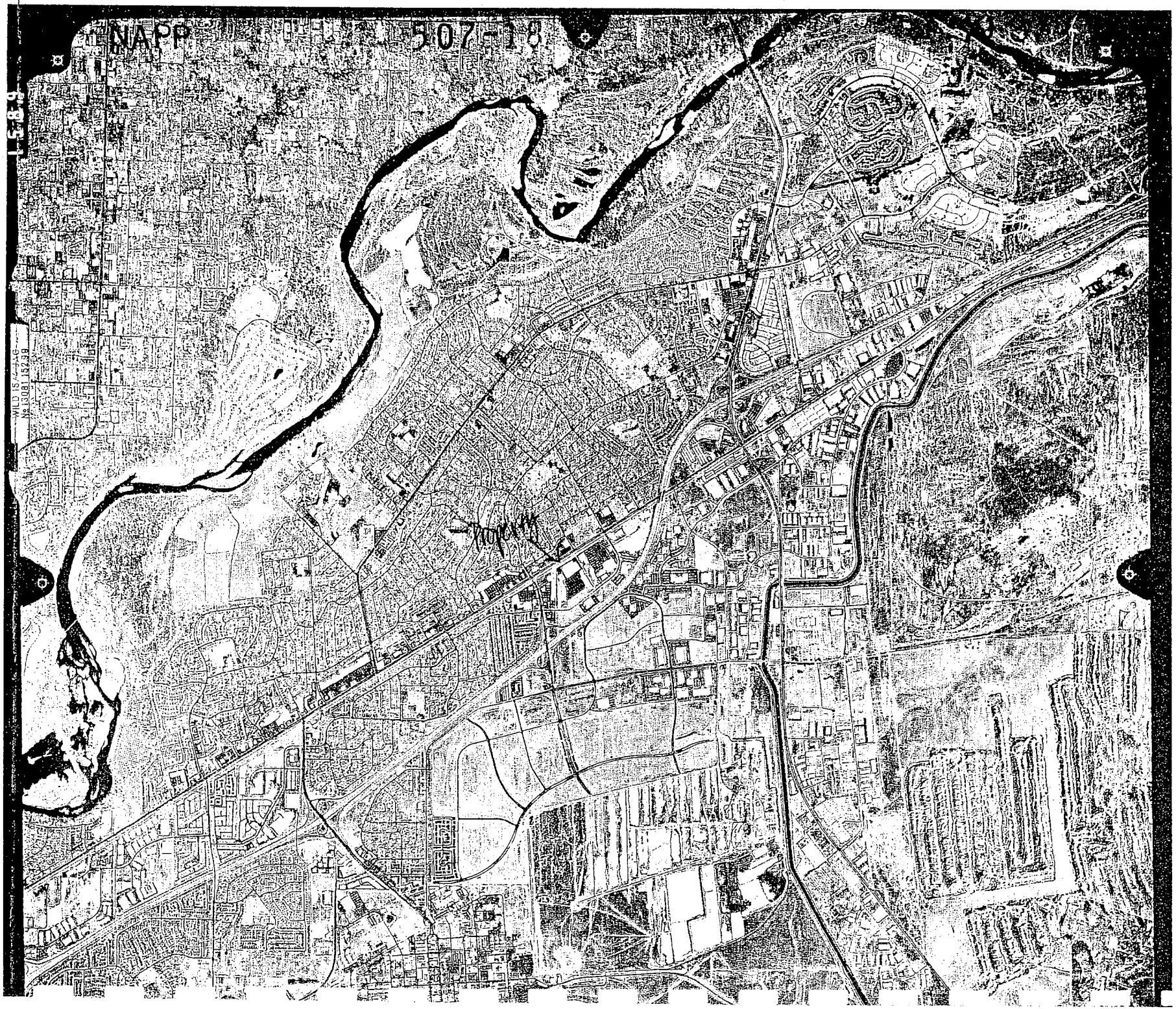
Photograph 12 - View of parking lot looking south.

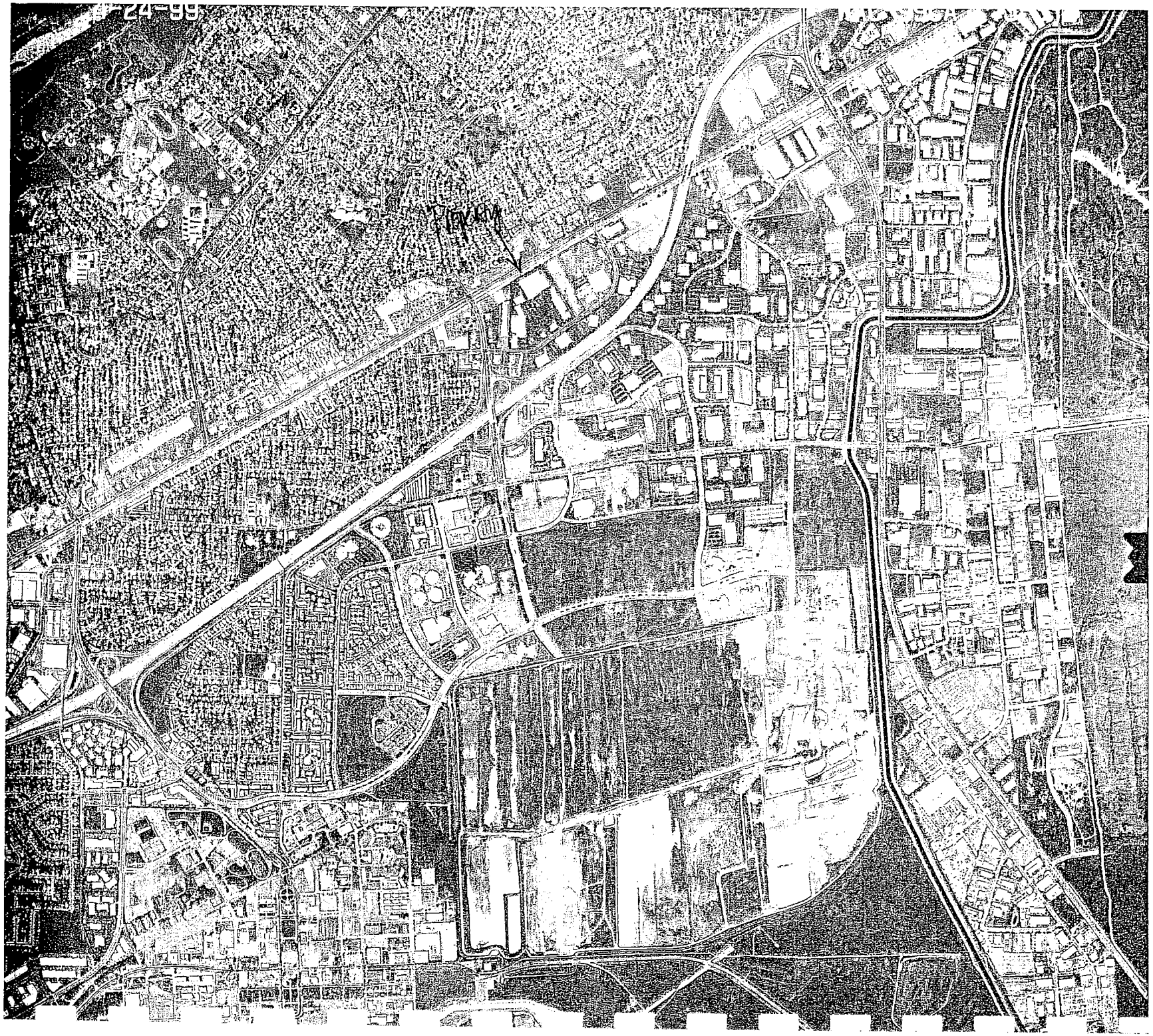
1937 AN

1957 ↑N

1964 N

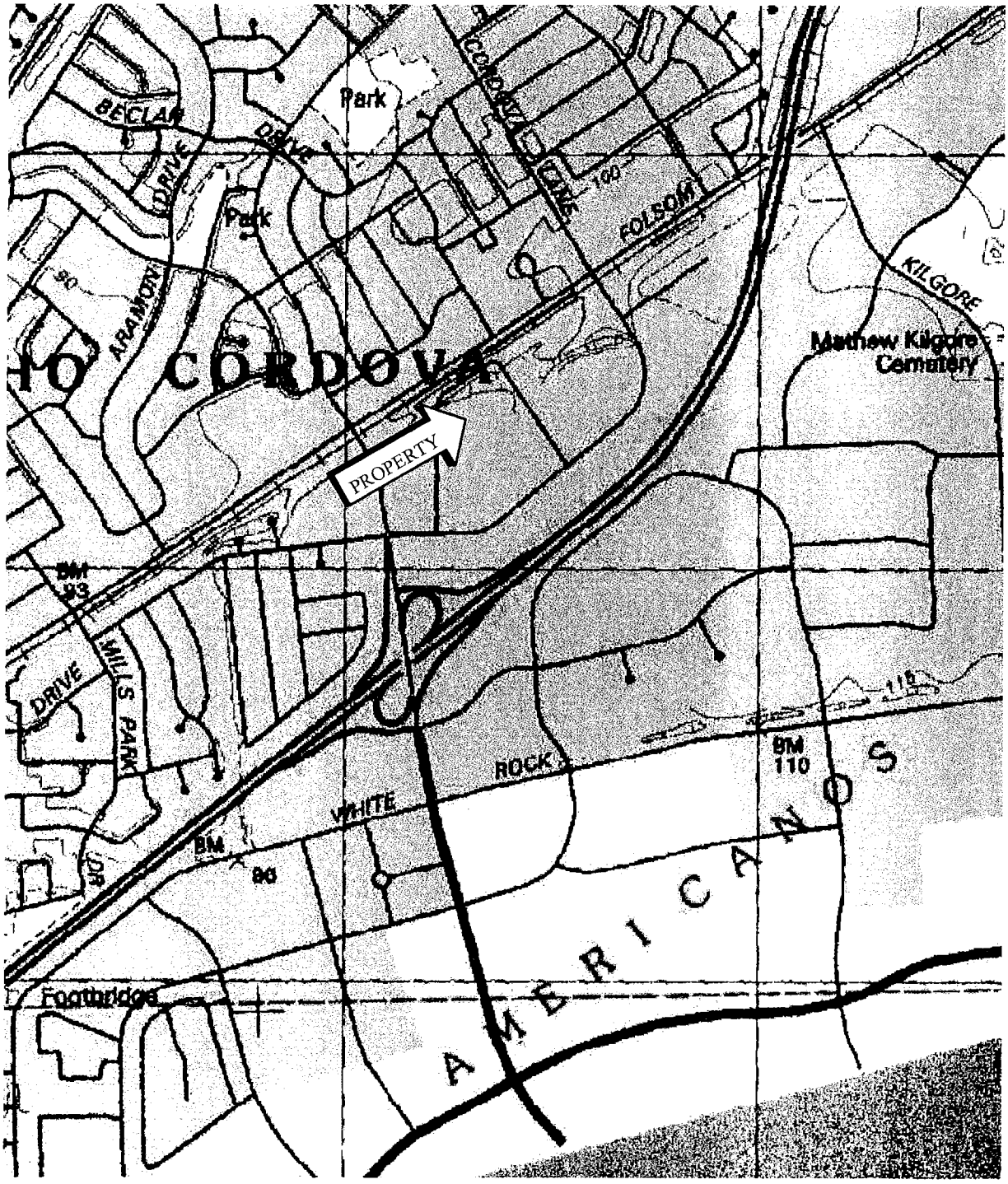

1984 ↑N
Dorm


NAPP 507-18
1987 ↑N



1999 ↑N

FIGURES



N

Map Taken From:

United States Geological Survey
7.5 Minute Topographic Series
Carmichael, California Quadrangle

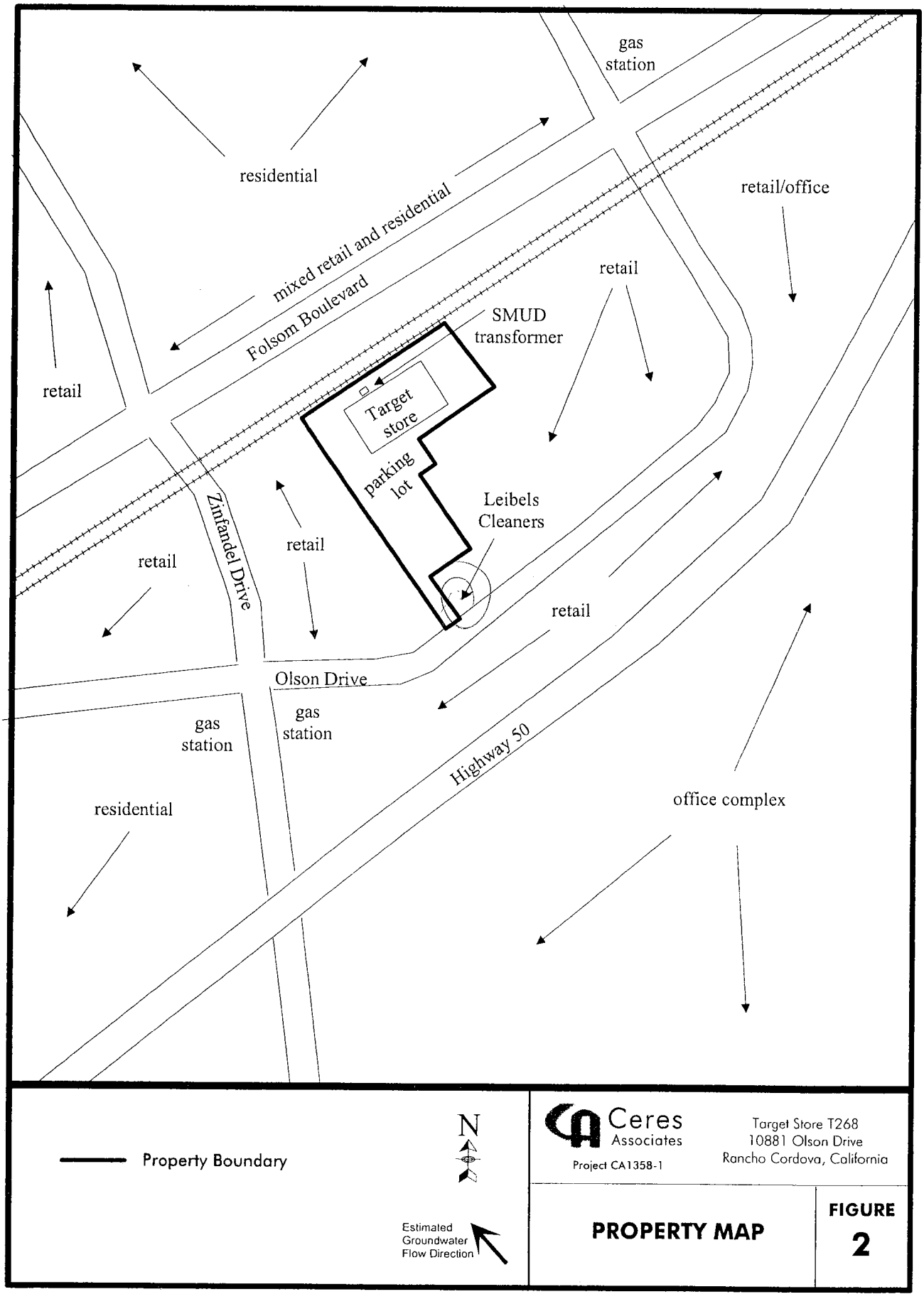
Ceres Associates

Project CA1358-1

Target Store T268
10881 Olson Drive
Rancho Cordova, California

PROPERTY LOCATION MAP

FIGURE 1


gas
station
residential
mixed retail and residential
Folsom Boulevard
retail/office
retail
SMUD
transformer
retail
Target
store
parking
lot
Leibels
Cleaners
Zinfandel Drive
retail
retail
retail
Olson Drive
gas
station
gas
station
Highway 50
residential
office complex
Property Boundary
N
Estimated
Groundwater
Flow Direction
Ceres
Associates
Project CA1358-1
Target Store T268
10881 Olson Drive
Rancho Cordova, California
PROPERTY MAP
FIGURE
2

APPENDIX A
PROFESSIONAL QUALIFICATIONS

Ceres Associates *Sustaining Environments Worldwide*

RESUME

Nicholas A. Patz

President and Chief Executive Officer

Summary of Experience

Mr. Patz is the President and Chairman of the Board of Directors of Ceres Associates, Inc., and as such is responsible for the overall direction and continued growth of the company. Mr. Patz had similar responsibilities at CERES Environmental, which was started with one job and without capital in November 1991 and grew within 3 years to a multi-million dollar company. That company was reorganized as Ceres Associates in 1997 in an effort to expand services to accommodate a growing client base. In 1999, Ceres Associates expanded operations into the United Arab Emirates where we serve the needs of a diverse clientele concerning waste management, energy, and environmental matters. The company has built and is operating the only landfill in the GCC that has international standard environmental controls. We are now in the process of building a $35M waste to energy facility. The company is currently pursuing waste management and waste to energy projects in four Middle Eastern countries, one country in Europe, one in southeast Asia, and one in Latin America.

Under the direction of Mr. Patz the company has dramatically expanded its scope of services. Ceres Associates went from environmental consulting to a company that provides clients with environmental and waste management consulting services, and innovative environmental and energy technology that is making a difference in producing a globally sustainable environment. Ceres Associates is currently developing a technically innovative waste to energy facility in the United Arab Emirates, that will make the UAE unique in its environmental perspective in the Middle East. Ceres Associates now has a strong position as one of the leading waste management and environmental consulting companies in the Middle East.

With a keen sense of community, Mr. Patz serves on the Board of Directors of two non-profit organizations promoting and uplifting of the lives of children throughout the world through food and education, and "inspiring youth through music" in the community of Benicia, California.

Summary Technical Experience

Mr. Patz has over 25 years of experience conducting geography, geology, environmental, and waste management investigations. He has conducted geotechnical studies for mass grading of large complex residential developments, and geologic mapping at nuclear generating stations. Mr. Patz has participated in terrain analyses and hydrogeologic studies for the Department of Defense. He has conducted and managed potentially responsible party searches and thousands of Phase I, II, and III Environmental Site Assessments (ESAs). Mr. Patz has managed and participated in groundwater assessments for potability, chemical characterization, and solid waste assessment tests, he has been engaged in risk assessments, remedial investigations and feasibility

studies, remedial action, environmental impact studies and landfill sighting and monitoring studies for environmental and earth science consulting firms.

Mr. Patz has provided program management in multi-million dollar projects that have included multiple disciplines such as engineering, environmental, geology, health science, and geotechnical engineering. With these projects complicated permitting issues were always key components in getting the projects completed in a technically sound manner, on time, on budget, and with regulatory consent.

Mr. Patz has provided approximately 300 second level reviews of environmental projects that had been conducted by other environmental consulting firms. Second opinions were provided on Phase I and Phase II ESA work, as well as contamination characterization, remediation, and regulatory compliance reports from other consulting firms. This service has been provided for lending institutions, governmental agencies, attorneys, and private business to offer an opinion on the quality of work, compliance with regulations, cost analysis, and agreement of recommendations.

Education

Hazardous Materials Management, University of California, Irvine - extension
Graduate Studies, Geography, Arizona State University
B.A., Geography, California State University, Fullerton

Registrations

Registered Environmental Assessor (00066), California
Certified Environmental Manager (01274), Nevada

Certifications

40-hour Health & Safety training for hazardous waste operations in accordance with 29 CFR 1910.120, and annual 8-hour updates.

Professional Affiliations

Seeds for Hope, Board of Directors
Benicia Performing Arts Foundation, Board of Directors

Career History

1997 - present, Ceres Associates (environmental and technology consulting and sales)
President
1991 - 1997, CERES Environmental (environmental consulting)
President
1984 - 1991, Kleinfelder, Inc. (environmental consulting)
Project Manager
1980 - 1984, D.A. Evans Inc. (geotechnical consulting)
Staff Geologist
1977 - 1980, Fugro, Inc. (consulting engineers and geologists)
Staff Geographer

APPENDIX B
REGULATORY DOCUMENTS AND OTHER REPORTS

USGS
science for a changing world

Fact Sheet FS-061-00

Mercury Contamination from Historic Gold Mining in California

By Charles N. Alpers and Michael P. Hunerlach

Mercury contamination from historic gold mines represents a potential risk to human health and the environment. This fact sheet provides background information on the use of mercury in historic gold mining and processing operations in California, and describes a new USGS project that addresses the potential risks associated with mercury from these sources, with emphasis on historic hydraulic mining areas.

Miners used mercury (quicksilver) to recover gold throughout the western United States at both placer (alluvial) and hardrock (lode) mines. The vast majority of mercury lost to the environment in California was from placer-gold mines, which used hydraulic, drift, and dredging methods. At hydraulic mines, placer ores were broken down with monitors (or water cannons, fig. 1) and the resulting slurry was directed through sluices and drainage tunnels, where gold particles combined with liquid mercury to form gold–mercury amalgam. Loss of mercury in this process was 10 to 30 percent per season (Bowie, 1905), resulting in highly contaminated sediments at mine sites (fig. 2). Elevated mercury concentrations in present-day mine waters and sediments indicate that hundreds to thousands of pounds of mercury remain at each of the many sites affected by hydraulic mining. High mercury levels in fish, amphibians, and invertebrates downstream of the hydraulic mines are a consequence of historic mercury use. On the basis of USGS studies and other recent work, a better understanding is emerging of mercury distribution, ongoing transport, transformation processes, and the extent of biological uptake in areas affected by historic gold mining. This information will be useful to agencies responsible for prudent land and resource management and for protecting public health.

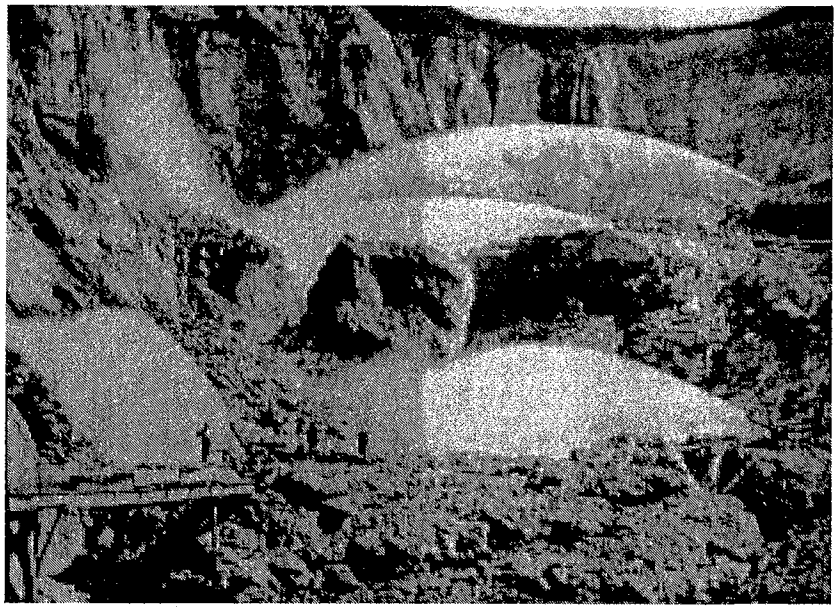


Figure 1. Monitors (water cannons) were used to break down the gold-bearing gravel deposits with tremendous volumes of water under high pressure. Some mines operated several monitors in the same pit. Malakoff Diggings, circa 1860.

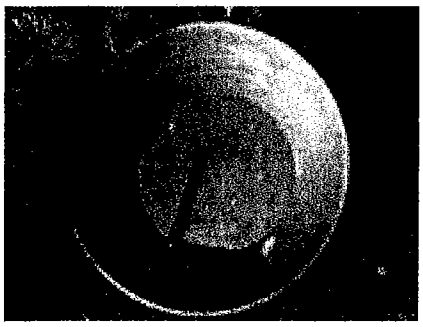


Figure 2. Gold pan with more than 30 grams of mercury from 1 kilogram of mercury-contaminated sediments.

Origins of Hydraulic Mining

Vast gravel deposits from ancestral rivers within the Sierra Nevada gold belt contained large quantities of placer gold, which provided the basis for the first large-scale mining in California. Around 1852, hydraulic mining technology evolved, using monitors (fig.1) to deliver large volumes of water that stripped the ground of soil, sand, and gravel above bedrock. The water and sediment formed slurries that were directed through linear sluices (fig. 3) where the gold was recovered. An extensive water transfer system of ditches, canals, and vertical pipes provided the sustained water pressure necessary for hydraulic mining. As mining progressed into deeper gravels, tunnels were constructed to facilitate drainage and to remove debris from the bottom of hydraulic mine pits. The tunnels provided a protected environment for sluices and a way to discharge processed sediments (placer tailings) to adjacent waterways. Hydraulic mines operated on

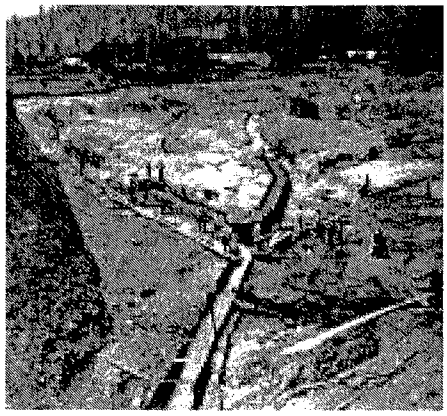


Figure 3. Gravel deposits were washed into sluices (from center to lower part of figure) where gold was recovered.

a large scale from the 1850s to the 1880s in California's northern Sierra Nevada region, where more than 1.5 billion cubic yards of gold-bearing placer gravels were worked. In 1884, the Sawyer Decision prohibited discharge of mining debris in the Sierra Nevada region, but not in the Klamath–Trinity Mountains (fig. 4), where hydraulic mining continued until the 1950s. Underground mining of placer deposits (drift mining) and of hardrock gold–quartz vein deposits produced most of California's gold from the mid-1880s to the early 1900s. Dredging of gold-bearing sediments in the Sierra Nevada foothills has been an important source of gold since the early 1900s. Mercury also was used extensively until the early 1960s in the dredging of flood plain deposits, were over 3.6 billion cubic yards were mined. Mercury is recovered today as a by-product from large- and small-scale dredging operations.

Mercury Mining

Most of the mercury used in gold recovery in California was obtained from the Coast Ranges mercury belt on the west side of California's Central Valley (fig. 4). Historic mercury production peaked in the late 1870s (fig. 5). Total mercury production in California between 1850 and 1981 was more than 220,000,000 lb (pounds) (Churchill, 1999). Although most of this mercury was exported around the Pacific Rim or transported to Nevada and other western states, a significant portion (about 12 percent, or 26,000,000 lb) was used for gold recovery in California, mostly in the Sierra Nevada and Klamath–Trinity Mountains.

Mercury Use in Hydraulic Mining

In a typical sluice, hundreds of pounds of liquid mercury (several 76-lb flasks) were added to riffles and troughs to enhance gold recovery. The density of mercury is between that of gold and the gravel slurry, so gold and gold–mercury amalgam would sink, while the sand and gravel would pass over the mercury and through the sluice. Because such large volumes of turbulent water flowed through the sluice, many of the finer gold and mercury particles were washed through and out of the sluice before they could settle in the mercury-laden riffles. A modification known as an undercurrent (fig. 6) was

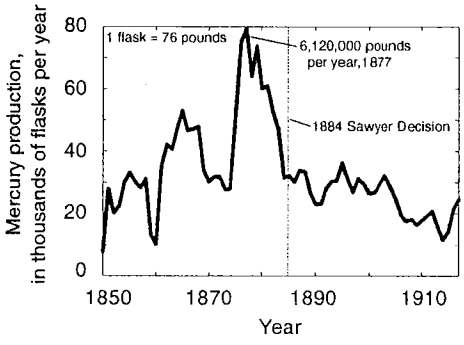


Figure 5. Mercury production from mines in the Coast Ranges of California, 1850-1917 (Bradley, 1918).

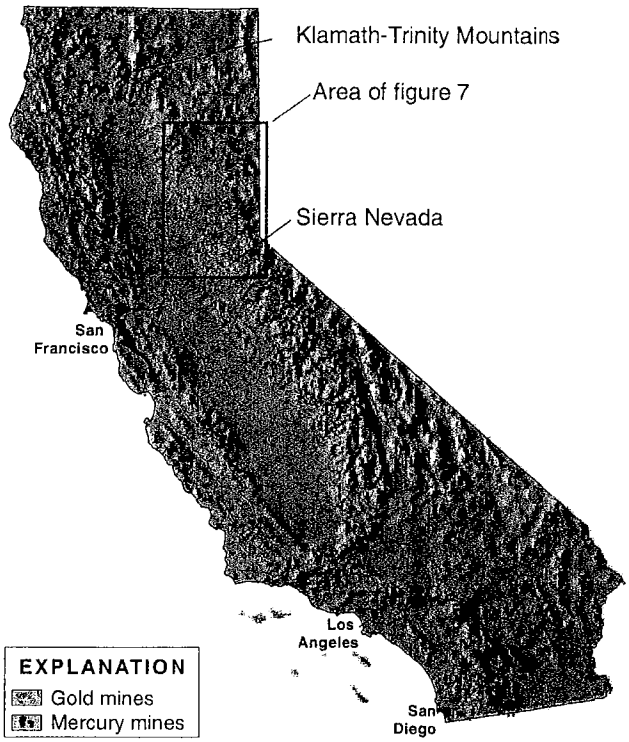


Figure 4. Locations of past-producing gold and mercury mines in California. Source: MAS/MILS (Minerals Availability System/ Mineral Information Location System) database compiled by the former U.S. Bureau of Mines, now archived by the USGS.

developed to address this loss. Fine-grained sediment was allowed to drop onto the undercurrent, where gold and amalgam were caught. The entire surface of the undercurrent (as much as 5,000 to 10,000 square feet) typically was covered by copper plates coated with mercury.

Gravel and cobbles that entered the sluices caused the mercury to flour, or break into tiny particles. Flouring was aggravated by agitation, exposure of mercury to air, and other chemical reactions. Eventually, the entire bottom of the sluice became coated with mercury. Some mercury escaped from the sluice through leakage into underlying soils and bedrock, and some was transported downstream with the placer tailings. Some remobilized placer sediments remain close to their source in ravines that drained the hydraulic mines. Minute particles of

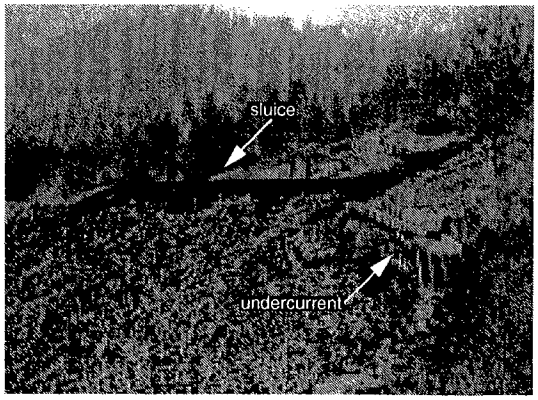


Figure 6. Undercurrent in use, circa 1860, Siskyou County, California.

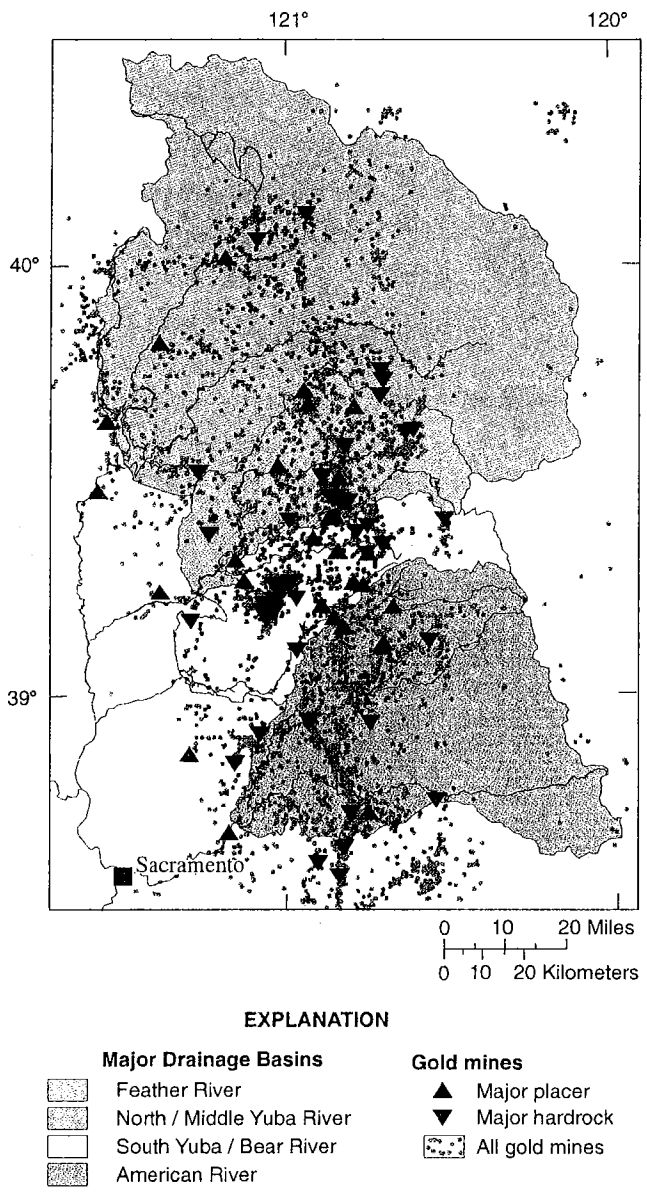


Figure 7. Watersheds in the northwestern Sierra Nevada of California showing past-producing gold mines (as in figure 4) and major placer and hardrock gold mines. Source: USGS KNOWNDEP database (Long and others, 1998).

quicksilver were found floating on surface water as far as 20 miles downstream of mining operations (Bowie, 1905).

Averill (1946) estimated that, under the best operating conditions, 10 percent of the mercury used was lost and, under average conditions, the annual loss of mercury was up to 30 percent. Mercury use varied from 0.1 to 0.36 pounds per square foot of sluice. We estimate that a typical sluice had an area of 2,400 square feet and used up to 800 lb of mercury during initial start-up, after which several additional 76-lb flasks were added weekly to monthly throughout its operating season (generally 6 to 8 months, depending on water availability). Assuming a 10–30 percent loss, the annual loss of mercury from a typical sluice was likely several hundred pounds during the operating season. From the 1860s through the early 1900s, hundreds of hydraulic placer-gold mines operated in the Sierra Nevada. The total amount of mercury lost to the environment from these operations may have been 3–8 million lb or more, from estimates by Churchill (1999) that about 26,000,000 lb of mercury were used in California. Historic records indicate that about 3 million lb of mercury were used at hardrock mines in stamp mills, where ores were crushed. Mercury was also used extensively at drift mines and in dredging operations. The present distribution and fate of the mercury used in historic gold mining operations remains largely unknown, and is the focus of ongoing studies.

The Bear–Yuba Project

The northwestern Sierra Nevada region has been mined extensively for both its hardrock-gold and placer-gold deposits (fig. 7). The American, Bear, Yuba, and Feather River watersheds each have been affected by hydraulic mining. In the northwestern Sierra Nevada, the highest average levels of mercury bioaccumulation occur in the Bear River and South Yuba River watersheds (Slotton and others, 1997). USGS scientists (Hunerlach and others, 1999) have demonstrated a positive correlation of mercury bioaccumulation with intensity of hydraulic gravel mined in the Sierra Nevada (fig. 8). The Bear River and South Yuba River watersheds have been selected by the USGS and federal land management agencies (the Bureau of Land Management and the Forest Service) as well as state and local agencies (see last page) for detailed studies of mercury distribution in relation to historic mine sites. In April 1999, the study team began sampling water, sediment, and biota at mine sites identified as containing mercury "hot spots," where remediation might reduce risks to human health and the environment. The USGS is also analyzing mercury in sport fish from several lakes and streams in the Bear River and South Yuba River watersheds to allow assessment of potential risks to human health from fish consumption.

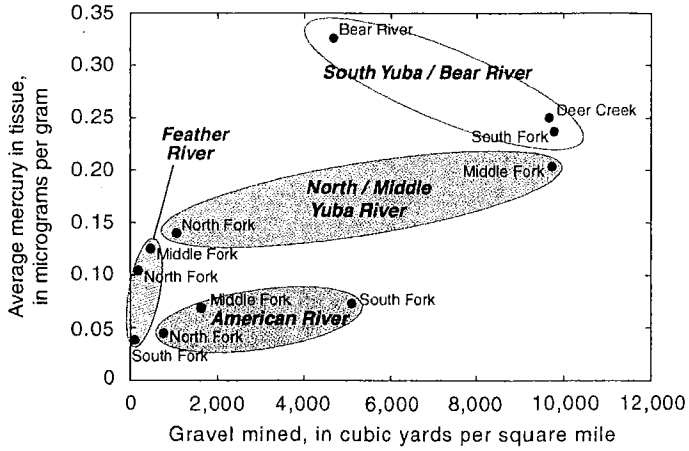


Figure 8. Relationship between intensity of hydraulic mining in Sierra Nevada watersheds and average mercury concentration in tissues of aquatic organisms. Modified from Hunerlach and others (1999). Mercury data from Slotton and others (1997).

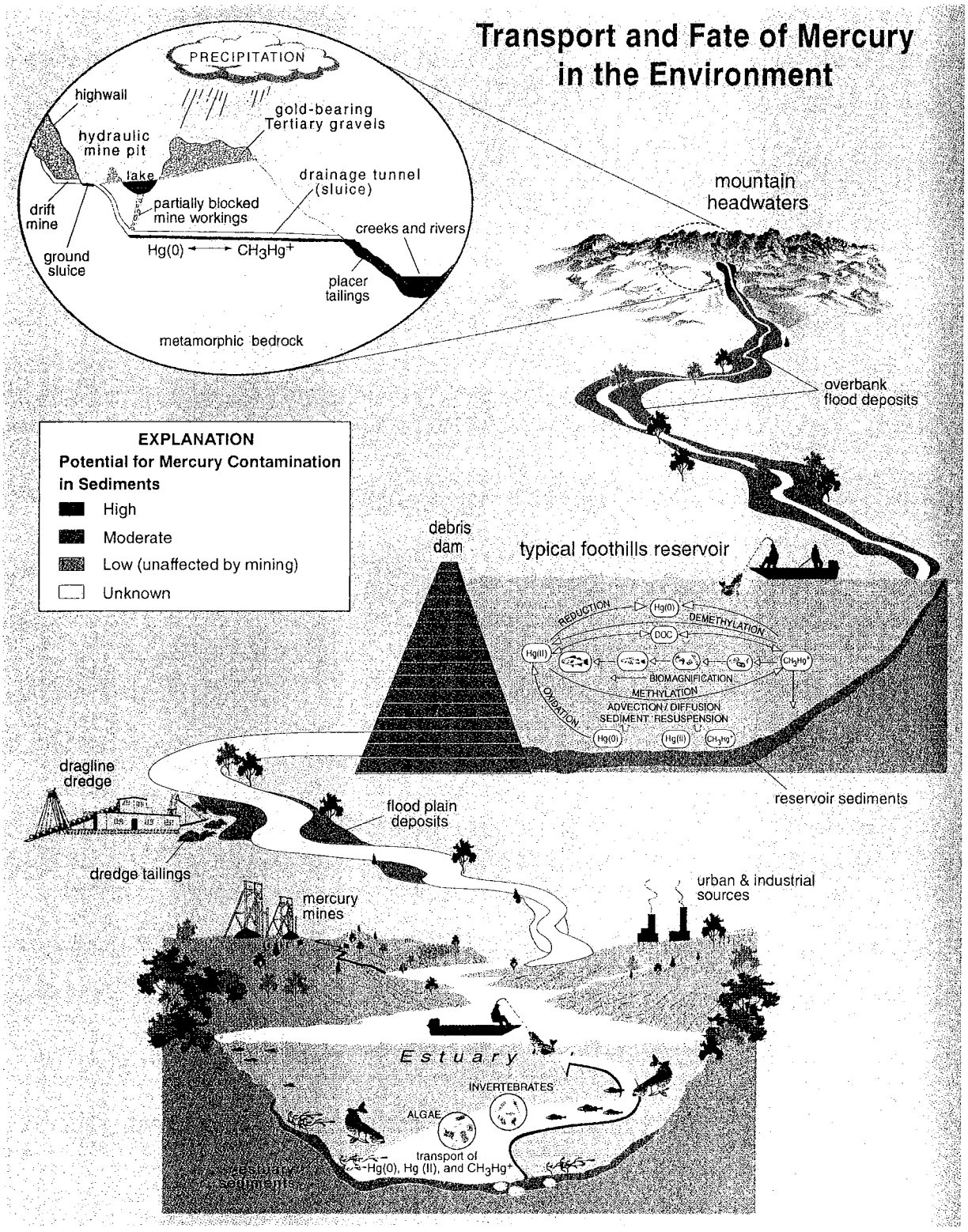


Figure 9. Schematic diagram showing transport and fate of mercury and potentially contaminated sediments from the mountain headwaters (hydraulic and drift mine environment) through rivers, reservoirs, and the flood plain, and into an estuary. A simplified mercury cycle is shown, including overall methylation reactions and bioaccumulation; the actual cycling is much more complex. Hg(0), elemental mercury; Hg(II), ionic mercury (mercuric ion); CH_3Hg^+, methylmercury; DOC, dissolved organic carbon.

MERCURY CONTAMINATION: KEY ISSUES

Risks to Human Health

- Consumption of contaminated fish
- Improper handling of contaminated sediments
- Inhalation of mercury vapors
- Low risk in municipal drinking water
- Some mine waters unsafe for consumption

Challenges for Land Management

- Public access to contaminated areas
- Physically hazardous sites
- Environmental consequences of resource development
- Remediation of affected sites

Environmental Fate of Mercury

- "Hot spots" at mine sites
- Contaminated sediments
- Transport to downstream areas
- Bioaccumulation and biomagnification in food chain

Mercury Methylation and Biomagnification

Mercury occurs in several different geochemical forms, including elemental mercury [Hg(0)], ionic (or oxidized) mercury [Hg(II)], and a suite of organic forms, the most important of which is methylmercury (CH_3Hg^+). Methylmercury is the form most readily incorporated into biological tissues and most toxic to humans. The transformation from elemental mercury to methylmercury is a complex biogeochemical process that requires at least two steps, as shown in figure 9: (1) Oxidation of Hg(0) to Hg(II), followed by (2) Transformation from Hg(II) to CH_3Hg^+; step "2" is referred to as ***methylation****. Mercury methylation is controlled by sulfate-reducing bacteria and other microbes that tend to thrive in conditions of low dissolved oxygen, such as the sediment–water interface or in algal mats. Numerous environmental factors influence the rates of mercury methylation and the reverse reaction known as demethylation. These factors include temperature, dissolved organic carbon, salinity, acidity (pH), oxidation-reduction conditions, and the form and concentration of sulfur in water and sediments.*

The concentration of CH_3Hg^+ generally increases by a factor of ten or less with each step up the food chain, a process known as ***biomagnification****. Therefore, even though the concentrations of Hg(0), Hg(II), and CH_3Hg^+ in water may be very low and deemed safe for human consumption as drinking water, CH_3Hg^+ concentration levels in fish, especially predatory species such as bass and catfish, may reach levels that are considered potentially harmful to humans and fish-eating wildlife, such as bald eagles.*

Fish Consumption Advisories for Mercury

Methylmercury (CH_3Hg^+) is a potent neurotoxin that impairs the nervous system. Fetuses and young children are more sensitive to methylmercury exposure than adults. Methylmercury can cause many types of problems in children, including brain and nervous system damage, retardation of development, mental impairment, seizures, abnormal muscle tone, and problems in coordination. Therefore, the consumption guidelines in areas where CH_3Hg^+ is known to occur in fish at potentially harmful levels tend to be more restrictive for children as well as for pregnant women, nursing mothers, and women of childbearing age.

In the United States, as of 1998, there were a total of 2,506 fish and wildlife consumption advisories for all substances, of which 1,931 (more than 75 percent) were for mercury. Forty states have issued advisories for mercury, and ten states have statewide advisories for mercury in all freshwater lakes and (or) rivers.

In California, as of 1999, there were fish consumption advisories for mercury in 13 waterbodies, including the San Francisco Bay and Delta Region and several areas in the Coast Ranges affected by mercury mining (fig. 10; compare with fig. 4). Data on CH_3Hg^+ levels in fish are presently insufficient for public agencies to determine whether advisories are warranted for lakes and rivers in areas affected by historic gold mining, such as the Sierra Nevada foothills.

Figure 10. Locations of health advisories for mercury in sport fish consumption in California. Source: California Office of Environmental Health Hazard Assessment, 1999. Lake Pillsbury has interim advisory by Lake County; state advisory pending, as of May 2000.

Lake in hydraulic mine pit caused by blocked drainage tunnel. Acidic water in this pit lake (pH 3.5) caused by oxidation of sulfide minerals in gold-bearing gravel deposits.

Physical hazards at hydraulic mine sites include highwalls (left photo) and open shafts (right photo). Highwalls are steep unstable slopes subject to sudden collapse. Shafts vary from tens to hundreds of feet in depth and connect with horizontal mine workings including drift mines and drainage tunnels.

References Cited

Averill, C.V., 1946, Placer mining for gold in California: California State Division of Mines and Geology Bulletin 135, 336 p.

Bowie, A.J., 1905, A practical treatise on hydraulic mining in California: New York, Van Nostrand, 313 p.

Bradley, E.M., 1918, Quicksilver resources of the state of California: California State Mining Bureau Bulletin 78, 389 p.

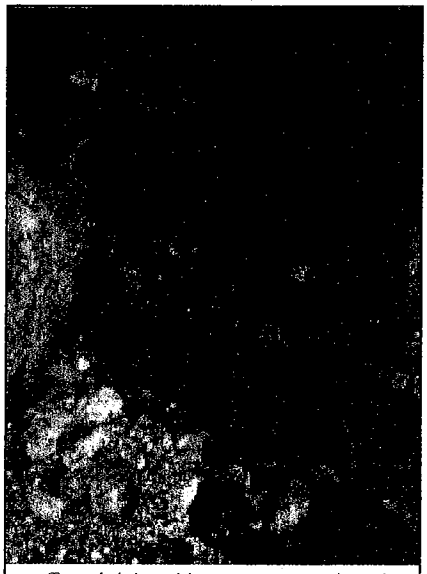
California Office of Environmental Health Hazard Assessment, 1999, California Sport Fish Consumption Advisories, 1999: Sacramento, Calif., 9 p.

Churchill, R., 1999, Insights into California mercury production and mercury availability for the gold mining industry from the historical record: Geological Society of America Abstracts with Programs, v. 31, no. 6, p. 45.

Hunerlach, M.P., Rytuba, J.J., and Alpers, C.N., 1999, Mercury contamination from hydraulic placer-gold mining in the Dutch Flat mining district, California: U.S. Geological Survey Water-Resources Investigations Report 99-4018B, p. 179-189.

Long, K.R., DeYoung, J.H., Jr., and Ludington, S.D., 1998, Database of significant deposits of gold, silver, copper, lead, and zinc in the United States: U.S. Geological Survey Open-File Report 98-206A, 33 p.

Slotton, D.G., Ayers, S.M., Reuter, J.E., and Goldman, C.R., 1997, Gold mining impacts on food chain mercury in northwestern Sierra Nevada streams (1997 revision), Appendix B *in* Larry Walker Associates, 1997, Sacramento River watershed mercury control planning project—report for the Sacramento Regional County Sanitation District, 74 p.



Tunnel sluice with mercury-contaminated sediments.

For more information:

Charles N. Alpers
(916) 278-3134
cnalpers@usgs.gov

Michael P. Hunerlach
(916) 278-3133
hunerlac@usgs.gov

U.S. Geological Survey
6000 J Street, Placer Hall
Sacramento, CA 95819-6129

http://ca.water.usgs.gov/mercury/
http://mine-drainage.usgs.gov/mine/
http://amli.usgs.gov/amli/
http://www.usgs.gov/

Cooperating Agencies

U.S. Forest Service

California Department of Conservation

California State Water Resources Control Board

Nevada County Resource Conservation District

Bureau of Land Management

U.S. Environmental Protection Agency

California Department of Parks and Recreation

COUNTY OF SACRAMENTO
ENVIRONMENTAL MANAGEMENT DEPARTMENT

8475 Jackson Road, Suite 230 • Sacramento, CA 95826 • (916) 386-6160

White-Env. Mgt.
Yellow-Fire
Pink-File
Gold-Facility

HAZARDOUS MATERIALS DIVISION
Van Knight, Chief

HAZARDOUS MATERIAL INSPECTION REPORT

DBA Target Store ADD. 10881 Olson Drive CITY R. Cordova PH. 638-4971
OWNER Dayton Hudson Corp. ADD. " CITY " PH. "
[✓] Routine/Initial [ ] Reinspection Hr. _____ [ ] Complaint/Request AP# _____

BUSINESS INVENTORY & EMERGENCY RESPONSE PLAN (AB 2185) B.L. # 24/300-9

	Yes	No	N/A
A. PERMIT APPLICATION			
1. Complete			
B. INVENTORY			
2. All hazardous material listed		✓	
3. Amount consistent with inventory		✓	
4. Material stored in proper containers	✓		
5. Container properly labeled	✓		
6. Compatible chemical storage	✓		
7. Spill containment provided	✓		
8. Proper hazardous waste disposal	✓		
9. Containers not leaking	✓		
C. EMERGENCY RESPONSE PLANS			
10. Plan consistent with conditions on site	✓		
D. PLOT PLAN			
11. Streets & adjacent building(s) identified	✓		
12. Hazardous materials location	✓		
13. Exits & emergency exits	✓		
14. Fire extinguishers/water source	✓		
15. Emergency shut-off switches	✓		
16. Utility shut-off switches	✓		
17. Location & verification of MSDS	✓		
18. Sewer system & storm drains	✓		
19. Evacuation area	✓		
20. Changes modification from previous year			✓
E. TRAINING			
21. Methods for safely handling hazardous material	✓		
22. Safety equipment examination date	✓		
23. Familiarization of emergency response plan	✓		
F. ACUTELY HAZARDOUS MATERIALS			
24. Registration form filed	Well mail a form - (Batteries)		
25. Trade secret requested			

COMMENTS:

No violations

Mail a registration form - Acutely Hazardous materials (Batteries)

UNDERGROUND STORAGE TANKS FBID # 24/390-9 No. Tanks PD _____ Actual No. Tanks _____ Permit Date _____

*Tank I.D.#					
*Tank Volume	No Tanks				
*Containment					
A. MONITORING ALT.					
Applicable Sections					
B. TANK TEST RESULTS					
1. Date					
2. Net Rate					

	Yes	No	N/A	Yes	No	N/A	Yes	No	N/A	Yes	No	N/A	Yes	No	N/A
26. INVENTORY RECONCILIATION															
27. TANK GAUGING															
28. DOUBLE CONTAINMENT															
29. LEAK DETECTOR															
30. METERS CALIBRATED															
31.															
32.															

YOU ARE HEREBY ORDERED TO CORRECT THE VIOLATION WITHIN 0 DAYS.

INSPECTOR Gloria Luna 355(687-7816) ACCEPTED BY [signature]

DATE INSPECTED 6-13-89 24 HOUR PHONE # (916) 638-4971

COUNTY OF SACRAMENTO

ENVIRONMENTAL MANAGEMENT DEPARTMENT

NORMAN D. COVELL, DIRECTOR

HAZARDOUS MATERIALS DIVISION
Mel Knight, Chief

PERMIT FOR THE USE AND/OR STORAGE OF HAZARDOUS MATERIALS IS HEREBY GRANTED TO

June 27, 1989

Facility Name: Target Store

Facility Address: 10881 Olson Drive, Rancho Cordova, CA 95670

Owner: Dayton Hudson Corporation

Business License No.: 241300

THIS PERMIT IS SUBJECT TO THE FOLLOWING CONDITIONS:
(Health & Safety Code Section 25510)

Within 30 days of any one of the following events, any permitted business shall submit an amendment to the hazardous materials inventory form:

1. A 100 percent or more increase in the quantity of a previously disclosed material;

2. Any handling of a previously undisclosed hazardous material subject to inventory requirements;

3. Change of business address; change of business ownership; or change of business name.

This permit is not transferable and may be suspended or revoked by the Environmental Management Department in accordance with the applicable State laws and County codes for failure to comply with the conditions under which it is issued.

DATE PERMIT ISSUED: September 1, 1988

PERMIT EXPIRES ONE YEAR FROM DATE OF ISSUANCE

Gloria Luna
Hazardous Materials Representative

PERMIT MUST BE KEPT ON PREMISES

8475 Jackson Road, Suite 230 • Sacramento, CA 95826 • (916) 386-6160

COUNTY OF SACRAMENTO

ENVIRONMENTAL MANAGEMENT DEPARTMENT

NORMAN D. COVELL, DIRECTOR

HAZARDOUS MATERIALS DIVISION
Mel Knight, Chief

PERMIT FOR THE USE AND/OR STORAGE OF HAZARDOUS MATERIALS IS HEREBY GRANTED TO

January 31, 1990

Facility Name: Target Store T-268

Facility Address: 10881 Olson Dr., Rancho Cordova, CA 95670

Owner: Target Stores Corporation

Business License No.: 241300

THIS PERMIT IS SUBJECT TO THE FOLLOWING CONDITIONS:
(Health & Safety Code Section 25510)

Within 30 days of any one of the following events, any permitted business shall submit an amendment to the hazardous materials inventory form:

1. A 100 percent or more increase in the quantity of a previously disclosed material;

2. Any handling of a previously undisclosed hazardous material subject to inventory requirements;

3. Change of business address; change of business ownership; or change of business name.

This permit is not transferable and may be suspended or revoked by the Environmental Management Department in accordance with the applicable State laws and County codes for failure to comply with the conditions under which it is issued.

DATE PERMIT ISSUED: 9/1/89

PERMIT EXPIRES ONE YEAR FROM DATE OF ISSUANCE

Jeannette M. Lewinski
Hazardous Materials Representative

PERMIT MUST BE KEPT ON PREMISES

8475 Jackson Road, Suite 230 • Sacramento, CA 95826 • (916) 386-6160

ONSITE HAZARDOUS WASTE TREATMENT NOTIFICATION FORM

FACILITY SPECIFIC NOTIFICATION

For Use by Hazardous Waste Generators Performing Treatment Under Conditional Exemption and Conditional Authorization, and by Permit By Rule Facilities

☑ Initial
☐ Amended

Please refer to the attached Instructions before completing this form. You may notify for more than one permitting tier by using this notification form, DTSC 1772. You must attach a separate unit specific notification form for each unit at this location. There are different unit specific notification forms for five of the categories and an additional notification form for transportable treatment units (TTU's). You only have to submit forms for the tier(s)/category(ies) that cover your unit(s). Discard or recycle the other unused forms. Number each page of your completed notification package and indicate the total number of pages at the top of each page at the 'Page __ of __'. Put your EPA ID Number on each page. Please provide all of the information requested; all fields must be completed except those that state 'if different' or 'if available'. Please type the information provided on this form and any attachments.

The notification fees are assessed on the basis of the highest tier the notifier will operate under and will be collected by the State Board of Equalization. DO NOT SEND YOUR FEE PAYMENT WITH THIS NOTIFICATION FORM.

I. NOTIFICATION CATEGORIES

Indicate the number of units you operate in each tier. This will also be the number of unit specific notification forms you must attach. Conditionally Exempt Small Quantity Treatment operators may not operate units under any other tier.

Number of units and attached unit specific notifications for each tier reported.

A. ____ Conditionally Exempt-Small Quantity Treatment (CESQT)
B. 1 Conditionally Exempt-Specified Wastestream (CESW)
C. ____ Conditionally Authorized (CA)
D. ____ Permit by Rule (PBR)
E. ____ CE--Commercial Laundry (CE-CL)
F. ____ Conditionally Exempt-Limited (CEL)

II. GENERATOR IDENTIFICATION

EPA ID NUMBER CA L 0 0 0 1 7 0 2 7 0 BOE NUMBER (if available) H__HQ_____

FACILITY NAME (DBA--Doing Business As): TARGET QUICK PRINTS #0268

PHYSICAL LOCATION: 10881 OLSEN DRIVE

CITY: RANCHO CORDOVA CA ZIP 95670-____

COUNTY: SACRAMENTO

CONTACT PERSON: KATHY (First Name) NORRIGA (Last Name) PHONE NUMBER (916) 638-4971

MAILING ADDRESS, IF DIFFERENT:

COMPANY NAME: QUALEX INC.

STREET: 4020 STIRRUP CREEK DR. STE. 211

CITY: DURHAM STATE NC ZIP 27703-____

COUNTRY: _____ (only complete if not USA)

CONTACT PERSON: JAIMIE (First Name) DRISKILL (Last Name) PHONE NUMBER (919) 484-3605

III. RADIOACTIVE MATERIALS OR WASTE

YES	NO	
☐	☑	Does the facility use, store or treat radioactive materials or radioactive waste?

IV. TYPE OF COMPANY: STANDARD INDUSTRIAL CLASSIFICATION (SIC) CODE:

Use either one or two SIC codes (a four digit number) that best describe your company's products, services, or industrial activity.

Example: 7384 *Photofinishing lab* 7218 *Industrial launderers*

First: 5912 RETAIL STORE Second: 7384 PHOTOPROCESSING LAB

V. PRIOR PERMIT STATUS: *Check yes or no to each question:*

YES	NO		
☐	☑	1.	Did you file a PBR Notice of Intent to Operate (DTSC Form 8462) in 1992 for this location?
☐	☑	2.	Do you now have or have you ever held a state or federal hazardous waste facility full permit or interim status for any of these treatment units?
☐	☑	3.	Do you now have or have you ever held a state or federal full permit or interim status for any other hazardous waste activities at this location?
☐	☑	4.	Have you ever held a variance issued by the Department of Toxic Substances Control for the treatment you are now notifying for at this location?
☐	☑	5.	Has this location ever been inspected by the state or any local agency as a hazardous waste generator?

VI. PRIOR ENFORCEMENT HISTORY: *Not required from conditionally exempt generators or commercial laundries.*

YES	NO	
☐	☑	Within the last three years, has this facility been the subject of any convictions, judgments, settlements, or final orders resulting from an action by any local, state, or federal environmental, hazardous waste, or public health enforcement agency? (For the purposes of this form, a notice of violation does not constitute an order and need not be reported unless it was not corrected and became a final order.)
☐		If you answered Yes, check this box and attach a listing of convictions, judgments, settlements, or orders and a copy of the cover sheet from each document. (See the Instructions for more information)

VII. ATTACHMENTS: *Attachments are not required from commercial laundries.*

☑	1.	A plot plan/map detailing the location(s) of the covered unit(s) in relation to the facility boundaries.
☑	2.	A unit specific notification form for each unit to be covered at this location.

VIII. CERTIFICATIONS: *This form must be signed by an authorized corporate officer or any other person in the company who has operational control and performs decision-making functions that govern operation of the facility (per Title 22, California Code of Regulations (CCR) Section 66270.11). All three copies must have original signatures.*

Waste Minimization I certify that I have a program in place to reduce the volume, quantity, and toxicity of waste generated to the degree I have determined to be economically practicable and that I have selected the practicable method of treatment, storage, or disposal currently available to me which minimizes the present and future threat to human health and the environment.

Tiered Permitting Certification I certify that the unit or units described in these documents meet the eligibility and operating requirements of state statutes and regulations for the indicated permitting tier, including generator and secondary containment requirements. I understand that if any of the units operate under Permit by Rule or Conditional Authorization, I will also provide the required financial assurance for closure of the treatment unit by October 1, 1996.

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those directly responsible for gathering the information, the information is, to the best of my knowledge and belief, true, accurate, and complete.

I am aware that there are substantial penalties for submitting false information, including the possibility of fines and imprisonment for knowing violations.

JOE KAPSCH
Name (Print or Type)

DIRECTOR OF Q.O.S.
Title

Signature

4/1/96
Date Signed

IX. REQUESTING A SHORTENED REVIEW PERIOD: *Generators operating under CA and/or CE are legally authorized to operate 60 days after submitting a complete notification. DTSC may shorten the time period between notification and authorization when the owner or operator establishes good cause. If you need to be authorized sooner than the standard 60-day period, please check the box below and state the reason. Your authorization will be automatically effective on the date your completed notification form is received by DTSC. (Use additional sheets, if necessary.)*

YES
☐ Reason: _____

OPERATING REQUIREMENTS:

Please note that generators treating hazardous waste onsite are required to comply with a number of operating requirements which differ depending on the tier(s). These operating requirements are set forth in the statutes and regulations, some of which are referenced in the Tier-Specific Fact Sheets available from DTSC's regional and headquarters offices.

SUBMISSION PROCEDURES:
All three forms must have original signatures, not photocopies. You must submit two copies of this completed notification by certified mail, return receipt requested, to:

Department of Toxic Substances Control
Program Data Management Section, HQ-10
Attn: TP Notifications - Form 1772
400 P Street, 4th Floor, Room 4453 (walk in only)
P.O. Box 806
Sacramento, CA 95812-0806

You must also submit one copy of the notification and attachments to the local regulatory agency in your jurisdiction as listed in Appendix 2 of the instruction materials. You must also retain a copy as part of your operating record.

PLEASE, DO NOT SEND YOUR FEE PAYMENT WITH THIS FORM.

CONDITIONALLY EXEMPT - SPECIFIED WASTESTREAMS

UNIT SPECIFIC NOTIFICATION

(pursuant to Health and Safety Code Section 25201.5(c))

The Tier-Specific Fact Sheets contain a summary of the operating requirements for this category. Please review those requirements carefully before completing or submitting this notification package.

UNIT NAME ACADEMY SRU UNIT ID NUMBER CMX 5C

NUMBER OF TREATMENT DEVICES: ____ Tank(s) 2 Container(s)/Container Treatment Area(s)

Each unit must be clearly identified and labeled on the plot plan attached to Form 1772. Assign your own unique number to each unit. The number can be sequential (1, 2, 3) or using any system you choose.

Enter the estimated monthly total volume of hazardous waste treated by this unit. This should be the maximum or highest amount treated in any month. Indicate in the narrative (Section II) if your operations have seasonal variations.

I. WASTESTREAMS AND TREATMENT PROCESSES:

Estimated Monthly Total Volume Treated: _____ pounds and/or 400 gallons

YES	NO	
☐	☑	Is the waste treated in this unit radioactive?
☐	☑	Is the waste treated in this unit a bio-hazardous/infectious/medical waste?
☐	☑	Is remotely generated hazardous waste (HSC 25110.10) treated in this unit?

The following are the eligible wastestreams and treatment processes. Please check all applicable boxes:

☐ 1. Treating resins mixed or cured in accordance with the manufacturer's instructions (including one-part and pre-impregnated materials).

☐ 2. Treating containers of 110 gallons or less capacity that contained hazardous waste by rinsing or physical processes, such as crushing, shredding, grinding, or puncturing.

☐ 3. Drying special wastes, as classified by the department pursuant to Title 22, CCR, Section 66261.124, by pressing or by passive or heat-aided evaporation to remove water.

☐ 4. Magnetic separation or screening to remove components from special waste, as classified by the department pursuant to Title 22, CCR, Section 66261.124.

NOTE

5. NO AUTHORIZATION IS NEEDED to neutralize acidic or alkaline (base) wastes from the regeneration of ion exchange media used to demineralize water. (To be eligible for this exemption, this waste cannot contain more than 10 percent acid or base by weight.) (Effective January 1, 1995).

6. NO AUTHORIZATION IS NEEDED to neutralize acidic or alkaline (base) wastes from the food processing industry. (Effective January 1, 1996).

☑ 7. Recovery of silver from photofinishing. The volume limit for conditional exemption is 500 gallons per generator (at the same location) in any calendar month.

NOTE Silver recovery from photofinishing is completely exempt from authorization requirements if the quantity treated is 10 gallons or less in any calendar month. Do not complete this form if you qualify for this exemption. (Retain documentation verifying your eligibility for this exemption, such as developer invoices.)

CONDITIONALLY EXEMPT - SPECIFIED WASTESTREAMS
UNIT SPECIFIC NOTIFICATION
(pursuant to Health and Safety Code Section 25201.5(c))

8. Gravity separation of the following, including the use of flocculants and demulsifiers if:

☐ a. The settling of solids from the waste where the resulting aqueous/liquid stream is not hazardous.

☐ b. The separation of oil/water mixtures and separation sludges, if the average oil recovered per month is less than 25 barrels (42 gallons per barrel). *(NOTE: AB 483 (Ch 625, 1995) allows certain used oil/water separation under new the CEL category. See Form 1772L and CEL Fact Sheet.)*

☐ 9. Neutralizing acidic or alkaline (basic) material by a state certified laboratory, a laboratory operated by an educational institution, or a laboratory which treats less than one gallon of onsite generated hazardous waste in any single batch. (To be eligible for conditional exemption, this waste cannot contain more than 10 percent acid or base by weight.)

☐ 10. Hazardous waste treatment is carried out in quality control or quality assurance laboratory at a facility that is not an offsite hazardous waste facility.

☐ 11. A wastestream and treatment technology combination certified by the Department pursuant to Section 25200.1.5 of the Health and Safety Code as appropriate for authorization under CESW.

Please enter certification number:_____ (See Appendix 5)

☐ 12. The treatment of formaldehyde or glutaraldehyde by a health care facility using a technology combination certified by the Department pursuant to section 25200.1.5 of the Health and Safety Code.
Please enter certification number: _____

II. NARRATIVE DESCRIPTIONS: *Provide a brief description of the specific waste treated and the treatment process used.*

1. SPECIFIC WASTE TYPES TREATED: SILVER-BEARING WASTE SOLUTIONS GENERATED BY ONE-HOUR PHOTOPROCESSING LAB.

2. TREATMENT PROCESS(ES) USED: SILVER RECOVERY UNIT UTILIZING 2 METALLIC REPLACEMENT CARTRIDGES IN SERIES.

III. RESIDUAL MANAGEMENT: *Check Yes or No to each question as it applies to all residuals from <u>this</u> treatment unit.*

YES	NO	
☑	☐	1. Do you discharge non-hazardous aqueous waste to a publicly owned treatment works (POTW)/sewer?
☐	☑	2. Do you discharge non-hazardous aqueous waste under an NPDES permit?
☑	☐	3. Do you have your residual hazardous waste hauled offsite by a registered hazardous waste hauler?

If you do, where is the waste sent? *Check all that apply.*

☑ a. Offsite recycling
☐ b. Thermal treatment
☐ c. Disposal to land
☐ d. Further treatment

☐	☑	4. Do you dispose of non-hazardous solid waste residues at an offsite location?
☐	☐	5. Other method of disposal. Specify:_____

CONDITIONALLY EXEMPT - SPECIFIED WASTESTREAMS
UNIT SPECIFIC NOTIFICATION
(pursuant to Health and Safety Code Section 25201.5(c))

IV. BASIS FOR NOT NEEDING A FEDERAL PERMIT:

In order to demonstrate eligibility for one of the onsite treatment tiers, facilities are required to provide the basis for determining that a hazardous waste permit is not required under the federal Resource Conservation and Recovery Act (RCRA) and the federal regulations adopted under RCRA (Title 40, Code of Federal Regulations (CFR)).

Choose the reason(s) that describe the operation of your onsite treatment units:

☐ 1. The hazardous waste being treated is not a hazardous waste under federal law although it is regulated as a hazardous waste under California state law.

☑ 2. The waste is treated in wastewater treatment units (tanks), as defined in 40 CFR Part 260.10, and discharged to a publicly owned treatment works (POTW)/sewering agency or under an NPDES permit. 40 CFR 264.1(g)(6) and 40 CFR 270.2.

☐ 3. The waste is treated in elementary neutralization units, as defined in 40 CFR Part 260.10, and discharged to a POTW/sewering agency or under an NPDES permit. 40 CFR 264.1(g)(6) and 40 CFR 270.2.

☐ 4. The waste is treated in a totally enclosed treatment facility as defined in 40 CFR Part 260.10; 40 CFR 264.1(g)(5).

☐ 5. The company generates no more than 100 kg (approximately 27 gallons) of hazardous waste in a calendar month and is eligible as a federal conditionally exempt small quantity generator. 40 CFR 260.10 and 40 CFR 261.5.

☐ 6. The waste is treated in an accumulation tank or container within 90 days for over 1000 kg/month generators and 180 or 270 days for generators of 100 to 1000 kg/month. 40 CFR 262.34, 40 CFR 270.1(c)(2)(i), and the Preamble to the March 24, 1986 Federal Register.

☑ 7. Recyclable materials are reclaimed to recover economically significant amounts of silver or other precious metals. 40 CFR 261.6(a)(2)(iv), 40 CFR 264.1(g)(2), and 40 CFR 266.70.

☐ 8. Empty container rinsing and/or treatment. 40 CFR 261.7.

☐ 9. Other: Specify: _____

_____

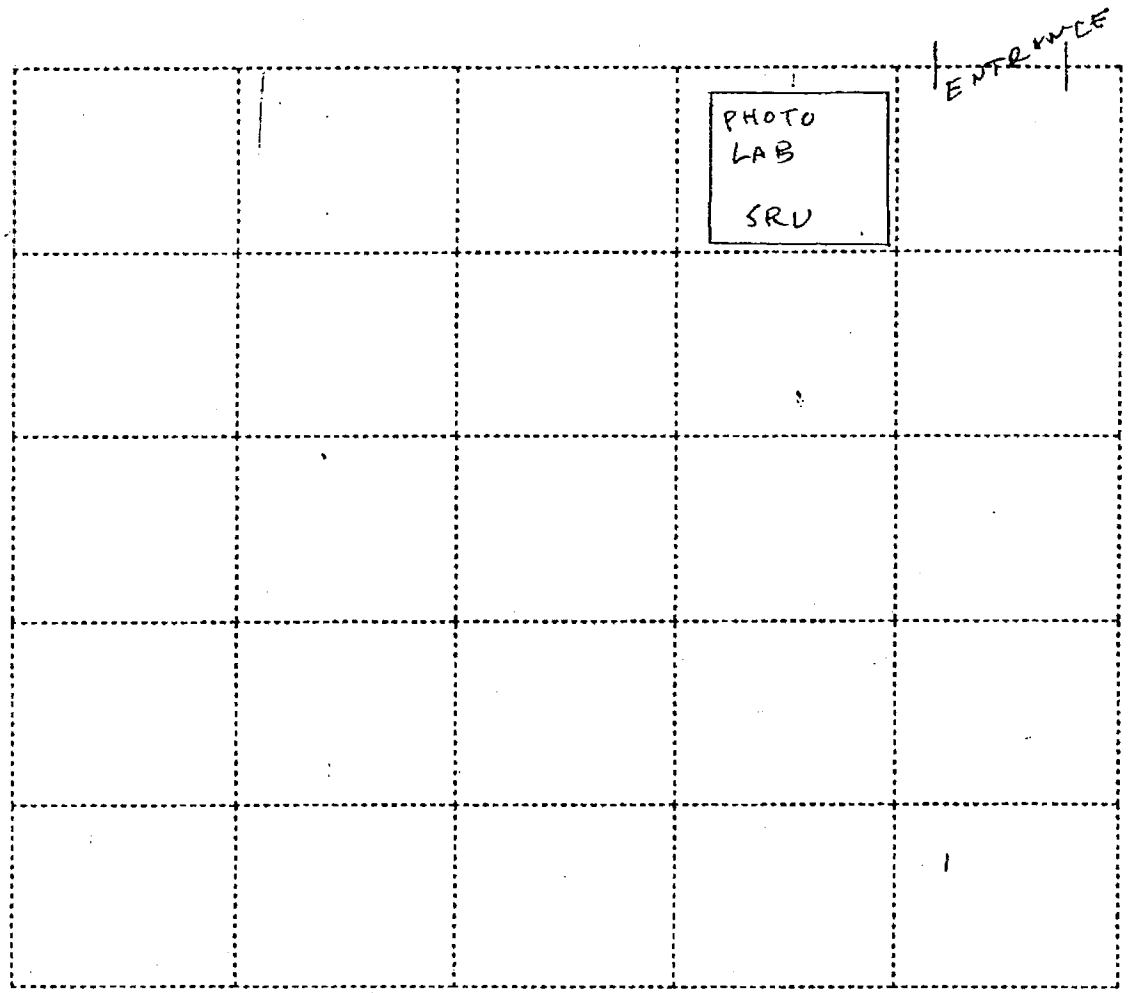
V. TRANSPORTABLE TREATMENT UNIT: *Check Yes or No. Please refer to the Instructions for more information.*

YES	NO	
☐	☑	Is this unit a Transportable Treatment Unit?

If you answered yes, you must also complete and attach Form 1772E to this page.

Plot Plan Attachment

Store: TARGET Store Number: 0268 Address: 10881 Olsen Drive



CAL0001170270

COMPLETE OCT – 7 2002 KC MAIL

UNIFIED PROGRAM CONSOLIDATED FORM

BUSINESS ACTIVITIES

FACILITY INFORMATION EV0007148

I. FACILITY IDENTIFICATION

FACILITY ID # FA 0000 5498 1 | EPA ID # (Hazardous Waste Only) 2

BUSINESS NAME (Same as Facility Name or DBA-Doing Business As) 3
Target # 0268

II. ACTIVITIES DECLARATION

Complete (and check) all that apply. Refer to instructions for definitions of terms. Answer all questions. Business(es) that operate at this facility must complete these pages of the UPCF.

A. HAZARDOUS MATERIALS Have on site (for any purpose) hazardous materials at or above 55 gallons for liquids, 500 pounds for solids, or 200 cubic feet for compressed gases (include liquids in ASTs and USTs); or the applicable Federal threshold quantity for an extremely hazardous substance specified in 40 CFR Part 355, Appendix A or B; or handle radiological materials in quantities for which an emergency plan is required pursuant to 10 CFR Parts 30, 40 or 70?	☒ YES ☐ NO 4	• HAZARDOUS MATERIALS INVENTORY – CHEMICAL DESCRIPTION (OES 2731)
B. UNDERGROUND STORAGE TANKS (USTs)		
1. Own or operate underground storage tanks?	☐ YES ☒ NO 5	• UST FACILITY (Formerly SWRCB Form A) • UST TANK (one page per tank) (Formerly Form B)
2. Intend to upgrade existing or install new USTs?	☐ YES ☒ NO 6	• UST FACILITY • UST TANK (one per tank) • UST INSTALLATION - CERTIFICATE OF COMPLIANCE (one page per tank) (Formerly Form C)
3. Need to report closing a UST?	☐ YES ☒ NO 7	• UST TANK (closure portion –one page per tank)
C. ABOVE GROUND PETROLEUM STORAGE TANKS (ASTs) Own or operate ASTs above these thresholds: ---any tank capacity is greater than 660 gallons, or ---the total capacity for the facility is greater than 1,320 gallons?	☐ YES ☒ NO 8	• NO FORM REQUIRED TO CUPAs
D. HAZARDOUS WASTE		
1. Generate hazardous waste? As a result of damaged or spilled consumer products	☒ YES ☐ NO 9	• EPA ID NUMBER – provide at the top of this page
2. Recycle more than 100 kg/month of excluded or exempted recyclable materials (per HSC 25143.2)?	☐ YES ☒ NO 10	• RECYCLABLE MATERIALS REPORT (one per recycler)
3. Treat hazardous waste on site?	☐ YES ☒ NO 11	• ONSITE HAZARDOUS WASTE TREATMENT – FACILITY (Formerly DTSC Forms 1772) • ONSITE HAZARDOUS WASTE TREATMENT – UNIT (one page per unit) (Formerly DTSC Forms 1772 A,B,C,D and L)
4. Treatment subject to financial assurance requirements (for Permit by Rule and Conditional Authorization)?	☐ YES ☒ NO 12	• CERTIFICATION OF FINANCIAL ASSURANCE (Formerly DTSC Form 1232)
5. Consolidate hazardous waste generated at a remote site?	☐ YES ☒ NO 13	• REMOTE WASTE / CONSOLIDATION SITE ANNUAL NOTIFICATION (Formerly DTSC Form 1196)
6. Need to report the closure/removal of a tank that was classified as hazardous waste and cleaned onsite?	☐ YES ☒ NO 14	• HAZARDOUS WASTE TANK CLOSURE CERTIFICATION (Formerly DTSC Form 1249)

E. LOCAL REQUIREMENTS 15

(You may also be required to provide additional information by your CUPA or local agency.)

UNIFIED PROGRAM CONSOLIDATED FORM

FACILITY INFORMATION

AUG 2 1 2002

BUSINESS OWNER/OPERATOR IDENTIFICATION

I. IDENTIFICATION

FACILITY ID#	BEGINNING DATE	ENDING DATE
FA0005498	08/19/02	08/19/03

BUSINESS NAME (Same as FACILITY NAME or DBA – Doing Business As)	BUSINESS PHONE
Target # 0268	(916) 638-4971

BUSINESS SITE ADDRESS
10881 Olson Dr.

CITY		ZIP CODE
Rancho Cordova	CA	95670

DUN & BRADSTREET	SIC CODE (4 digit #)
408-468-8800	5399

COUNTY
Sacramento

BUSINESS OPERATOR NAME	BUSINESS OPERATOR PHONE
Andrew Goebel/ Store Manager	(916) 638-4971

II. BUSINESS OWNER

OWNER NAME	OWNER PHONE
Target Corporation	(612) 761-1417

OWNER MAILING ADDRESS
1000 Nicollet Mall TPN-0725

CITY	STATE	ZIP CODE
Minneapolis	MN	55403

III. ENVIRONMENTAL CONTACT

CONTACT NAME	CONTACT PHONE
Jennifer Rymanowski/ Environmental Compliance Program Manager	(612) 761-1417

CONTACT MAILING ADDRESS
1000 Nicollet Mall TPN-0725

CITY	STATE	ZIP CODE
Minneapolis	MN	55403

IV. EMERGENCY CONTACTS

PRIMARY	SECONDARY
NAME: Andrew Goebel	NAME: James Pratt
TITLE: Store Manager	TITLE: Executive Team Leader
BUSINESS PHONE: (916) 638-4971	BUSINESS PHONE: (916) 638-4971
24-HOUR PHONE: (916) 966-4884	24-HOUR PHONE: (916) 727-2082
PAGER #: N/A	PAGER #: N/A

ADDITIONAL LOCALLY COLLECTED INFORMATION:

Certification: Based on my inquiry of those individuals responsible for obtaining the information, I certify under penalty of law that I have personally examined and am familiar with the information submitted and believe the information is true, accurate, and complete.

SIGNATURE OF OWNER/OPERATOR OR DESIGNATED REPRESENTATIVE	DATE	NAME OF DOCUMENT PREPARER
Leslie R. Thomas	08/19/02	Leslie Thomas

NAME OF SIGNER (print)	TITLE OF SIGNER
Leslie Thomas, Agent for Target Corp.	3E Company Regulatory Specialist

UNIFIED PROGRAM CONSOLIDATED FORM

HAZARDOUS MATERIALS

HAZARDOUS MATERIALS INVENTORY – CHEMICAL DESCRIPTION

(one page per material per building or area)

☐ ADD ☐ DELETE ☒ REVISE 200 Page 3 of 6

I. FACILITY INFORMATION

BUSINESS NAME (Same as FACILITY NAME or DBA – Doing Business As) 3
Target # 0268

CHEMICAL LOCATION 201
Receiving, on battery operated equipment

CHEMICAL LOCATION CONFIDENTIAL EPCRA 202
☐ YES ☒ NO

FACILITY ID # 1

MAP# (optional) 203
1

GRID# (optional) 204
B-2

II. CHEMICAL INFORMATION

CHEMICAL NAME 205
Sulfuric Acid

TRADE SECRET ☐ Yes ☒ No 206
If Subject to EPCRA, refer to instructions

COMMON NAME 207
Lead Acid Batteries

EHS* ☒ Yes ☐ No 208

CAS# 209
7664-93-9

*If EHS is "Yes", all amounts below must be in lbs.

FIRE CODE HAZARD CLASSES (Complete if required by CUPA) 210
CORR, WRII

HAZARDOUS MATERIAL TYPE (Check one item only) ☐ a. PURE ☒ b. MIXTURE ☐ c. WASTE 211

RADIOACTIVE ☐ Yes ☒ No 212

CURIES 213

PHYSICAL STATE (Check one item only) ☐ a. SOLID ☒ b. LIQUID ☐ c. GAS 214

LARGEST CONTAINER 10.5 215

FED HAZARD CATEGORIES (Check all that apply) ☐ a. FIRE ☒ b. REACTIVE ☐ c. PRESSURE RELEASE ☒ d. ACUTE HEALTH ☐ e. CHRONIC HEALTH 216

AVERAGE DAILY AMOUNT 217	MAXIMUM DAILY AMOUNT 218	ANNUAL WASTE AMOUNT 219	STATE WASTE CODE 220
32	63	0	792

UNITS* (Check one item only) ☐ a. GALLONS ☐ b. CUBIC FEET ☒ c. POUNDS ☐ d. TONS 221
* If EHS, amount must be in pounds.

DAYS ON SITE: 222
365

STORAGE CONTAINER
☐ a. ABOVE GROUND TANK ☐ b. UNDERGROUND TANK ☐ c. TANK INSIDE BUILDING ☐ d. STEEL DRUM
☐ e. PLASTIC/NONMETALLIC DRUM ☐ f. CAN ☐ g. CARBOY ☐ h. SILO
☐ i. FIBER DRUM ☐ j. BAG ☐ k. BOX ☐ l. CYLINDER
☐ m. GLASS BOTTLE ☐ n. PLASTIC BOTTLE ☐ o. TOTE BIN ☐ p. TANK WAGON
☐ q. RAIL CAR ☒ r. OTHER Battery Case 223

STORAGE PRESSURE ☒ a. AMBIENT ☐ b. ABOVE AMBIENT ☐ c. BELOW AMBIENT 224

STORAGE TEMPERATURE ☒ a. AMBIENT ☐ b. ABOVE AMBIENT ☐ c. BELOW AMBIENT ☐ d. CRYOGENIC 225

	%WT	HAZARDOUS COMPONENT (For mixture or waste only)	EHS	CAS #
1	30-40 226	Sulfuric Acid 227	☒ Yes ☐ No 228	7664-93-9 229
2	53 230	Lead 231	☐ Yes ☒ No 232	7439-92-1 233
3	234	235	☐ Yes ☐ No 236	237
4	238	239	☐ Yes ☐ No 240	241
5	242	243	☐ Yes ☐ No 244	245

If more hazardous components are present at greater than 1% by weight if non-carcinogenic, or 0.1% by weight if carcinogenic, attach additional sheets of paper capturing the required information.

ADDITIONAL LOCALLY COLLECTED INFORMATION 246

If EPCRA, Please Sign Here

UNIFIED PROGRAM CONSOLIDATED FORM

HAZARDOUS MATERIALS

HAZARDOUS MATERIALS INVENTORY – CHEMICAL DESCRIPTION

(one page per material per building or area)

☐ ADD ☐ DELETE ☒ REVISE 200 Page 4 of 6

I. FACILITY INFORMATION

BUSINESS NAME (Same as FACILITY NAME or DBA – Doing Business As) 3
Target # 0268

CHEMICAL LOCATION 201
Garden Lock Up

CHEMICAL LOCATION CONFIDENTIAL EPCRA 202
☐ YES ☒ NO

FACILITY ID # 1

MAP# (optional) 203
1

GRID# (optional) 204
C-9

II. CHEMICAL INFORMATION

CHEMICAL NAME 205
Liquefied Petroleum Gas

TRADE SECRET ☐ Yes ☒ No 206
If Subject to EPCRA, refer to Instructions

COMMON NAME 207
Propane

EHS* ☐ Yes ☒ No 208

CAS# 209
74-98-6

*If EHS is "Yes", all amounts below must be in lbs.

FIRE CODE HAZARD CLASSES (Complete if required by CUPA) 210
FG, IRR

HAZARDOUS MATERIAL TYPE (Check one item only) ☒ a. PURE ☐ b. MIXTURE ☐ c. WASTE 211

RADIOACTIVE ☐ Yes ☒ No 212

CURIES 213

PHYSICAL STATE (Check one item only) ☐ a. SOLID ☐ b. LIQUID ☒ c. GAS 214

LARGEST CONTAINER 33 215

FED HAZARD CATEGORIES (Check all that apply) ☒ a. FIRE ☐ b. REACTIVE ☒ c. PRESSURE RELEASE ☒ d. ACUTE HEALTH ☐ e. CHRONIC HEALTH 216

AVERAGE DAILY AMOUNT 217	MAXIMUM DAILY AMOUNT 218	ANNUAL WASTE AMOUNT 219	STATE WASTE CODE 220
107	213	0	N/A

UNITS* (Check one item only) ☐ a. GALLONS ☐ b. CUBIC FEET ☒ c. POUNDS ☐ d. TONS 221
* If EHS, amount must be in pounds.

DAYS ON SITE: 222
365

STORAGE CONTAINER
☐ a. ABOVE GROUND TANK ☐ b. UNDERGROUND TANK ☐ c. TANK INSIDE BUILDING ☐ d. STEEL DRUM ☐ e. PLASTIC/NONMETALLIC DRUM ☐ f. CAN ☐ g. CARBOY ☐ h. SILO ☐ i. FIBER DRUM ☐ j. BAG ☐ k. BOX ☒ l. CYLINDER ☐ m. GLASS BOTTLE ☐ n. PLASTIC BOTTLE ☐ o. TOTE BIN ☐ p. TANK WAGON ☐ q. RAIL CAR ☐ r. OTHER 223

STORAGE PRESSURE ☐ a. AMBIENT ☒ b. ABOVE AMBIENT ☐ c. BELOW AMBIENT 224

STORAGE TEMPERATURE ☒ a. AMBIENT ☐ b. ABOVE AMBIENT ☐ c. BELOW AMBIENT ☐ d. CRYOGENIC 225

	%WT	HAZARDOUS COMPONENT (For mixture or waste only)	EHS	CAS #
1	>98 226	Propane 227	☐ Yes ☒ No 228	74-98-6 229
2	230	231	☐ Yes ☐ No 232	233
3	234	235	☐ Yes ☐ No 236	237
4	238	239	☐ Yes ☐ No 240	241
5	242	243	☐ Yes ☐ No 244	245

If more hazardous components are present at greater than 1% by weight if non-carcinogenic, or 0.1% by weight if carcinogenic, attach additional sheets of paper capturing the required information.

ADDITIONAL LOCALLY COLLECTED INFORMATION 246

If EPCRA, Please Sign Here

UNIFIED PROGRAM CONSOLIDATED FORM

HAZARDOUS MATERIALS

HAZARDOUS MATERIALS INVENTORY – CHEMICAL DESCRIPTION

(one page per material per building or area)

☒ ADD ☐ DELETE ☐ REVISE 200 Page 5 of 6

I. FACILITY INFORMATION

BUSINESS NAME (Same as FACILITY NAME or DBA – Doing Business As) 3
Target # 0268

CHEMICAL LOCATION 201
Refrigerator Cases

CHEMICAL LOCATION CONFIDENTIAL EPCRA 202
☐ YES ☒ NO

FACILITY ID # 1

MAP# (optional) 203
1

GRID# (optional) 204
F-5

II. CHEMICAL INFORMATION

CHEMICAL NAME 205
Tetraflouroethane

TRADE SECRET ☐ Yes ☒ No 206
If Subject to EPCRA, refer to Instructions

COMMON NAME 207
Refrigerant 134 A

EHS* ☐ Yes ☒ No 208

CAS# 209
811-97-2

*If EHS is "Yes", all amounts below must be in lbs.

FIRE CODE HAZARD CLASSES (Complete if required by CUPA) 210
NFG, OHH, IRR

HAZARDOUS MATERIAL TYPE (Check one item only) ☒ a. PURE ☐ b. MIXTURE ☐ c. WASTE 211

RADIOACTIVE ☐ Yes ☒ No 212

CURIES 213

PHYSICAL STATE (Check one item only) ☐ a. SOLID ☒ b. LIQUID ☐ c. GAS 214

LARGEST CONTAINER 10 215

FED HAZARD CATEGORIES (Check all that apply) 216
☐ a. FIRE ☐ b. REACTIVE ☒ c. PRESSURE RELEASE ☒ d. ACUTE HEALTH ☐ e. CHRONIC HEALTH

AVERAGE DAILY AMOUNT 217	MAXIMUM DAILY AMOUNT 218	ANNUAL WASTE AMOUNT 219	STATE WASTE CODE 220
5	10	0	N/A

UNITS* (Check one item only) 221
☐ a. GALLONS ☐ b. CUBIC FEET ☒ c. POUNDS ☐ d. TONS
* If EHS, amount must be in pounds.

DAYS ON SITE: 222
365

STORAGE CONTAINER 223
☐ a. ABOVE GROUND TANK ☐ b. UNDERGROUND TANK ☐ c. TANK INSIDE BUILDING ☐ d. STEEL DRUM ☐ e. PLASTIC/NONMETALLIC DRUM ☐ f. CAN ☐ g. CARBOY ☐ h. SILO ☐ i. FIBER DRUM ☐ j. BAG ☐ k. BOX ☒ l. CYLINDER ☐ m. GLASS BOTTLE ☐ n. PLASTIC BOTTLE ☐ o. TOTE BIN ☐ p. TANK WAGON ☐ q. RAIL CAR ☐ r. OTHER

STORAGE PRESSURE 224
☐ a. AMBIENT ☒ b. ABOVE AMBIENT ☐ c. BELOW AMBIENT

STORAGE TEMPERATURE 225
☒ a. AMBIENT ☐ b. ABOVE AMBIENT ☐ c. BELOW AMBIENT ☐ d. CRYOGENIC

	%WT	HAZARDOUS COMPONENT (For mixture or waste only)	EHS	CAS #
1	100 226	Tetraflouroethane 227	☐ Yes ☒ No 228	811-97-2 229
2	230	231	☐ Yes ☐ No 232	233
3	234	235	☐ Yes ☐ No 236	237
4	238	239	☐ Yes ☐ No 240	241
5	242	243	☐ Yes ☐ No 244	245

If more hazardous components are present at greater than 1% by weight if non-carcinogenic, or 0.1% by weight if carcinogenic, attach additional sheets of paper capturing the required information.

ADDITIONAL LOCALLY COLLECTED INFORMATION 246

If EPCRA, Please Sign Here

UNIFIED PROGRAM CONSOLIDATED FORM

HAZARDOUS MATERIALS

HAZARDOUS MATERIALS INVENTORY – CHEMICAL DESCRIPTION

(one page per material per building or area)

☒ ADD ☐ DELETE ☐ REVISE 200 Page 6 of 6

I. FACILITY INFORMATION

BUSINESS NAME (Same as FACILITY NAME or DBA – Doing Business As) 3
Target # 0268

CHEMICAL LOCATION 201
Refrigerator Cases

CHEMICAL LOCATION CONFIDENTIAL EPCRA 202
☐ YES ☒ NO

FACILITY ID # 1

MAP# (optional) 203
1

GRID# (optional) 204
F-5

II. CHEMICAL INFORMATION

CHEMICAL NAME 205
Pentafluoroethane

TRADE SECRET ☐ Yes ☒ No 206
If Subject to EPCRA, refer to instructions

COMMON NAME 207
Refrigerant 404A

EHS* ☐ Yes ☒ No 208

CAS# 209
354-33-6

*If EHS is "Yes", all amounts below must be in lbs.

FIRE CODE HAZARD CLASSES (Complete if required by CUPA) 210
NFG, OHH, IRR

HAZARDOUS MATERIAL TYPE (Check one item only) ☒ a. PURE ☐ b. MIXTURE ☐ c. WASTE 211

RADIOACTIVE ☐ Yes ☒ No 212

CURIES 213

PHYSICAL STATE (Check one item only) ☐ a. SOLID ☒ b. LIQUID ☐ c. GAS 214

LARGEST CONTAINER 15 215

FED HAZARD CATEGORIES (Check all that apply) 216
☐ a. FIRE ☐ b. REACTIVE ☒ c. PRESSURE RELEASE ☒ d. ACUTE HEALTH ☐ e. CHRONIC HEALTH

AVERAGE DAILY AMOUNT 217	MAXIMUM DAILY AMOUNT 218	ANNUAL WASTE AMOUNT 219	STATE WASTE CODE 220
8	15	0	N/A

UNITS* (Check one item only) 221
☐ a. GALLONS ☐ b. CUBIC FEET ☒ c. POUNDS ☐ d. TONS
* If EHS, amount must be in pounds.

DAYS ON SITE: 222
365

STORAGE CONTAINER 223
☐ a. ABOVE GROUND TANK ☐ b. UNDERGROUND TANK ☐ c. TANK INSIDE BUILDING ☐ d. STEEL DRUM ☐ e. PLASTIC/NONMETALLIC DRUM ☐ f. CAN ☐ g. CARBOY ☐ h. SILO ☐ i. FIBER DRUM ☐ j. BAG ☐ k. BOX ☒ l. CYLINDER ☐ m. GLASS BOTTLE ☐ n. PLASTIC BOTTLE ☐ o. TOTE BIN ☐ p. TANK WAGON ☐ q. RAIL CAR ☐ r. OTHER

STORAGE PRESSURE 224
☐ a. AMBIENT ☒ b. ABOVE AMBIENT ☐ c. BELOW AMBIENT

STORAGE TEMPERATURE 225
☒ a. AMBIENT ☐ b. ABOVE AMBIENT ☐ c. BELOW AMBIENT ☐ d. CRYOGENIC

	%WT	HAZARDOUS COMPONENT (For mixture or waste only)	EHS	CAS #
1	52 (226)	1,1,1-Trifluoroehtane (227)	☐ Yes ☒ No (228)	420-46-2 (229)
2	44 (230)	Pentafluoroethane (231)	☐ Yes ☒ No (232)	354-33-6 (233)
3	4 (234)	1,1,1,2-Tetrafluoroethane (235)	☐ Yes ☒ No (236)	811-97-2 (237)
4	(238)	(239)	☐ Yes ☐ No (240)	(241)
5	(242)	(243)	☐ Yes ☐ No (244)	(245)

If more hazardous components are present at greater than 1% by weight if non-carcinogenic, or 0.1% by weight if carcinogenic, attach additional sheets of paper capturing the required information.

ADDITIONAL LOCALLY COLLECTED INFORMATION 246

If EPCRA, Please Sign Here

County of Sacramento
Hazardous Materials Division

Consolidated Contingency Plan

for Hazardous Materials, Hazardous Waste & Underground Storage Tanks

- Instructions for completing this document can be found in the "*Hazardous Materials Plan Instruction & Information Booklet.*"
- Submit completed document to Sacramento County Hazardous Materials Division @ 8475 Jackson Road #230, Sacramento, CA 95826

FACILITY IDENTIFICATION/OPERATIONS OVERVIEW

1	BUSINESS NAME: Target # 0268	FACILITY ID #: FA0005498	DATE: 08/19/02
2	BUSINESS ADDRESS: 10881 Olson Dr. Rancho Cordova, CA. 95670		
3	Check elements covered by this consolidated plan: Hazardous Materials ○	Hazardous Waste ○	Underground Storage Tanks ○
4	Supplemental elements submitted:		UST Written Monitoring Plan ○
5	TYPE OF BUSINESS (e.g. painting contractor): Miscellaneous household goods	INCIDENTAL OPERATIONS (e.g. fleet maintenance)	
6	HAZARDS / EVENTS COVERED BY PLAN (e.g. chemical spills, fire, earthquake, etc): Chemical spills, fires, earthquake		

EMERGENCY COORDINATOR & ON-SITE TECHNICAL ADVISORS / INTERNAL RESPONSE

7 Identify your Emergency Coordinator & On-site Technical Advisors

8	**Emergency Coordinator:** Must have the authority to classify the release, make management decisions, & determine appropriate response. Person is: ○ on-site or ○ on-call	Name / Position:	Andrew Goebel/ Store Manager
		Address:	10881 Olson Dr. Rancho Cordova, CA. 95670
		Phone #s:	Day: (916) 638-4971 — After hours: (916) 966-4884
		Responsible for: (check all that apply)	spill prevention ☒ — contacting facility responders ☒
			emergency assessment / management ☒ — authorizing spill response work ☒
			initiating alarms ☒ — interfacing with public emergency responders ☒
			agency notification ☒ — other:

9	**Alternate Emergency Coordinators:** List in order of responsibility.	Alternate # 1	Alternate # 2
	Name / Position:	James Pratt	3E Company
	Address:	10881 Olson Dr.	1905 Aston Ave.
	City:	Rancho Cordova, CA.	Carlsbad
	Zip:	95670	92008
	Day phone:	(916) 638-4971	(800) 360-3220
	After hours phone:	(916) 727-2082	
	Person is:	☒ on-site or ○ on-call	○ on-site or ☒ on-call

10	**On-Site Technical Advisors** (Available to provide site-specific technical advice to off-site emergency responders)	Owner:	Supervisor: James Pratt/ Executive Team Lead
		Manager: Andrew Goebel/ Store Manager	Other:

11 **Identify type of internal response:**

12	☒ Internal facility response team (attach additional pages if needed; indicate an attachment by checking this box ☐)	Team Members (name or position):	Responsibilities:
		1. Manager on duty	Coordinate spill clean up
		2.	Give evacuation notice, if applicable
		3.	Notify emergency responders, if needed
		4.	Ensure all regulations/ procedures are followed
13	○ Contractor (check one or more)	Name:	Describe role / responsibilities:
		address:	
		phone #:	
14	☒ Call public emergency responders / 911		

County of Sacramento

Hazardous Materials Division

Consolidated Contingency Plan

for Hazardous Materials, Hazardous Waste & Underground Storage Tanks

BUSINESS NAME	FACILITY ID #	DATE
Target # 0268	FA0005498	08/19/02

EMERGENCY COMMUNICATIONS / PHONE NUMBERS / NOTIFICATIONS

Individual responsible for on-site and off-site emergency alarm notifications / communications:	Name / Position: Andrew Goebel/ Store Manager, or Manager on Duty

	check all that apply:	
INTERNAL facility emergency communications or alarm notification will occur via:	☒ verbal warnings	☒ public address or intercom system
	☒ telephone	○ pagers
	○ alarm system	☒ portable radio
EXTERNAL notifications / communications to neighboring facilities that may be affected by an off-site release will occur by:	☒ verbal warnings	○ public address or intercom system
	☒ telephone	○ pagers
	○ alarm system	○ portable radio

Emergency Phone Numbers / Notification Lists

Emergency response phone numbers	Ambulance, Fire, Sheriff & CHP	911
	Sacramento County Hazardous Materials Division	875-8550 (8 am – 5 pm)
		875-5000 (24 hour number)
	Poison Control Center	1-800-342-9293
Nearest medical facility / hospital	Name: Bhc Heritage Oaks Hospital	Phone #: (916) 489-3336
Your medical facility / hospital	Name: Med 7 Urgent Care Medical Center	Phone #: (916) 488-6337
Agency Notification Phone List	CA Dept of Toxic Substances Control	324-1824
	CA Office of Emergency Services	1-800-852-7550
	CA Water Quality Control Board, Central Valley Region	255-3000
	US Environmental Protection Agency (US EPA)	1-415-744-1500
	National Response Center	1-800-424-8802
	CA Dept of Fish & Game	445-0045
	US Coast Guard (spill response)	1-510-437-3073
	Cal OSHA	263-2800
	State Fire Marshall	445-8200
Other Important Numbers		

Neighbor Notification List

List all businesses / structures bordering &/or adjacent to your facility:

at facility's northern border:	Business name: N/A Folsom Blvd		at facility's southern border:	Business name: N/A Vacant Lot
	address:			address:
	phone #:			phone #:
	contact name / position:			contact name / position:
at facility's eastern border:	Business name: El Taco Loco		at facility's western border:	Business name: Factory 2 U
	address: 10899 Olson Dr. Rancho Cordova, CA.			address: 10835 Olson Dr. Rancho Cordova, CA.
	phone #: (916) 858-0911			phone #: (916) 852-1948
	contact name / position: Store Manager			contact name / position:

30	BUSINESS NAME	FACILITY ID #	DATE
	Target # 0268	FA0005498	08/19/02

EMERGENCY CONTAINMENT & CLEAN-UP PROCEDURES

31 **Containment, Prevention & Clean-Up**

32 **Indicate your procedures for:**

1. containing spills, releases, fires or explosions, &
2. preventing and mitigating *associated harm to persons*, property & the environment:

check all that apply:

○ provide structural physical barrier (e.g. portable spill containment walls)	☒ monitor for leaks, ruptures, pressure build-up, etc
☒ provide absorbent physical barrier	☒ cover or block floor &/ or storm drains
○ built-in berm in work / storage area	☒ automatic fire suppression system
○ *stop processes &/or operations*	☒ *automatic / electronic equipment shut-off system*
☒ shut-off water, gas, electrical utilities as appropriate	☒ call 911 for public emergency responder assistance / medical aid
☒ provide protective equipment for on-site response team	☒ eliminate sources of ignition for flammable hazards (e.g. fuel, propane)
☒ notify & evacuate persons in all threatened areas	☒ remove or isolate containers / area as appropriate
☒ account for evacuated persons immediately after evacuation call	
○ other (specify):	

33 **Indicate your clean-up procedures:**

check all that apply:

- ☒ *hire licensed hazardous waste contractor*
- ☒ use absorbent material for spills with subsequent proper labeling, storage and hazardous waste disposal as appropriate
- ○ suction using shop vacuum with subsequent proper labeling, storage and hazardous waste disposal as appropriate
- ☒ wash / decontaminate equipment w/ containment & disposal of effluent / rinsate as hazardous waste
- ☒ provide safe temporary storage of emergency-generated wastes
- ☒ other (specify): Contact Alert One for spill clean up assistance/advice

34 **Evacuation Coordinator & Assembly Area**

35 Provide name / position of evacuation coordinator who will account for all on-site employees and / or site visitors after evacuation:	Manager on duty Name:
36 Identify / describe emergency assembly area for evacuees:	Specify: In front parking lot
Identify the location where your evacuation route / map is posted:	Specify: Posted in break room
Other facility evacuation procedures:	Specify: Employees will escort customers thru the nearest emergency exit

County of Sacramento

Hazardous Materials Division

Consolidated Contingency Plan

for Hazardous Materials, Hazardous Waste & Underground Storage Tanks

BUSINESS NAME	FACILITY ID #	DATE
Target # 0268	FA0005498	08/19/02

EMERGENCY EQUIPMENT

Use Category	Equipment Available	Location	Capability (as applicable)
	Example: ☑ portable fire extinguishers ☑ chemical protective gloves	center of each wall in shop spill response kit	rated as "C" one-time use; oil & solvent resistant only
Safety & First Aid Equipment	○ chemical protective suits, aprons or vests		
	○ chemical protective gloves		
	☒ chemical protective boots	In spill kit and on sales floor	Nitrile (organics) Neoprene (corrosives)
	☒ safety glasses / goggles / shields	In spill kit and on sales floor	ANSI Safety Glasses
	○ hard hats		
	○ cartridge respirator		
	○ self-contained breathing apparatus		
	☒ first aid kits / stations	Break room, manager office, service counter	
	○ plumbed eyewash fountain / shower		
	○ portable eyewash kits		
	○ other:		
Fire Extinguishing Equipment	☒ portable fire extinguishers	Throughout	ABC / CO2 Rated
	☒ fixed fire systems / sprinklers / fire hoses	Fire sprinklers throughout	
	○ fire alarm boxes or stations		
	○ other:		
Spill Control & Clean-Up Equipment	☒ absorbent material	In spill kit and on sales floor	Kitty litter, baking soda (2L per station)
	☒ container for used absorbent	In spill kit and on sales floor	Plastic buckets/bags
	○ berming / diking equipment		
	☒ broom	In spill kit and on sales floor	
	☒ shovel	In spill kit and on sales floor	
	○ shop vac		
	○ exhaust hood		
	○ emergency sump / holding tank		
	○ chemical neutralizers		
	○ gas cylinder leak repair kits		
	☒ spill overpack drums	Receiving area	44 qt, one-time usage containers
	○ other:		
Communications & Alarm System Equipment	☒ telephones (includes cellular)	Throughout	
	☒ intercom / PA system	Through telephones	
	☒ portable radios	With management staff	
	○ automatic alarm chemical monitoring equipment		
	○ UST monitoring system operations manual		
	☒ list of notification phone numbers	Posted in manager's area	
	○ other:		

County of Sacramento

Consolidated Contingency Plan

Hazardous Materials Division

for Hazardous Materials, Hazardous Waste & Underground Storage Tanks

BUSINESS NAME Target # 0268	FACILITY ID # FA0005498	DATE 08/19/02

46

Identify areas of facility vulnerable to releases / spills due to earthquake related motion: (require immediate isolation and inspection)	check all that apply:	Location (e.g. shop, outdoor shed, forensic lab):
	☒ hazardous materials / waste storage area	Retail Sales Floor, stockroom
	☒ process lines / piping	Water, sprinkler and gas lines
	○ laboratory	
	○ waste treatment area	

48

Identify mechanical systems vulnerable to releases / spills due to earthquake related motion: (require immediate isolation and inspection)	check all that apply:	Affected locations:
	○ shelves, cabinets & racks	
	○ tanks (*emergency shutoff*)	
	☒ portable gas cylinders	Forklift fuel storage location
	☒ emergency shutoff &/or utility valves	Map 1-gas main, Map 2- water main
	☒ sprinkler systems	Throughout facility
	○ stationery pressurized containers (e.g. tank for dispensing propane)	

49

Explanation of Requirement	Advance arrangements with local fire & police departments, hospitals and /or contractors for emergency services should be made as appropriate for your facility; you may determine that advance arrangements are not necessary for your facility.
Describe any advance arrangements made for local emergency services:	☒ Determined not necessary
	○ Specify:

51

52

Explanation of Requirement	Employee training is required for all employees handling hazardous materials / hazardous wastes in day to day or clean-up operations including volunteers &/or contractors. Required content for employee training includes all of the following:

53

- Material Safety Data Sheets
- hazard communication related to health & safety
- methods for safe handling of hazardous substances
- fire hazards of materials / processes
- conditions likely to worsen emergencies
- coordination of emergency response
- notification procedures
- applicable laws & regulations
- communication & alarm systems
- personal protective equipment
- use of emergency response equipment (e.g. fire extinguishers, respirators, etc)
- decontamination procedures
- evacuation procedures
- control & containment procedures
- UST monitoring system equipment & procedures (if applicable)

Indicate how employee training program (with required content) is administered:	check all that apply:	
	☒ Formal classroom	☒ Video(s) (specify): Haz Com video
	☒ Safety / tail-gate meetings	○ Other (specify):
	○ Study Guides / Manuals (specify):	

BUSINESS NAME	FACILITY ID #	DATE
Target # 0268	FA0005498	08/19/02

EMPLOYEE TRAINING FREQUENCY

56

57 **Explanation of Requirement**

Employee training must be:

- provided within 6 months for new hires,
- amended as necessary prior to change in process or work assignment,
- given upon modification to emergency response / contingency plan, and
- updated / refreshed annually for ALL employees.

58 **Certify that the facility's employee training program meets minimum frequency requirements:**

☒ Employee training is provided, at a minimum, as described above.

59

60 **Explanation of Requirement**

Written documentation of employee training sessions must be kept which include:

- training outline / agenda
- date of training session
- employee names & job titles
- brief job description for hazardous waste generator facilities

Certify that the facility's training documentation meets minimum record keeping requirements:

☒ Employee training is provided, at a minimum, as described above.

62 **Training program description or outline attached:**

○ Employee training program outline is attached.

☒ Employee training program is described here:

New employees are trained during their orientation on the hazards involved with materials on site, the safe handling and proper storage methods of these products, and emergency response procedures. In addition, they are trained on the proper clean up procedures for spilled materials and the correct use of personal protective equipment. Employees attend refresher training classes and periodic safety meetings. Management personnel also attend meetings on how to coordinate efforts with emergency responders.

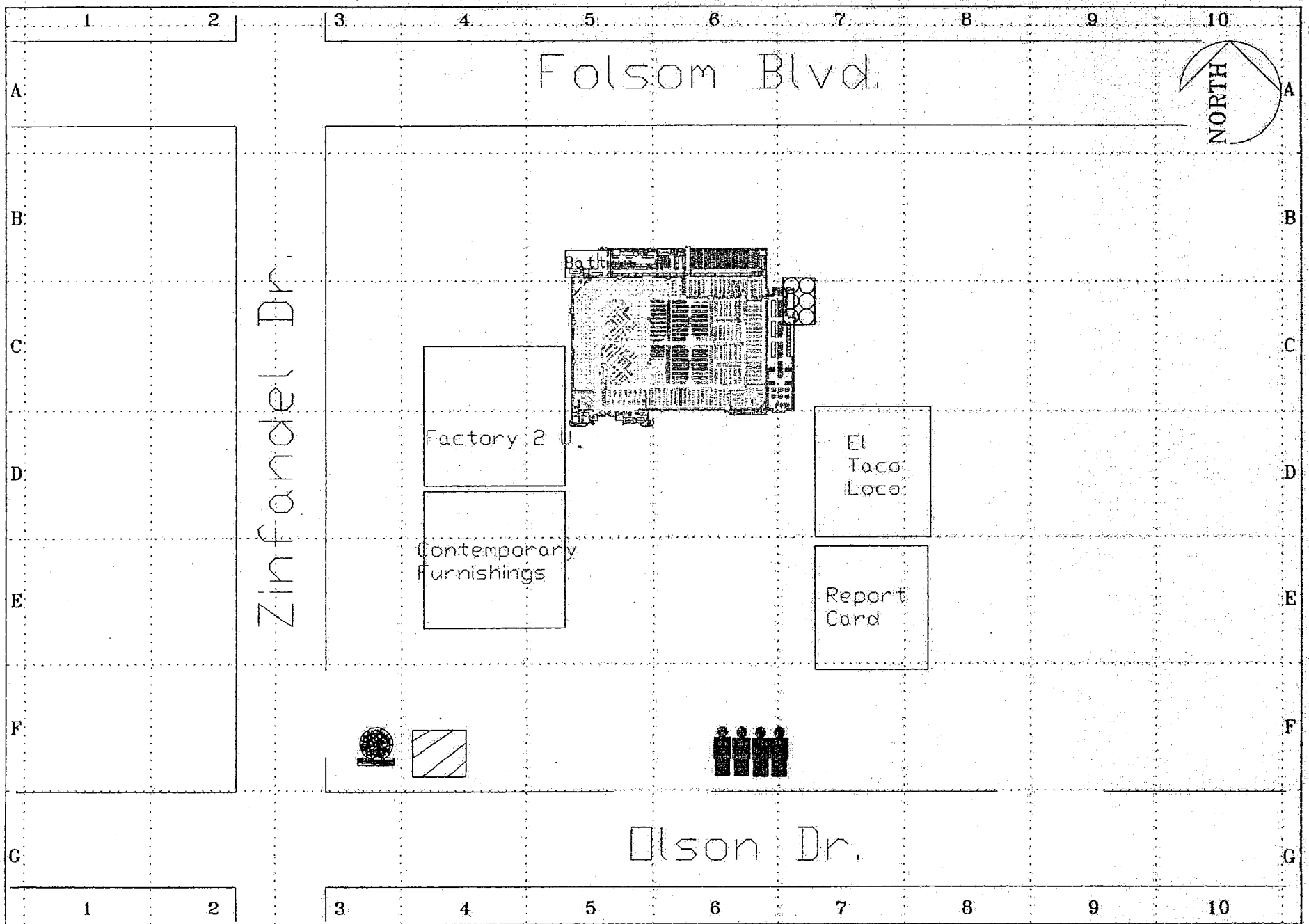
LIST OF ATTACHMENTS

List all attachments to this document here:

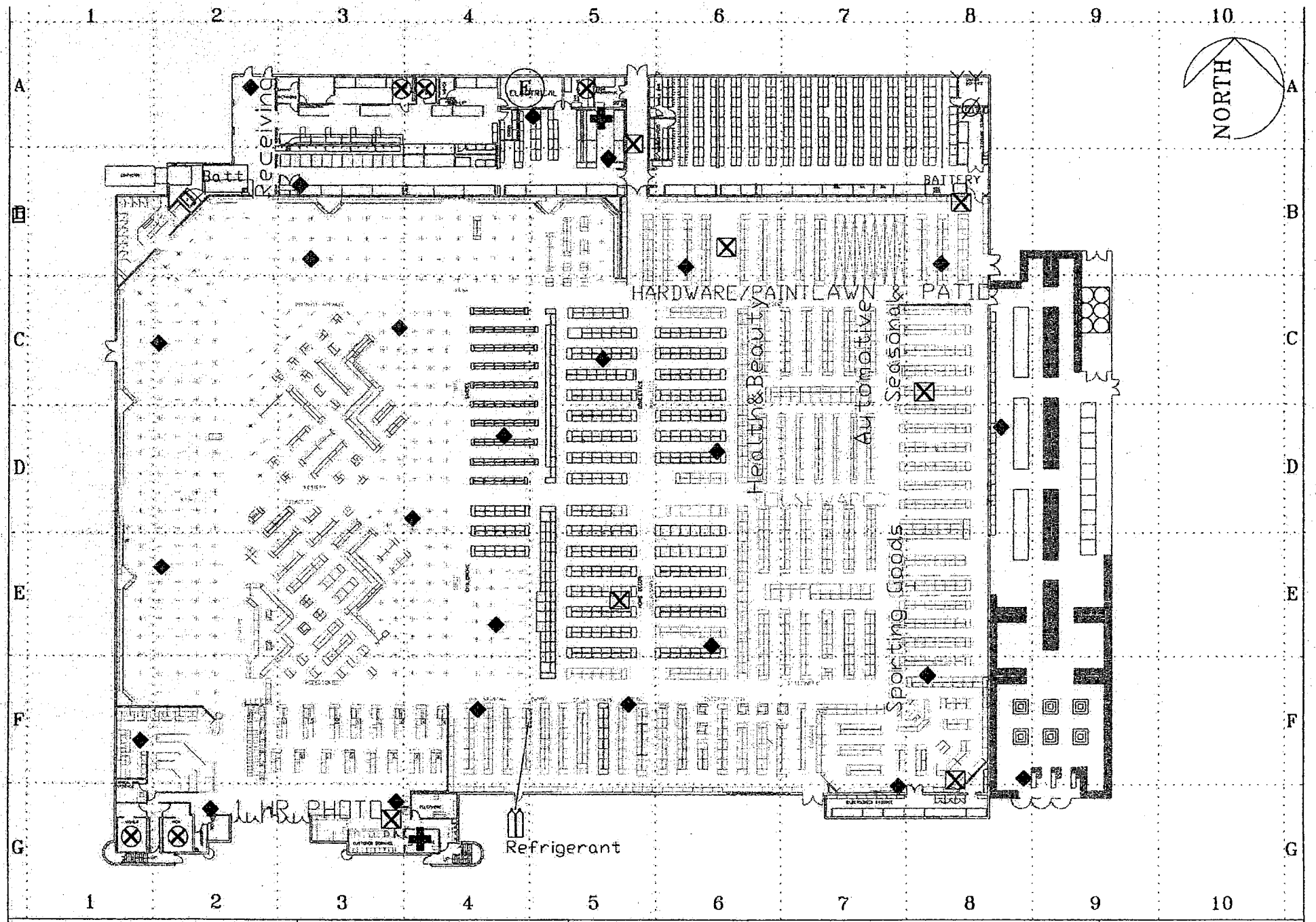
SIGNATURE / CERTIFICATION

Based on my inquiry of those individuals responsible for obtaining the information, I certify under penalty of law that I have personally examined and am familiar with the information submitted and believe the information is true, accurate and complete and that a copy is available on-site.

Signature	Date of completion
Leslie R. Thomas	08/19/02
Print Name Leslie Thomas, Agent for Target Corp.	**Title / Position** 3E Company Regulatory Specialist



3E Company 1905 Aston Ave Carlsbad, CA 92008	DRAWN FOR: Target # 0268 10881 Olson Dr. Rancho Cordova, CA. 95670	SYMBOL LEGEND: Batt BATTERIES FIRE HYDRANT ASSEMBLY AREA PROPANE CYLINDERS STORM DRAIN	DATE: 07/31/02 CLIENT: TAR DWN BY: LRT SCALE: UNDEFINED FILE: Ta0268



3E Company 1905 Aston Ave Carlsbad, CA 92008	DRAWN FOR: Target # 0268 10881 Olson Dr. Rancho Cordova, CA. 95670	SYMBOL LEGEND: Batt BATTERIES PROPANE CYLINDERS E ELECTRIC SHUTOFF FIRE EXTINGUISHER SPRINKLER SYSTEM VALVES YY FIRE RISER SPILL KIT FIRST AID EQUIPMENT FLOOR DRAIN	DATE: 07/31/02 CLIENT: TAR DWN BY: LRT SCALE: UNDEFINED FILE: Ta0268

COUNTY OF SACRAMENTO

ENVIRONMENTAL MANAGEMENT DEPARTMENT

MEL KNIGHT, DIRECTOR

Richard Sanchez, Chief
Environmental Health
Dennis Green, Chief
Hazardous Materials
Cecilia Jensen, Chief
Water Protection

MAIL CERTIFICATION NUMBER 70020510000308520797 November 19, 2004

Facility Name:	LEIBEL'S CLEANERS	Event ID Number:	EV0017501
Facility Address:	10841 OLSON DR RANCHO CORDOVA CA 95670	Facility ID Number:	FA0012880
Contact Person:	KIM LAM		
Mailing Address:	10841 OLSON DR RANCHO CORDOVA CA 95670		
Prior Notice Mailed:	SEP 10, 2004	Type of HMP Due:	RENEWAL PLAN
Prior Due Date:	NOV 12, 2004	FINAL DUE DATE:	**DEC 29, 2004**

FINAL NOTICE of Failure to Submit Annual Hazardous Materials (HMP) Forms

Dear Business Owner / Operator:

Past Due HMP

You are hereby advised that we have not received your Hazardous Materials Plan (HMP) or HMP annual renewal submission as required by Article 1, Chapter 6.95, Division 20 of California Health and Safety Code. Your HMP forms were due to our office as of the prior due date indicated above.

FINAL Deadline

DEC 29, 2004

You have been granted a **FINAL 30 day extension** to satisfy your HMP submittal requirement. **Your final due date is as shown above and to the left of this paragraph.** Failure to submit your HMP documents will result in enforcement action and penalty assessment against your business.

Penalty for non-compliance

If you fail to submit your completed HMP by the FINAL DUE DATE shown on this notice, you will be:

- subject to administrative civil penalties of up to $2,000/day (or $5,000/day for knowingly violating the law) for each day your HMP is delinquent.

Authority: California Health & Safety Code 6.95, Section 25514.5

Obtaining HMP forms

Your HMP forms and instructions have already been mailed to your business as part of our original notification (refer to prior notice date shown above). Additional copies of HMP forms and instructions are available online at our website, *http://emd.saccounty.net*, or at our office located at 8475 Jackson Road, Suite 230 in Sacramento.

Assistance available

HMD staff are available to assist you in completing your HMP at workshops held twice a month as described in the enclosure entitled Schedule and Requirements for Attending Business Assistance Workshops.
You may also obtain assistance from one of our Hazardous Materials Specialists by calling 916/875-8550.

Leibel's

CLEANERS • TAILORS

December 1, 2004

County of Sacramento
Environmental Management Department
8475 Jackson Road, Suite 230
Sacramento, CA 95826-3904

Dear Sir,

Please be advised that I am submitting copies of my Annual Hazardous Materials Forms. I am sending copies by registered mail. You did not receive the first sent of forms.

Regards,

Kyle Lam

Kyle Lam

EV17501 #4

COUNTY OF SACRAMENTO
Environmental Management Department
Mel Knight, Director

Richard Sanchez, Chief
Environmental Health
Dennis C. Green, Chief
Hazardous Materials
Cecilia Jensen, Chief
Water Protection Division

COMPLETE DEC 10 2004 JRP

COPY

DEC - 3 2004

Hazardous Materials Plan (HMP) Annual Renewal Certification Form

Important Note:	Facilities subject to CalARP requirements are not eligible for routine HMP renewal and instead must submit their HMP chemical inventory annually.

Pursuant to California Health and Safety Code Section 25503.3(c), this Hazardous Materials Plan (HMP) annual renewal certification is being submitted for:

Facility Name: LEIBEL'S CLEANERS

Enter one of the following:

Facility Address: 10841 OLSON DR, RANCHO CORDOVA

Facility ID Number: (see your original HMP mailing label; an example is FA0000000) FA0012880

Certification: *Choose the appropriate option and check the relevant box(es):*

Option 1 ☐ **I have personally reviewed the HMP currently on file with your agency, dated _____, and hereby certify, *under penalty of perjury*, that:**

- the information contained in the most recent HMP submission is complete, accurate and up to date,
- a copy of the facility's most current HMP Business Activities and Owner / Operator Identification Pages is being submitted with this certification form,
- there have been no significant changes (100% increase or decrease) in the quantities of any previously reported hazardous materials/hazardous wastes as shown on current Hazardous Materials Inventory Forms,
- the facility has not begun handling any hazardous materials/hazardous wastes in reportable quantities that are not currently listed in the submitted Hazardous Materials Inventory, and
- there have been no significant changes in the facility's personnel or operations that would require revision of the current HMP.

Option 2 ☒ **HMP revisions, amendments or additions are necessary and are being submitted with this document. The following areas of the HMP are affected:**

☐ Entire HMP revision	☐ Site Map
☐ Business Activities Page	☐ Consolidated Contingency Plan
☐ Owner / Operator Identification Page	☐ UST Written Monitoring Plan
☒ Hazardous Materials Inventory	☐ Other (Specify):

I understand that whenever there are changes in address, ownership, business name, or operations (closure, addition of undisclosed reportable hazardous materials or hazardous wastes, or significant changes to inventory quantities and/or contingency planning provisions), a notification of such must be made to the Hazardous Materials Division within 30 days of the change.

Name of Owner/ Operator/Authorized Representative *(Print)*: KYLE T. LAM

Signature of Owner/ Operator Authorized Representative: Kyle T Lam

Title: OWNER

Phone Number: (916) 635-3471

Date: 9/16/04

COMPLETE DEC 10 2004 JMP

UNIFIED PROGRAM CONSOLIDATED FORM

FACILITY INFORMATION

BUSINESS ACTIVITIES

I. FACILITY IDENTIFICATION

FACILITY ID # FA 00 1 2880

EPA ID # (Hazardous Waste Only) CAL000018120

BUSINESS NAME (Same as Facility Name of DBA-Doing Business As)

LEIBEL'S CLEANERS

II. ACTIVITIES DECLARATION

NOTE: If you check YES to any part of this list, please submit the Business Owner/Operator Identification page (OES Form 2730).

Does your facility...	If Yes, please complete these pages of the UPCF...	
A. HAZARDOUS MATERIALS Have on site (for any purpose) hazardous materials at or above 55 gallons for liquids, 500 pounds for solids, or 200 cubic feet for compressed gases (include liquids in ASTs and USTs); or the applicable Federal threshold quantity for an extremely hazardous substance specified in 40 CFR Part 355, Appendix A or B; or handle radiological materials in quantities for which an emergency plan is required pursuant to 10 CFR Parts 30, 40 or 70?	☒ YES ☐ NO 4	• HAZARDOUS MATERIALS INVENTORY – CHEMICAL DESCRIPTION (OES 2731)
B. UNDERGROUND STORAGE TANKS (USTs)		
1. Own or operate underground storage tanks?	☐ YES ☒ NO 5	• UST FACILITY (Formerly SWRCB Form A) • UST TANK (one page per tank) (Formerly Form B)
2. Intend to upgrade existing or install new USTs?	☐ YES ☒ NO 6	• UST FACILITY • UST TANK (one per tank) • UST INSTALLATION - CERTIFICATE OF COMPLIANCE (one page per tank) (Formerly Form C)
3. Need to report closing a UST?	☐ YES ☒ NO 7	• UST TANK (closure portion –one page per tank)
C. ABOVE GROUND PETROLEUM STORAGE TANKS (ASTs) Own or operate ASTs above these thresholds: —any tank capacity is greater than 660 gallons, or —the total capacity for the facility is greater than 1,320 gallons?	☐ YES ☒ NO 8	• NO FORM REQUIRED TO CUPAs
D. HAZARDOUS WASTE		
1. Generate hazardous waste?	☒ YES ☐ NO 9	• EPA ID NUMBER – provide at the top of this page
2. Recycle more than 100 kg/month of excluded or exempted recyclable materials (per HSC 25143.2)?	☐ YES ☒ NO 10	• RECYCLABLE MATERIALS REPORT (one per recycler)
3. Treat hazardous waste on site?	☐ YES ☒ NO 11	• ONSITE HAZARDOUS WASTE TREATMENT – FACILITY (Formerly DTSC Forms 1772) • ONSITE HAZARDOUS WASTE TREATMENT – UNIT (one page per unit) (Formerly DTSC Forms 1772 A,B,C,D and L)
4. Treatment subject to financial assurance requirements (for Permit by Rule and Conditional Authorization)?	☐ YES ☒ NO 12	• CERTIFICATION OF FINANCIAL ASSURANCE (Formerly DTSC Form 1232)
5. Consolidate hazardous waste generated at a remote site?	☐ YES ☒ NO 13	• REMOTE WASTE / CONSOLIDATION SITE ANNUAL NOTIFICATION (Formerly DTSC Form 1196)
6. Need to report the closure/removal of a tank that was classified as hazardous waste and cleaned onsite?	☐ YES ☒ NO 14	• HAZARDOUS WASTE TANK CLOSURE CERTIFICATION (Formerly DTSC Form 1249)

E. LOCAL REQUIREMENTS (You may also be required to provide additional information by your CUPA or local agency.) 15

Caution: If you have checked *"No"* to all the questions above, *contact HMD (916-875-8550) before returning this plan.*

Our records indicate that your facility falls under the regulatory authority of one or more of the above programs that would require one or more "Yes" responses.

...IFIED PROGRAM CONSOLIDATED FO...

FACILITY INFORMATION

BUSINESS OWNER/OPERATOR IDENTIFICATION

DEC - 3 2004

Page ___ of ___

I. IDENTIFICATION

FACILITY ID# [1] | BEGINNING DATE [100] 9/16/04 | ENDING DATE [101]

EV0017501*FA0012880*10841 OLSON DR
ATTN: KIM LAM
LEIBEL'S CLEANERS
10841 OLSON DR
RANCHO CORDOVA CA 95670

(Doing Business As) [3]

BUSINESS PHONE [102] (916) 635-3471

COPY

DEC - 7 2004 [105]

CA [104] | ZIP CODE

DUN & BRADSTREET [106]

SIC CODE (4 digit #) [107] 7210

COUNTY [108] SACRAMENTO

BUSINESS OPERATOR NAME [109]

BUSINESS OPERATOR PHONE [110]

II. BUSINESS OWNER

OWNER NAME [111] KIM & KYLE LAM

OWNER PHONE [112] (916) 635-3471

TYPE OF OWNERSHIP: ☒ Sole Prop. ☐ Corp. ☐ Limited Liability Corp. ☐ Limited Partnership ☐ Lim. Liability Partnership ☐ General Partnership

OWNER MAILING ADDRESS [113] 10841 OLSON DRIVE

CITY [114] RANCHO CORDOVA | STATE [115] CA | ZIP CODE [116] 95670

III. ENVIRONMENTAL CONTACT

CONTACT NAME [117] KYLE LAM

CONTACT PHONE [118] (916) 635-3471

CONTACT MAILING ADDRESS [119] 10841 OLSON DRIVE

CITY [120] RANCHO CORDOVA | STATE [121] CA | ZIP CODE [122] 95670

IV. EMERGENCY CONTACTS

-PRIMARY-	-SECONDARY-
NAME [123] KYLE LAM	NAME [128] KIM LAM
TITLE [124] OWNER	TITLE [129] OWNER
BUSINESS PHONE [125] (916) 635-3471	BUSINESS PHONE [130] (916) 635-3471
24-HOUR PHONE [126] (916) 933-2921	24-HOUR PHONE [131] (916) 933-2921
PAGER # [127]	PAGER # [132]

ADDITIONAL LOCALLY COLLECTED INFORMATION:

Certification: Based on my inquiry of those individuals responsible for obtaining the information, I certify under penalty of law that I have personally examined and am familiar with the information submitted and believe the information is true, accurate, and complete.

SIGNATURE OF OWNER/OPERATOR OR DESIGNATED REPRESENTATIVE | DATE [134] 9/16/04 | NAME OF DOCUMENT PREPARER [135] KYLE LAM

NAME OF SIGNER (print) [136] KYLE T. LAM | TITLE OF SIGNER [137] OWNER

UNIFIED PROGRAM CONSOLIDATED FORM

HAZARDOUS MATERIALS

HAZARDOUS MATERIALS INVENTORY – CHEMICAL DESCRIPTION

(one page per material per building or area)

☒ ADD ☐ DELETE ☐ REVISE 200 | Page 4 of 2

I. FACILITY INFORMATION

BUSINESS NAME (Same as FACILITY NAME or DBA – Doing Business As) 3
LEIBEL'S CLEANERS

CHEMICAL LOCATION 201
LEIBEL'S CLEANERS

CHEMICAL LOCATION CONFIDENTIAL EPCRA 202
☐ YES ☒ NO

FACILITY ID # 1

MAP# (optional) 203

GRID# (optional) 204
E-3

COPY

II. CHEMICAL INFORMATION

CHEMICAL NAME 205
C10-C13 ISOPARAFFINS

TRADE SECRET ☐ Yes ☒ No 206
If Subject to EPCRA, refer to instructions

COMMON NAME 207
ECOSOLV OR HC-DCF™ HIGH FLASH

EHS* ☐ Yes ☒ No 208

CAS# 209
68551-17-7

*If EHS is "Yes", all amounts below must be in lbs.

FIRE CODE HAZARD CLASSES (From Article 80 of Uniform Fire Code. Choose from common classes provided below; list additional as warranted) 210

☐ EXPLOSIVE ☐ FLAMMABLE GAS ☐ LPG ☐ FLAMMABLE LIQUID ☒ COMBUSTIBLE LIQUID ☐ FLAMMABLE SOLID
☐ OXIDIZER ☐ PYROPHORIC ☐ TOXIC MATERIAL ☐ HIGHLY TOXIC MATERIAL ☐ IRRITANT ☐ CARCINOGEN
☐ REACTIVE ☐ WATER REACTIVE ☐ CORROSIVE ☐ SENSITIZER ☒ TARGET ORGAN ☐ TOXIN
☐ RADIOACTIVE MATERIAL ☐ ORGANIC PEROXIDE ☐ OTHER (SPECIFY): LUNG-ASPIRATION HAZARD

HAZARDOUS MATERIAL TYPE (Check one item only) ☒ a. PURE ☐ b. MIXTURE ☐ c. WASTE 211

RADIOACTIVE ☐ Yes ☒ No 212

CURIES 213

PHYSICAL STATE (Check one item only) ☐ a. SOLID ☒ b. LIQUID ☐ c. GAS 214

LARGEST CONTAINER 215
40 GAL

FED HAZARD CATEGORIES (Check all that apply) 216
☒ a. FIRE ☐ b. REACTIVE ☐ c. PRESSURE RELEASE ☒ d. ACUTE HEALTH ☐ e. CHRONIC HEALTH

AVERAGE DAILY AMOUNT 217	MAXIMUM DAILY AMOUNT 218	ANNUAL WASTE AMOUNT 219	STATE WASTE CODE 220
125 GAL	135 GAL		213

UNITS* (Check one item only) 221 ☒ a. GALLONS ☐ b. CUBIC FEET ☐ c. POUNDS ☐ d. TONS
* If EHS, amount must be in pounds.

DAYS ON SITE: 222
365

STORAGE CONTAINER 223
☐ a. ABOVE GROUND TANK ☐ b. UNDERGROUND TANK ☒ c. TANK INSIDE BUILDING ☐ d. STEEL DRUM ☐ e. PLASTIC/NONMETALLIC DRUM ☐ f. CAN ☐ g. CARBOY ☐ h. SILO ☐ i. FIBER DRUM ☐ j. BAG ☐ k. BOX ☐ l. CYLINDER ☐ m. GLASS BOTTLE ☐ n. PLASTIC BOTTLE ☐ o. TOTE BIN ☐ p. TANK WAGON ☐ q. RAIL CAR ☐ r. OTHER

STORAGE PRESSURE 224 ☒ a. AMBIENT ☐ b. ABOVE AMBIENT ☐ c. BELOW AMBIENT

STORAGE TEMPERATURE 225 ☒ a. AMBIENT ☐ b. ABOVE AMBIENT ☐ c. BELOW AMBIENT ☐ d. CRYOGENIC

	%WT	HAZARDOUS COMPONENT (For mixture or waste only)	EHS	CAS #
1	226	227	☐ Yes ☐ No 228	229
2	230	231	☐ Yes ☐ No 232	233
3	234	235	☐ Yes ☐ No 236	237
4	238	239	☐ Yes ☐ No 240	241
5	242	243	☐ Yes ☐ No 244	245

If more hazardous components are present at greater than 1% by weight if non-carcinogenic, or 0.1% by weight if carcinogenic, attach additional sheets of paper capturing the required information.

ADDITIONAL LOCALLY COLLECTED INFORMATION 246

If EPCRA, Please Sign Here

UNIFIED PROGRAM CONSOLIDATED FORM

HAZARDOUS MATERIALS

HAZARDOUS MATERIALS INVENTORY – CHEMICAL DESCRIPTION

(one page per material per building or area)

☐ ADD ☒ DELETE ☐ REVISE 200 Page 2 of 2

I. FACILITY INFORMATION

BUSINESS NAME (Same as FACILITY NAME or DBA – Doing Business As) 3
LEIBEL'S CLEANERS COPY

CHEMICAL LOCATION 201 | CHEMICAL LOCATION CONFIDENTIAL EPCRA ☐ YES ☒ NO 202

FACILITY ID # FA 0 0 1 2 8 8 0 1 | MAP# (optional) 203 | GRID# (optional) 204

II. CHEMICAL INFORMATION

CHEMICAL NAME 205: TETRACHLOROETHYLENE
TRADE SECRET ☐ Yes ☒ No 206 (If Subject to EPCRA, refer to instructions)

COMMON NAME 207: PERCHLOROETHYLENE
EHS* ☐ Yes ☒ No 208

CAS# 209: 000127-8-4
*If EHS is "Yes", all amounts below must be in lbs.

FIRE CODE HAZARD CLASSES (From Article 80 of Uniform Fire Code. Choose from common classes provided below, list additional as warranted) 210

☐ EXPLOSIVE ☐ FLAMMABLE GAS ☐ LPG ☐ FLAMMABLE LIQUID ☐ COMBUSTIBLE LIQUID ☐ FLAMMABLE SOLID
☐ OXIDIZER ☐ PYROPHORIC ☐ TOXIC MATERIAL ☐ HIGHLY TOXIC MATERIAL ☒ IRRITANT ☐ CARCINOGEN
☐ REACTIVE ☐ WATER REACTIVE ☐ CORROSIVE ☐ SENSITIZER ☐ TARGET ORGAN ☐ TOXIN
☐ RADIOACTIVE MATERIAL ☐ ORGANIC PEROXIDE ☐ OTHER (SPECIFY):

HAZARDOUS MATERIAL TYPE (Check one item only) ☒ a. PURE ☐ b. MIXTURE ☐ c. WASTE 211 | RADIOACTIVE ☐ Yes ☒ No 212 | CURIES 213

PHYSICAL STATE (Check one item only) ☐ a. SOLID ☒ b. LIQUID ☐ c. GAS 214 | LARGEST CONTAINER 40 gal 215

FED HAZARD CATEGORIES (Check all that apply) 216: ☐ a. FIRE ☐ b. REACTIVE ☐ c. PRESSURE RELEASE ☐ d. ACUTE HEALTH ☒ e. CHRONIC HEALTH

AVERAGE DAILY AMOUNT 217	MAXIMUM DAILY AMOUNT 218	ANNUAL WASTE AMOUNT 219	STATE WASTE CODE 220
Ø GAL	Ø GAL		341/751

UNITS* (Check one item only) 221: ☒ a. GALLONS ☐ b. CUBIC FEET ☐ c. POUNDS ☐ d. TONS
* If EHS, amount must be in pounds.

DAYS ON SITE: 222: 365

STORAGE CONTAINER 223:
☐ a. ABOVE GROUND TANK ☐ e. PLASTIC/NONMETALLIC DRUM ☐ i. FIBER DRUM ☐ m. GLASS BOTTLE ☐ q. RAIL CAR
☐ b. UNDERGROUND TANK ☐ f. CAN ☐ j. BAG ☐ n. PLASTIC BOTTLE ☒ r. OTHER machine
☐ c. TANK INSIDE BUILDING ☐ g. CARBOY ☐ k. BOX ☐ o. TOTE BIN
☐ d. STEEL DRUM ☐ h. SILO ☐ l. CYLINDER ☐ p. TANK WAGON

STORAGE PRESSURE 224: ☒ a. AMBIENT ☐ b. ABOVE AMBIENT ☐ c. BELOW AMBIENT

STORAGE TEMPERATURE 225: ☒ a. AMBIENT ☐ b. ABOVE AMBIENT ☐ c. BELOW AMBIENT ☐ d. CRYOGENIC

%WT	HAZARDOUS COMPONENT (For mixture or waste only)	EHS	CAS #
1 226	227	☐ Yes ☐ No 228	229
2 230	231	☐ Yes ☐ No 232	233
3 234	235	☐ Yes ☐ No 236	237
4 238	239	☐ Yes ☐ No 240	241
5 242	243	☐ Yes ☐ No 244	245

If more hazardous components are present at greater than 1% by weight if non-carcinogenic, or 0.1% by weight if carcinogenic, attach additional sheets of paper capturing the required information.

ADDITIONAL LOCALLY COLLECTED INFORMATION 246

If EPCRA, Please Sign Here

(7)

COUNTY OF SACRAMENTO, ENVIRONMENTAL MANAGEMENT DEPARTMENT, HAZARDOUS MATERIALS DIVISION *
8475 Jackson Road, Suite 230 • Sacramento, CA 95826 • 916/386-7681

NOTICE TO COMPLY FOR DRY CLEANING FACILITIES

Page 1 of ____

DBA Leibels Cleaners BID # ____ PH (____) 363-4891

ADDRESS ~~10679 Folsom~~ 10841 Olson Drive CITY Rancho Cordova ZIP 95670

CONTACT Kim Lam INSPECTION TYPE: BP / WG

Instructions:
- Use Corresponding Self-Evaluation And Compliance Code Reference Sheets to determine violations.
- Required corrective action is described below.
- You must return your copy of this Notice to the HMD with the Corrective Actions Statement (on the back of your copy) fully completed and signed within 35 days to avoid reinspection &/or penalties.

VIOLATION CODE	COMMENTS & CORRECTIVE ACTION REQUIRED	DUE DATE
HMD01	Hazardous Materials Disclosure Statement is outdated. Complete and send current Hazardous Materials Disclosure Statement to HMD *	9/21/98
HWD13	Your emergency shutoff switches must be labelled	9/21/98

REINSPECTION &/OR FOLLOW-UP ACTIVITY RECOMMENDED FOR:
☐ Hazardous Materials Division ☐ Industrial Waste

IF CHANGE OF OWNERSHIP, CHECK HERE: ☐

- ✓ VIOLATION CODES ARE EXPLAINED ON THE SELF-EVALUATION AND COMPLIANCE CODE REFERENCE SHEETS.
- ✓ YOUR SIGNATURE IS ACKNOWLEDGMENT OF YOUR RECEIPT OF CORRESPONDING SELF-EVALUATION AND COMPLIANCE CODE REFERENCE SHEETS.
- ✓ PENALTIES AND/OR LATE FEES ARE CHARGED FOR REINSPECTIONS AND LATE SUBMITTALS.
- ✓ FACILITY IS SUBJECT TO REINSPECTION AT ANY TIME.
- ✓ YOU MUST MAKE THE REQUIRED CORRECTIONS BY THE GIVEN DATES AND SUBMIT YOUR CORRECTIVE ACTIONS STATEMENT (COMPLETED & SIGNED) WITH ACCEPTABLE PROOF OF COMPLIANCE (PHOTOS, RECEIPTS, ETC.) TO THE HMD WITHIN 35 DAYS.

SPECIALIST [signature] DATE 8/21/98 RECEIVED BY [signature] Owner

w:\data\norman\archives\inep-rep\dryclean.rep white: HMD yellow: operator pink: Specialist

chw

COUNTY OF SACRAMENTO, ENVIRONMENTAL MANAGEMENT DEPARTMENT, HAZARDOUS MATERIALS DIVISION
8475 Jackson Road, Suite 230 ● Sacramento, CA 95826 ● 916/875-8550

NOTICE TO COMPLY, continued

DBA Leibel's Cleaners BID # ZIP 95670

Instructions:
- Use Corresponding Self-Evaluation And Violation Code Reference Sheets to determine violations.
- Required corrective action is described below.
- You must return your copy of this *Notice* to the HMD with the *Corrective Actions Statement* (on the back of your copy) fully completed and signed within 35 days to avoid reinspection &/or penalties.

VIOLATION CODE	COMMENTS & CORRECTIVE ACTION REQUIRED	DUE DATE
HWD 70-76	Maintain on site employee training documentation	10-1-00
HWD 20-22	Maintain on site current Hazardous Materials Plan and submit copy to Hazardous Materials Division	10-1-00

① VIOLATION CODES ARE EXPLAINED ON THE SELF-EVALUATION AND VIOLATION CODE REFERENCE SHEETS.
② YOUR SIGNATURE IS ACKNOWLEDGMENT OF YOUR RECEIPT OF CORRESPONDING *SELF-EVALUATION AND VIOLATION CODE REFERENCE SHEETS.*
③ PENALTIES AND/OR LATE FEES ARE CHARGED FOR REINSPECTIONS AND LATE SUBMITTALS.
④ FACILITY IS SUBJECT TO REINSPECTION AT ANY TIME.
⑤ YOU MUST MAKE THE REQUIRED CORRECTIONS BY THE GIVEN DATES AND SUBMIT YOUR *CORRECTIVE ACTIONS STATEMENT* (COMPLETED & SIGNED) WITH ACCEPTABLE PROOF OF COMPLIANCE (PHOTOS, RECEIPTS, ETC.) TO THE HMD WITHIN 35 DAYS.
⑥ YOU MAY CONTACT ME AT 916/875-8478. Gloria Lung

SPECIALIST Darrell Kirylo DATE 8-1-00 RECEIVED BY Kyle Y. Lam TITLE OWNER

AC

County of Sacramento • Environmental Management Department • Hazardous Materials Division

8475 Jackson Road Suite 230 • Sacramento, CA 95826-3904 • Voice (8am – 5pm): 916/875-8550 • FAX: 916/875-8513

Internet Address: http://www.emd.saccounty.net

NOTICE TO COMPLY

1. This **Notice To Comply** *Written Summary of Violations* is issued with a *Checklist Summary of Violations* for each inspection type.
2. Violations requiring priority corrective action are flagged via the red PCV (Priority Compliance Violations) summary box on this form.
3. Unless otherwise noted on this Notice, these standard corrective action times apply:

Maximum 14 days for:	***30 days for:***	***60 days for:***
PCVs, reinspections &/or repeat violations	*Violations not noted as PCVs*	*UST violations only.*

4. **You must return your fully completed & signed Return To Compliance Statement(s)** (found on the back of each *Checklist Summary of Violations*) **to HMD as follows:** ***within 19 days for PCVs, 35 days for other violations &/or 60 days for UST violations only.***
5. A reinspection may occur at any time to verify correction of noted violations.

INSPECTION TYPE:	☒BP ☒WG ☐TP ☐UST ☐AST ☐REINSPECTION ☐STORMWATER			
INSPECTION DATE:	7-19-04	FACILITY ID#: FA0012880	CONSENT? ☒YES ☐NO	CONSENTING CONTACT NAME: Kyle Lam
DBA/FACILITY NAME:	Leibels Cleaners			SITE PH #: (916) 635 3471
ADDRESS:	10841 Olson Drive	CITY: Rancho Cordova CA.		ZIP: 95670
CONSOLIDATED PERMIT STATUS:	☒CURRENT ☐EXPIRED ☐NONE	HMP STATUS:	☒CURRENT ☐NONE ☐OUTDATED ☐SAP	
SPECIALIST:	Natonya Webb	SPECIALIST PHONE#: (916) 875- 8578		Page 1 of
RECEIVED BY: Signature:	Kyle T. Lam	Print Name: KYLE T. LAM	Title: OWNER	

Priority Corrective Action / Compliance is required for items below having these Violation Codes:

PCVs Code Summary:	-None-

HMD Violation Code:	Written Summary of Violations
HM 11	no Annual refresher trainnig provided for Hazardous materials trainnig. Provide employee trainnigs and supply proof to EMD that trainnig has been completed.

APPENDIX C
ENVIRONMENTAL DATABASE REPORT

TRACK ➤ INFO SERVICES, LLC

Environmental FirstSearch™ Report

TARGET PROPERTY:

10881 OLSON DR

RANCHO CORDOVA CA 95670

Job Number: CA1358-1

PREPARED FOR:

Ceres Associates

424 First Street

Benicia, California 94510

03-30-05

Tel: (323) 664-9981 *Fax: (323) 664-9982*

Environmental FirstSearch
Search Summary Report

Target Site: 10881 OLSON DR
RANCHO CORDOVA CA 95670

FirstSearch Summary

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	02-14-05	1.00	0	0	0	0	0	0	0
CERCLIS	Y	01-18-05	0.50	0	0	0	0	-	1	1
NFRAP	Y	06-23-04	0.12	0	0	-	-	-	0	0
RCRA TSD	Y	02-14-05	0.50	0	0	0	0	-	0	0
RCRA COR	Y	02-14-05	1.00	0	0	0	0	0	0	0
RCRA GEN	Y	02-14-05	0.25	0	1	4	-	-	1	6
RCRA NLR	Y	02-14-05	0.12	0	0	-	-	-	0	0
ERNS	Y	12-31-04	0.12	0	0	-	-	-	0	0
State Sites	Y	11-09-04	1.00	0	0	0	0	0	1	1
Spills-1990	Y	07-01-03	0.12	0	0	-	-	-	0	0
SWL	Y	01-19-05	0.50	0	0	0	0	-	2	2
Permits	Y	02-11-04	0.12	0	0	-	-	-	0	0
Other	Y	11-09-04	0.25	0	0	0	-	-	0	0
REG UST/AST	Y	01-04-05	0.25	0	0	4	-	-	0	4
Leaking UST	Y	02-07-05	0.50	0	0	3	3	-	0	6
- TOTALS -				0	1	11	3	0	5	20

Notice of Disclaimer

Due to the limitations, constraints, inaccuracies and incompleteness of government information and computer mapping data currently available to TRACK Info Services, certain conventions have been utilized in preparing the locations of all federal, state and local agency sites residing in TRACK Info Services's databases. All EPA NPL and state landfill sites are depicted by a rectangle approximating their location and size. The boundaries of the rectangles represent the eastern and western most longitudes; the northern and southern most latitudes. As such, the mapped areas may exceed the actual areas and do not represent the actual boundaries of these properties. All other sites are depicted by a point representing their approximate address location and make no attempt to represent the actual areas of the associated property. Actual boundaries and locations of individual properties can be found in the files residing at the agency responsible for such information.

Waiver of Liability

Although TRACK Info Services uses its best efforts to research the actual location of each site, TRACK Info Services does not and can not warrant the accuracy of these sites with regard to exact location and size. All authorized users of TRACK Info Services's services proceeding are signifying an understanding of TRACK Info Services's searching and mapping conventions, and agree to waive any and all liability claims associated with search and map results showing incomplete and or inaccurate site locations.

Environmental FirstSearch
Site Information Report

Request Date:	03-30-05	**Search Type:**	COORD
Requestor Name:	Ceres Associates	**Job Number:**	CA1358-1
Standard:	ASTM		**Filtered Report**

TARGET ADDRESS: 10881 OLSON DR
RANCHO CORDOVA CA 95670

Demographics

Sites:	20	**Non-Geocoded:**	5	**Population:**	NA
Radon:	1.6 PCI/L				

Site Location

	Degrees (Decimal)	**Degrees (Min/Sec)**		**UTMs**
Longitude:	-121.284644	-121:17:5	**Easting:**	649389.849
Latitude:	38.593876	38:35:38	**Northing:**	4272898.283
			Zone:	10

Comment

Comment:

Additional Requests/Services

Adjacent ZIP Codes: 1 Mile(s)

ZIP Code	City Name	ST	Dist/Dir	Sel
95742	RANCHO CORDOVA	CA	0.96 SE	Y

Services:

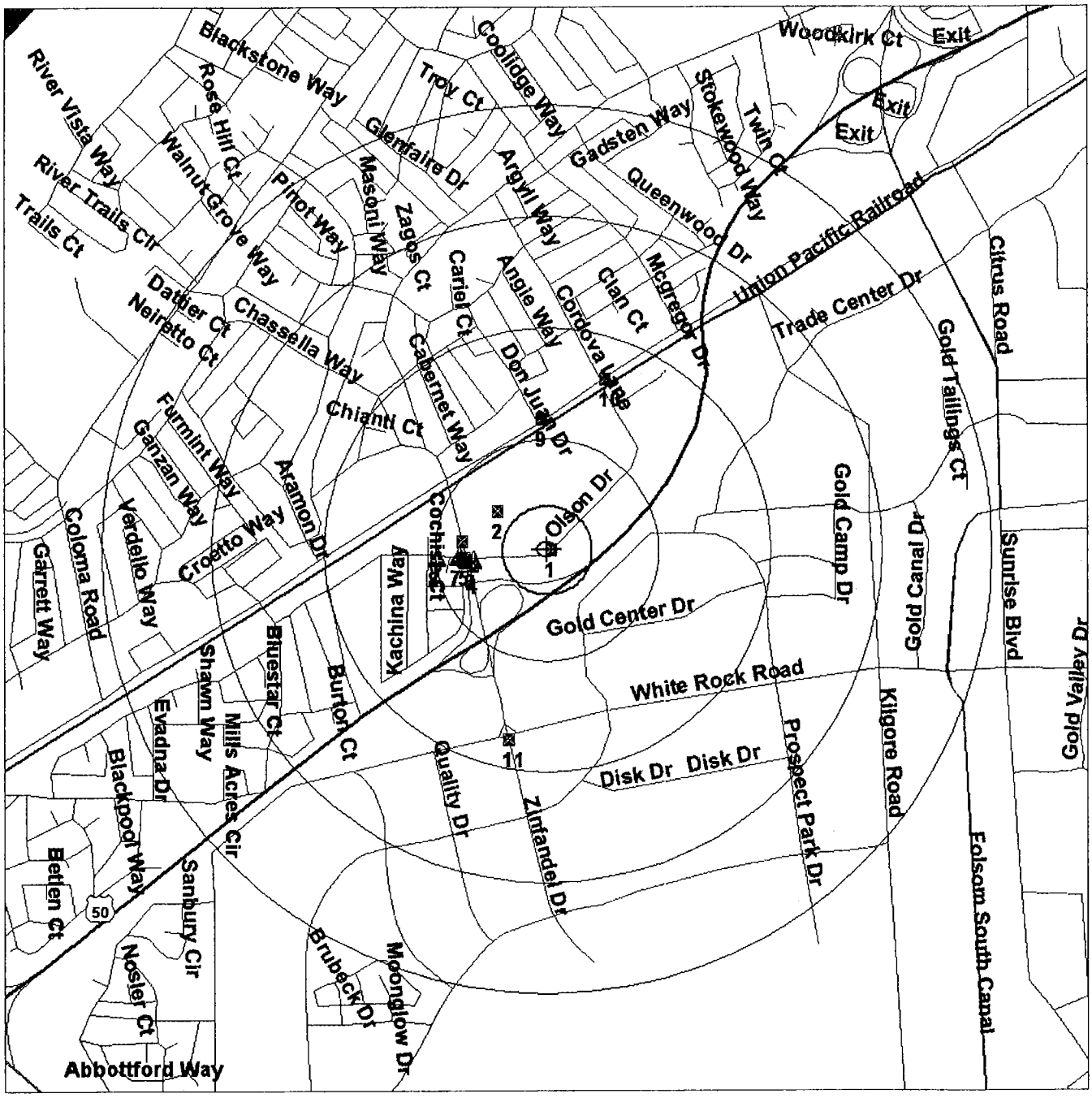
	Requested?	Date
Sanborns	No	
Aerial Photographs	No	
Topographical Maps	No	
City Directories	No	
Title Search	No	
Municipal Reports	No	
Online Topos	No	

Environmental FirstSearch

1 Mile Radius

Single Map:

10881 OLSON DR, RANCHO CORDOVA CA 95670



Source: U.S. Census TIGER Files

Target Site (Latitude: 38.593876 Longitude: -121.284644) .....

Identified Site, Multiple Sites, Receptor .....

NPL, Brownfield, Solid Waste Landfill (SWL) or Hazardous Waste .....

Railroads .....

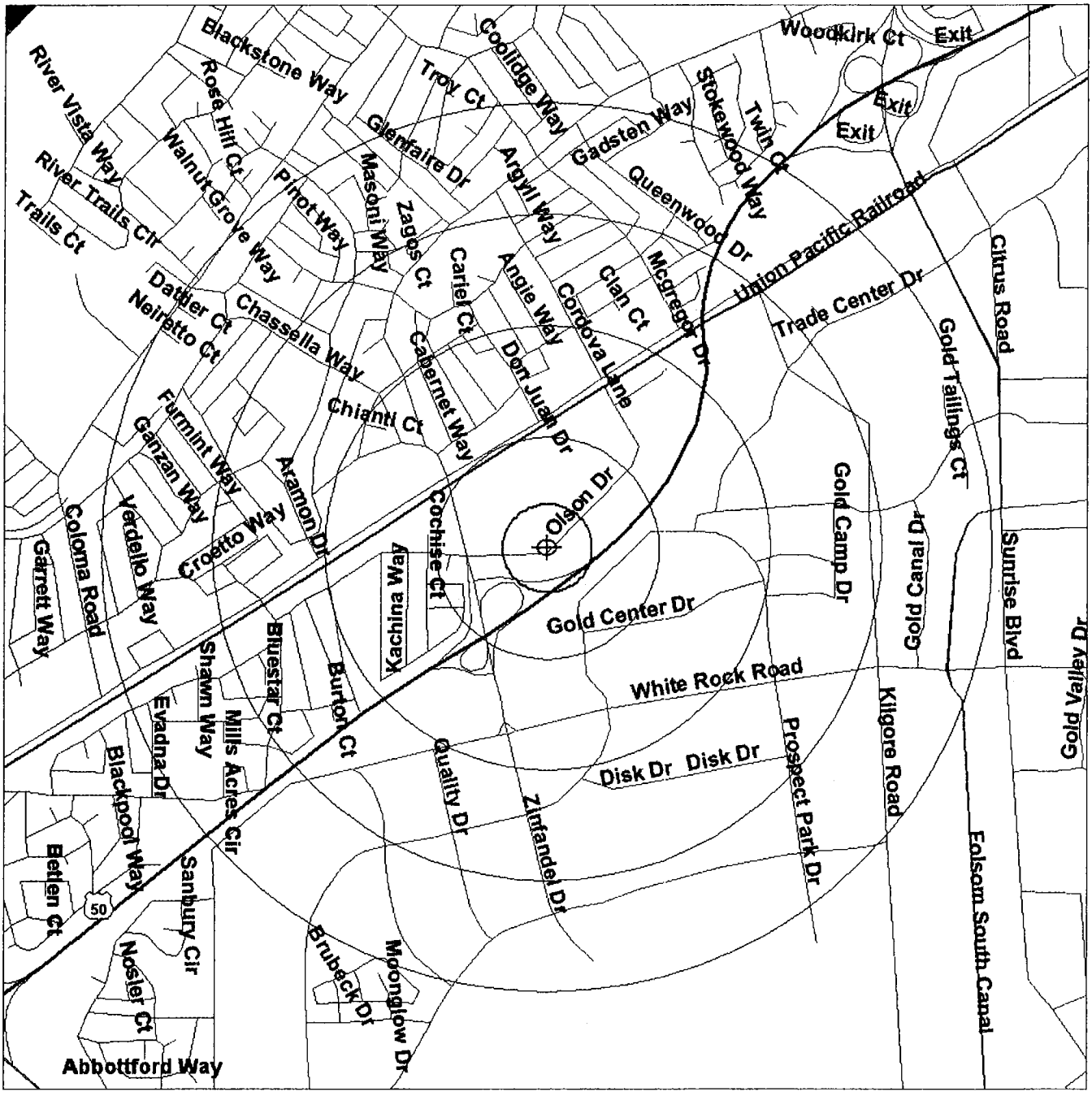
Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius

Environmental FirstSearch

1 Mile Radius

ASTM: NPL, RCRACOR, STATE

10881 OLSON DR, RANCHO CORDOVA CA 95670



Source: U.S. Census TIGER Files

Target Site (Latitude: 38.593876 Longitude: -121.284644) .....

Identified Site, Multiple Sites, Receptor .....

NPL, Brownfield, Solid Waste Landfill (SWL) or Hazardous Waste .....

Railroads .....

Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius

Environmental FirstSearch

.5 Mile Radius

ASTM: CERCLIS, RCRATSD, LUST, SWL

10881 OLSON DR, RANCHO CORDOVA CA 95670

Source: U.S. Census TIGER Files

Target Site (Latitude: 38.593876 Longitude: -121.284644) .....

Identified Site, Multiple Sites, Receptor .....

NPL, Brownfield, Solid Waste Landfill (SWL) or Hazardous Waste .....

Railroads .....

Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius

Environmental FirstSearch

.25 Mile Radius

ASTM: RCRAGEN, UST, OTHER

10881 OLSON DR, RANCHO CORDOVA CA 95670

Source: U.S. Census TIGER Files

Target Site (Latitude: 38.593876 Longitude: -121.284644) .....

Identified Site, Multiple Sites, Receptor .....

NPL, Brownfield, Solid Waste Landfill (SWL) or Hazardous Waste .....

Railroads .....

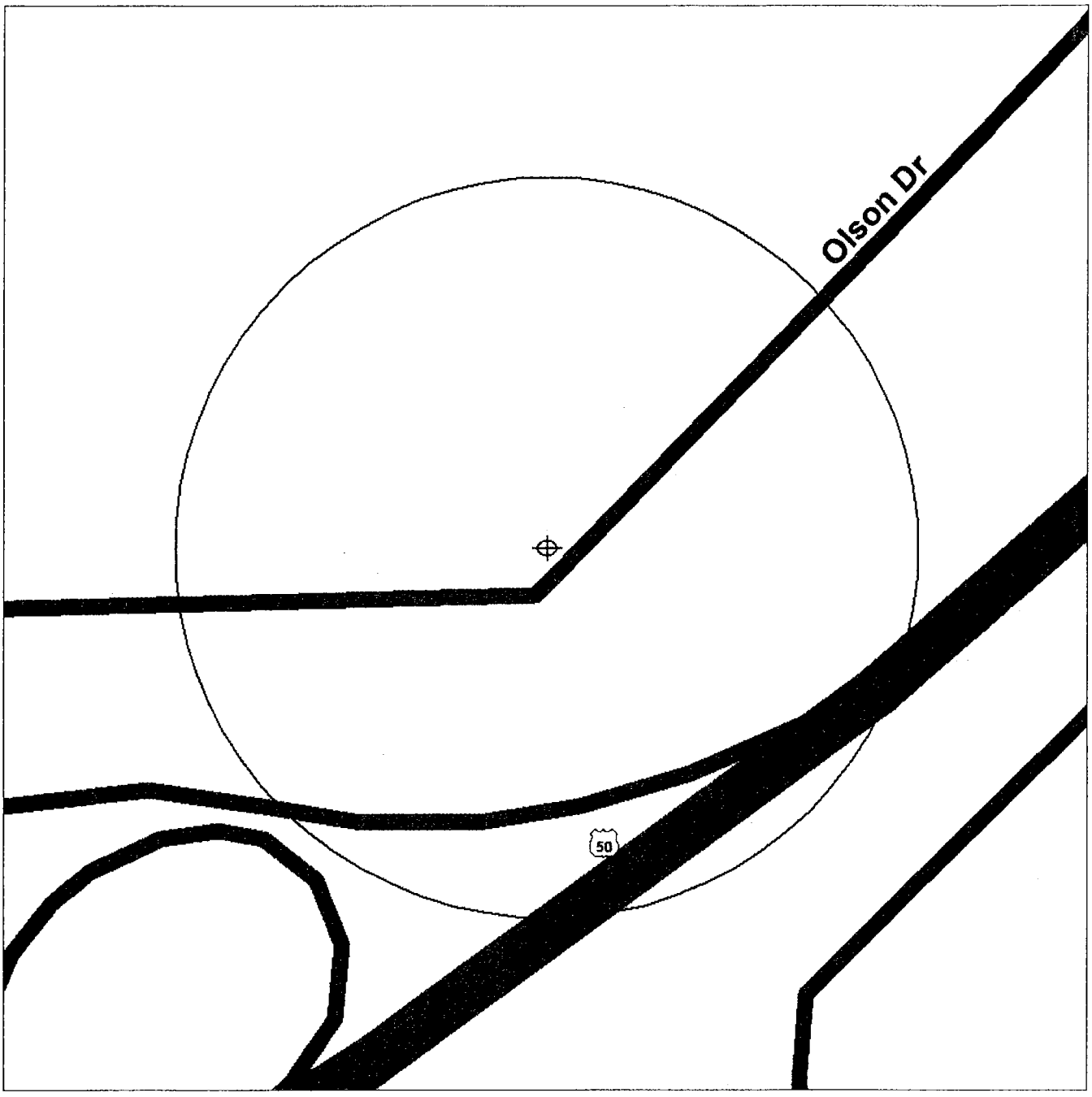
Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius

Environmental FirstSearch

.12 Mile Radius

ASTM: NFRAP, SPILLS90, ERNS, RCRANLR, PERMITS

10881 OLSON DR, RANCHO CORDOVA CA 95670



Source: U.S. Census TIGER Files

Target Site (Latitude: 38.593876 Longitude: -121.284644) .....

Identified Site, Multiple Sites, Receptor .....

NPL, Brownfield, Solid Waste Landfill (SWL) or Hazardous Waste .....

Railroads .....

Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius

Environmental FirstSearch
Sites Summary Report

TARGET SITE: 10881 OLSON DR
RANCHO CORDOVA CA 95670

JOB: CA1358-1

TOTAL: 20 **GEOCODED:** 15 **NON GEOCODED:** 5 **SELECTED:** 0

Page No.	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
1	RCRAGN	ONE HOUR MOTOPHOTO CAD983654971/SGN	10841 OLSON DR RANCHO CORDOVA CA 95670	0.01 NE	1
2	LUST	ARCO #5330 T0606700509/CASE CLOSED	2896 ZINFANDEL DR (CASE #1) RANCHO CORDOVA CA 95670	0.14 NW	2
4	LUST	CHEVRON #9-0195 T0606701113/LEAK BEING CONFIRMED	3001 ZINFANDEL DR RANCHO CORDOVA CA 95670	0.17 SW	3
6	RCRAGN	PACIFIC BELL CAT080025802/TR	2853 ZINFINDEL RANCHO CORDOVA CA 95670	0.17 SW	4
6	UST	CHEVRON SERVICE STATION TISID-STATE37310/ACTIVE	3001 ZINFADEL RANCHO CORDOVA CA 95670	0.17 SW	3
7	LUST	ARCO #5330 T0606791925/POLLUTION CHARACTERI	2896 ZINFANDEL DR (CASE #2) RANCHO CORDOVA CA 95670	0.18 SW	5
9	RCRAGN	RITE AID NO 6060 CA0001006766/SGN	2868 ZINFANDEL DR RANCHO CORDOVA CA 95670	0.19 NW	6
9	RCRAGN	JIFFY LUBE INTERNATIONAL 1138 CAD983631656/SGN	10796 OLSON DR RANCHO CORDOVA CA 95670	0.20 SW	7
10	UST	JIFFY LUBE STORE # 1138 AST2076/AST SWRCB REG.5S	10796 OLSON DR RANCHO CORDOVA CA 95670	0.20 SW	7
10	RCRAGN	ARCO FACILITY NO 05330 CAR000102962/SGN	2896 ZINFANDEL DR RANCHO CORDOVA CA 95670	0.25 SW	8
11	UST	ARCO FACILITY #5330 TISID-STATE37963/ACTIVE	2896 ZINFANDEL RANCHO CORDOVA CA	0.25 SW	8
11	UST	ARCO #5330, 5102 PSI SACRAMENTO15080/NUMBER OF CERTIFIE	2896 ZINFANDEL DR RANCHO CORDOVA CA 95670	0.25 SW	8
12	LUST	QUALITY TUNE-UP #51 T0606700912/LEAK BEING CONFIRMED	10801 FOLSOM BLVD RANCHO CORDOVA CA 95670	0.30 NW	9
14	LUST	BROWNIE MUFFLER CO T0606700902/NO ACTION	10849 FOLSOM BLVD RANCHO CORDOVA CA 95670	0.41 NE	10
16	LUST	TEXACO T0606700664/CASE CLOSED	3000 ZINFANDEL DR RANCHO CORDOVA CA 95670	0.44 SW	11

Environmental FirstSearch
Sites Summary Report

TARGET SITE: 10881 OLSON DR
RANCHO CORDOVA CA 95670

JOB: CA1358-1

TOTAL: 20 **GEOCODED:** 15 **NON GEOCODED:** 5 **SELECTED:** 0

Page No.	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
18	CERCLIS	WHITE ROCK RD CAD980675326/NOT PROPOSED	WHITE ROCK RD E OF NIMBUS R RANCHO CORDOVA CA 95670	NON GC	
19	RCRAGN	AEROJET GENERAL CORP GET K CAR000157628/SGN	2376 ZINFANDEL DR RANCHO CORDOVA CA 95670	NON GC	
20	STATE	WHITE ROCK DUMP NORTH - SACTO CO. CAL34490002/PROPERTY/SITE REFERR	WHITE ROCK ROAD AT GRANTLIN RANCHO CORDOVA CA 95670	NON GC	
24	SWL	WHITE ROCK ROAD LANDFILL - SOUTH SWIS34-CR-5046/CLOSED	S SIDE WHITE ROCK RD 1M W G RANCHO CORDOVA CA	NON GC	
25	SWL	WHITE ROCK ROAD DISPOSAL SITE - NO SWIS34-AA-0012/CLEAN CLOSED	WHITE ROCK RD & GRANT LINE RANCHO CORDOVA CA	NON GC	

Environmental FirstSearch
Site Detail Report

TARGET SITE: 10881 OLSON DR
RANCHO CORDOVA CA 95670

JOB: CA1358-1

RCRA GENERATOR SITE

SEARCH ID: 3 **DIST/DIR:** 0.01 NE **MAP ID:** 1

NAME:	ONE HOUR MOTOPHOTO	**REV:**	2/14/05
ADDRESS:	10841 OLSON DR	**ID1:**	CAD983654971
	RANCHO CORDOVA CA 95670	**ID2:**	
	SACRAMENTO	**STATUS:**	SGN
CONTACT:	MICHAEL JAEGER	**PHONE:**	2092757497

SITE INFORMATION

UNIVERSE TYPE:

SQG - SMALL QUANTITY GENERATOR: GENERATES 100 - 1000 KG/MONTH OF HAZARDOUS WASTE

SIC INFORMATION:

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

Environmental FirstSearch
Site Detail Report

TARGET SITE: 10881 OLSON DR
RANCHO CORDOVA CA 95670

JOB: CA1358-1

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 11 **DIST/DIR:** 0.14 NW **MAP ID:** 2

NAME: ARCO #5330
ADDRESS: 2896 ZINFANDEL DR (CASE #1)
RANCHO CORDOVA CA 95670
SACRAMENTO
CONTACT:

REV: 02/07/05
ID1: T0606700509
ID2:
STATUS: CASE CLOSED
PHONE:

MTBE TESTED: *SITE NOT TESTED FOR MTBE. INCLUDES UNKNOWN AND NOT ANALYZED*
MTBE CLASS: *

Environmental FirstSearch
Site Detail Report

TARGET SITE: 10881 OLSON DR
RANCHO CORDOVA CA 95670

JOB: CA1358-1

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 13 **DIST/DIR:** 0.17 SW **MAP ID:** 3

NAME: CHEVRON #9-0195
ADDRESS: 3001 ZINFANDEL DR
RANCHO CORDOVA CA 95670
SACRAMENTO
CONTACT:

REV: 02/07/05
ID1: T0606701113
ID2:
STATUS: LEAK BEING CONFIRMED
PHONE:

MTBE CLASS: *

TARGET SITE: 10881 OLSON DR
RANCHO CORDOVA CA 95670

JOB: CA1358-1

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 10 **DIST/DIR:** 0.18 SW **MAP ID:** 5

NAME: ARCO #5330
ADDRESS: 2896 ZINFANDEL DR (CASE #2)
RANCHO CORDOVA CA 95670
SACRAMENTO
CONTACT:

REV: 02/07/05
ID1: T0606791925
ID2:
STATUS: POLLUTION CHARACTERIZATION
PHONE:

RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE

Please note that some data previously provided by the State Water Resources Control Board in the LUSTIS database is not currently being provided by the agency in the most recent edition. Incidents that occurred dating after the year 2000 may not have much information. Field headers with blank information following after should be interpreted as unreported by the agency.

LEAD AGENCY: *LOCAL AGENCY*
REGIONAL BOARD: *5S*
LOCAL CASE NUMBER: *F582*
RESPONSIBLE PARTY: *BP WEST COAST PRODUCTS*
ADDRESS OF RESPONSIBLE PARTY: *FOUR CENTERPOINTE DRIVE*
SITE OPERATOR: *SANDRA ROAM*
WATER SYSTEM:

CASE NUMBER: *341357*
CASE TYPE: *AQUIFER AFFECTED*
SUBSTANCE LEAKED: *GASOLINE*
SUBSTANCE QUANTITY:
LEAK CAUSE:
LEAK SOURCE:
HOW LEAK WAS DISCOVERED:
DATE DISCOVERED (blank if not reported): *2000-10-13*
HOW LEAK WAS STOPPED:
STOP DATE (blank if not reported): *2000-10-13*
STATUS: *POLLUTION CHARACTERIZATION*
ABATEMENT METHOD (please note that not all code translations have been provided by the reporting agency):
ENFORCEMENT TYPE (please note that not all code translations have been provided by the reporting agency): *FREV*
DATE OF ENFORCEMENT (blank if not reported): *1965-01-01*

ENTER DATE (blank if not reported):
REVIEW DATE (blank if not reported):
DATE OF LEAK CONFIRMATION (blank if not reported): *2000-10-13*
DATE PRELIMINARY SITE ASSESSMENT PLAN WAS SUBMITTED (blank if not reported): *2001-11-06*
DATE PRELIMINARY SITE ASSESSMENT PLAN BEGAN (blank if not reported): *2002-01-10*
DATE POLLUTION CHARACTERIZATION PLAN BEGAN (blank if not reported): *2003-04-21*
DATE REMEDIATION PLAN WAS SUBMITTED (blank if not reported):
DATE REMEDIAL ACTION UNDERWAY (blank if not reported):
DATE POST REMEDIAL ACTION MONITORING BEGAN (blank if not reported):
DATE CLOSURE LETTER ISSUED (SITE CLOSED) (blank if not reported):
REPORT DATE (blank if not reported): *2000-10-13*

MTBE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE
MTBE DATE(Date of historical maximum MTBE concentration): *2002-01-14*
MTBE GROUNDWATER CONCENTRATION: *EQUAL TO 41*
MTBE SOIL CONCENTRATION:
MTBE CNTS: *1*
MTBE FUEL: *1*
MTBE TESTED: *YES*

- Continued on next page -

TARGET SITE: 10881 OLSON DR
RANCHO CORDOVA CA 95670

JOB: CA1358-1

RCRA GENERATOR SITE

SEARCH ID: 5 **DIST/DIR:** 0.19 NW **MAP ID:** 6

NAME: RITE AID NO 6060
ADDRESS: 2868 ZINFANDEL DR
RANCHO CORDOVA CA 95670
SACRAMENTO
CONTACT:

REV: 12/9/02
ID1: CA0001006766
ID2:
STATUS: SGN
PHONE:

SITE INFORMATION

UNIVERSE TYPE:

SQG - SMALL QUANTITY GENERATOR: GENERATES 100 - 1000 KG/MONTH OF HAZARDOUS WASTE

SIC INFORMATION:

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

RCRA GENERATOR SITE

SEARCH ID: 2 **DIST/DIR:** 0.20 SW **MAP ID:** 7

NAME: JIFFY LUBE INTERNATIONAL 1138
ADDRESS: 10796 OLSON DR
RANCHO CORDOVA CA 95670
SACRAMENTO
CONTACT: BOB FARLEY

REV: 2/14/05
ID1: CAD983631656
ID2:
STATUS: SGN
PHONE: 9166310900

SITE INFORMATION

UNIVERSE TYPE:

SQG - SMALL QUANTITY GENERATOR: GENERATES 100 - 1000 KG/MONTH OF HAZARDOUS WASTE

SIC INFORMATION:

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

Environmental FirstSearch
Site Detail Report

TARGET SITE: 10881 OLSON DR
RANCHO CORDOVA CA 95670

JOB: CA1358-1

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 7 **DIST/DIR:** 0.25 SW **MAP ID:** 8

NAME: ARCO FACILITY #5330
ADDRESS: 2896 ZINFANDEL
RANCHO CORDOVA CA
Sacramento
CONTACT:

REV: 01/01/94
ID1: TISID-STATE37963
ID2:
STATUS: ACTIVE
PHONE:

UST HISTORICAL DATA

This site was listed in the FIDS Zip Code List as a UST site. The Office of Hazardous Data Management produced the FIDS list. The FIDS list is an index of names & locations of sites recorded in various California State environmental agency databases. It is sorted by zip code and as an index, details regarding the sites were never included.

The UST information included in FIDS as provided by the Office of Hazardous Data Management was originally collected from the SWEEPS database. The SWEEPS database recorded Underground Storage Tanks and was maintained by the State Water Resources Control Board (SWRCB). That agency no longer maintains the SWEEPS database and last updated it in 1994. The last release of that 1994 database was in 1997.

Oversight of Underground Storage Tanks within California is now conducted by Certified Unified Program Agencies referred to as CUPA s. There are approximately 102 CUPA s and Local Oversight Programs (LOP s) in the State of California. Most are city or county government agencies. As of 1998, all sites or facilities with underground storage tanks were required by Federal mandate to obtain certification by designated UST oversight agencies (in this case, CUPA s) that the UST/s at their location were upgraded or removed in adherence with the 1998 RCRA standards.

Information from the FIDS/SWEEPS lists were included in this report search to help identify where underground storage tanks may have existed that were not recorded in CUPA databases or lists collected by Track Info Services. This may occur if a tank was removed prior to development of recent CUPA UST lists or never registered with a CUPA.

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 6 **DIST/DIR:** 0.25 SW **MAP ID:** 8

NAME: ARCO #5330, 5102 PSI
ADDRESS: 2896 ZINFANDEL DR
RANCHO CORDOVA CA 95670
SACRAMENTO
CONTACT:

REV: 01/12/2000
ID1: SACRAMENTO15080
ID2:
STATUS: NUMBER OF CERTIFIED TANKS:3
PHONE:

COUNTY OF SACRAMENTO CERTIFIED UNDERGROUND TANKS LIST INFORMATION

Certification Number: *15080*
Number of Tanks: *3*

Environmental FirstSearch
Site Detail Report

TARGET SITE: 10881 OLSON DR
RANCHO CORDOVA CA 95670

JOB: CA1358-1

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 14 **DIST/DIR:** 0.30 NW **MAP ID:** 9

NAME: QUALITY TUNE-UP #51
ADDRESS: 10801 FOLSOM BLVD
RANCHO CORDOVA CA 95670
SACRAMENTO
CONTACT:

REV: 02/07/05
ID1: T0606700912
ID2:
STATUS: LEAK BEING CONFIRMED
PHONE:

MTBE CLASS: *

Environmental FirstSearch
Site Detail Report

TARGET SITE: 10881 OLSON DR
RANCHO CORDOVA CA 95670

JOB: CA1358-1

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 12 **DIST/DIR:** 0.41 NE **MAP ID:** 10

NAME: BROWNIE MUFFLER CO
ADDRESS: 10849 FOLSOM BLVD
RANCHO CORDOVA CA 95670
SACRAMENTO
CONTACT:

REV: 02/07/05
ID1: T0606700902
ID2:
STATUS: NO ACTION
PHONE:

MTBE CLASS: *

Environmental FirstSearch
Site Detail Report

TARGET SITE: 10881 OLSON DR
RANCHO CORDOVA CA 95670

JOB: CA1358-1

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 15 **DIST/DIR:** 0.44 SW **MAP ID:** 11

NAME: TEXACO
ADDRESS: 3000 ZINFANDEL DR
RANCHO CORDOVA CA 95670
SACRAMENTO
CONTACT:

REV: 02/07/05
ID1: T0606700664
ID2:
STATUS: CASE CLOSED
PHONE:

MTBE CLASS: *

Environmental FirstSearch
Site Detail Report

TARGET SITE: 10881 OLSON DR
RANCHO CORDOVA CA 95670

JOB: CA1358-1

RCRA GENERATOR SITE

SEARCH ID: 17 **DIST/DIR:** NON GC **MAP ID:**

NAME:	AEROJET GENERAL CORP GET K	**REV:**	2/14/05
ADDRESS:	2376 ZINFANDEL DR	**ID1:**	CAR000157628
	RANCHO CORDOVA CA 95670	**ID2:**	
	SACRAMENTO	**STATUS:**	SGN
CONTACT:	JIM C BUEHLER	**PHONE:**	916-355-4682

DETAILS NOT AVAILABLE

Environmental FirstSearch
Site Detail Report

TARGET SITE: 10881 OLSON DR
RANCHO CORDOVA CA 95670

JOB: CA1358-1

STATE SITE

SEARCH ID: 18 **DIST/DIR:** NON GC **MAP ID:**

NAME: WHITE ROCK DUMP NORTH - SACTO CO. SWDS
ADDRESS: WHITE ROCK ROAD AT GRANTLINE ROAD
RANCHO CORDOVA CA 95670
Sacramento
CONTACT:

REV: 07/03/00
ID1: CAL34490002
ID2:
STATUS: PROPERTY/SITE REFERRED TO RWQC
PHONE:

Gallons of Liquid Treated: *0*

Activity: *(SS)*
Activity Status: *PROPERTY/SITE REFERRED TO RWQCB*
Completion Due Date:
Revised Completion Due Date:
Date Activity Actually Completed: *12011989*
Yards of Solids Removed: *0*
Yards of Solids Treated: *0*
Gallons of Liquid Removed: *0*
Gallons of Liquid Treated: *0*

Activity: *PRELIMINARY ENDANGERMENT ASSESSMENT (PEA)*
Activity Status: *PROPERTY/SITE REFERRED TO RWQCB*
Completion Due Date:
Revised Completion Due Date:
Date Activity Actually Completed: *06281995*
Yards of Solids Removed: *0*
Yards of Solids Treated: *0*
Gallons of Liquid Removed: *0*
Gallons of Liquid Treated: *0*

DTSC COMMENTS REGARDING THIS SITE (blank below = not reported by agency)

DATE	COMMENT
10101910	*APPROX 3 MILES EAST OF RANCHO CORDOVA;*
10101910	*BOUNDED BY THE AEROJET NPL SITE AND OLD*
10101910	*WHITE ROCK ROAD TO THE NORTH, WHITE ROCK*
10101910	*ROAD TO THE SOUTH, AND GRANT LINE ROAD*
10101910	*TO THE EAST.*
10121979	*INSPECTION(STATE) SWRCB, RG.5*
03091981	*AGENCY RECORDS SEARCH - RWQCB*
03121981	*AGENCY RECORDS SEARCH - SACTO. CO.*

- Continued on next page -

Environmental FirstSearch
Site Detail Report

TARGET SITE: 10881 OLSON DR
RANCHO CORDOVA CA 95670

JOB: CA1358-1

STATE SITE

SEARCH ID: 18 **DIST/DIR:** NON GC **MAP ID:**

NAME:	WHITE ROCK DUMP NORTH - SACTO CO. SWDS	**REV:**	07/03/00
ADDRESS:	WHITE ROCK ROAD AT GRANTLINE ROAD	**ID1:**	CAL34490002
	RANCHO CORDOVA CA 95670	**ID2:**	
	Sacramento	**STATUS:**	PROPERTY/SITE REFERRED TO RWQC
CONTACT:		**PHONE:**	

DATE	COMMENT
07281993	*the site needs an HRS score on 6/18/92. On 6/11/93*
DATE	**COMMENT**
07281993	*the site was listed as a priority one expanded site*
DATE	**COMMENT**
07281993	*inspection.*
DATE	**COMMENT**
01051995	*US EPA status confirmed -- ESI --> No activity.*
DATE	**COMMENT**
01051995	*CalSites status changed to PEAP. Joint PEA/SWAT Report*
DATE	**COMMENT**
01051995	*being prepared with DTSC & CVRWQCB oversight.*
DATE	**COMMENT**
06281995	*DTSC approved the April 1995 PEA/SWAT Report. The PEA iden-*
DATE	**COMMENT**
06281995	*tified extensive soil and ground water contamination that is*
DATE	**COMMENT**
06281995	*a potential threat to human health and the environment.*
DATE	**COMMENT**
06281995	*Additional investigation and remediation is required. The*
DATE	**COMMENT**
06281995	*RWQCB is lead agency for the Site. The site has been refer-*
DATE	**COMMENT**
06281995	*red to RWQCB.*
DATE	**COMMENT**
09151997	*SS/EPA -- DTSC completed a Site Screening Prioritization under*
DATE	**COMMENT**
09151997	*the PA/SI Cooperative Agreement with USEPA. The SS recommended*
DATE	**COMMENT**
09151997	*referral of the site to the Regional Water Quality Control Bd.*
DATE	**COMMENT**

Environmental FirstSearch
Site Detail Report

TARGET SITE: 10881 OLSON DR
RANCHO CORDOVA CA 95670

JOB: CA1358-1

SOLID WASTE LANDFILL SITE

SEARCH ID: 19 **DIST/DIR:** NON GC **MAP ID:**

NAME: WHITE ROCK ROAD DISPOSAL SITE - NORTH
ADDRESS: WHITE ROCK RD & GRANT LINE RD INTERSECT
RANCHO CORDOVA CA
SACRAMENTO
CONTACT:

REV: 01/19/05
ID1: SWIS34-AA-0012
ID2:
STATUS: CLEAN CLOSED
PHONE:

SITE OPERATOR INFORMATION:

SITE OPERATOR INFORMATION:

Operator:
Operator Address:
Permit Date: *6/16/1994*
Permit Status: *Unpermitted*
Land Use Name: *Rural*
GIS Source for LAT and LONG: *Map*

Operator:
Operator Address:
Permit Date: *6/16/1994*
Permit Status: *Unpermitted*
Land Use Name: *Rural*
GIS Source for LAT and LONG: *Map*

SITE ACTIVITY INFORMATION:

SITE ACTIVITY INFORMATION:

Activity: *Solid Waste Disposal Site*
Accepted Waste: *Tires*
Operational Status: *Clean Closed*
Regulatory Status *Unpermitted*
Closure Date:
Closure Type:
Permitted Throughput with Units:
Permitted Capacity with Units:
Remaining Capacity with Units (landfills only):
Permitted Total Acreage: *0*
Permitted Disposal Acreage: *0*
Last Tire Inspection Count:
Last Tire Inspection Count Date:
Original Tire Inspection Count:
Last Tire Inspection Count Date:
Inspection Frequency: *Quarterly*

Activity: *Solid Waste Disposal Site*
Accepted Waste: *Tires*
Operational Status: *Clean Closed*
Regulatory Status *Unpermitted*

- Continued on next page -

Environmental FirstSearch
Federal Database Descriptions

ASTM Databases:

CERCLIS: ***Comprehensive Environmental Response Compensation and Liability Information System.*** The EPA's database of current and potential Superfund sites currently or previously under investigation. Source: Environmental Protection Agency.

Updated quarterly.

CERCLIS-NFRAP (Archive): ***Comprehensive Environmental Response Compensation and Liability Information System Archived Sites.*** The Archive designation means that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Updated quarterly.

ERNS: ***Emergency Response Notification System.*** The EPA's database of emergency response actions. Source: Environmental Protection Agency. Data since January, 2001, has been received from the National Response Center as the EPA no longer maintains this data.

Updated quarterly.

FINDS: ***The Facility Index System.*** The EPA's Index of identification numbers associated with a property or facility which the EPA has investigated or has been made aware of in conjunction with various regulatory programs. Each record indicates the EPA office that may have files on the site or facility. Source: Environmental Protection Agency.

Updated semi-annually.

NPL: ***National Priority List.*** The EPA's list of confirmed or proposed Superfund sites. Source: Environmental Protection Agency.

Updated quarterly.

RCRIS: ***Resource Conservation and Recovery Information System.*** The EPA's database of registered hazardous waste generators and treatment, storage and disposal facilities. Included are RAATS (RCRA Administrative Action Tracking System) and CMEL (Compliance Monitoring & Enforcement List). Source: Environmental Protection Agency.

RCRA TSD: ***Resource Conservation and Recovery Information System Treatment, Storage, and Disposal Facilities.*** The EPA's database of RCRIS sites which treat, store, dispose, or incinerate hazardous waste. This information is also reported in the standard RCRIS detailed data.

Environmental FirstSearch
Federal Database Descriptions

Non-ASTM Databases:

HMIRS: ***Hazardous Materials Incident Response System.*** This database contains information from the US Department of Transportation regarding materials, packaging, and a description of events for tracked incidents.

Updated quarterly.

NCDB: ***National Compliance Database.*** The National Compliance Data Base System (NCDB) tracks regional compliance and enforcement activity and manages the Pesticides and Toxic Substances Compliance and Enforcement program at a national level. The system tracks all compliance monitoring and enforcement activities from the time an inspector conducts and inspection until the time the inspector closes or the case settles the enforcement action. NCDB is the national repository of the 10 regional and Headquarters FIFRA/TSCA Tracking System (FTTS). Data collected in the regional FTTS is transferred to NCDB to support the need for monitoring national performance of regional programs.

Updated quarterly

NPDES: ***National Pollution Discharge Elimination System.*** The EPA's database of all permitted facilities receiving and discharging effluents. Source: Environmental Protection Agency.

Updated semi-annually.

NRDB: ***National Radon Database.*** The NRDB was created by the EPA to distribute information regarding the EPA/State Residential Radon Surveys and the National Residential Radon Survey. The data is presented by zipcode in Environmental FirstSearch Reports. Source: National Technical Information Service (NTIS)

Updated Periodically

Nuclear: The Nuclear Regulatory Commission□s (NRC) list of permitted nuclear facilities.

Updated Periodically

PADS: PCB Activity Database System
The EPA's database PCB handlers (generators, transporters, storers and/or disposers) that are required to notify the EPA, the rules being similar to RCRA. This database indicates the type of handler and registration number. Also included is the PCB Transformer Registration Database.

Updated semi-annually.

Receptors: 1995 TIGER census listing of schools and hospitals that may house individuals deemed sensitive to environmental discharges due to their fragile immune systems.

Updated Periodically

ENVIRONMENTAL FIRST SEARCH
CALIFORNIA DATABASES (DB) AND SOURCES

SMBRPD / CAL SITES: DB TYPE = STATE (STATE SITES) or OTHER(Other Sites)
Source: The CAL EPA, Depart. Of Toxic Substances Control
Phone:(916) 323-3400

The California Department of Toxic Substances Control (DTSC) has developed an electronic database system with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal problems. The Site Mitigation and Brownfields Reuse Program Database (SMBRPD), also known as □CalSites,□ is used primarily by DTSC□s staff as an informational tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances.

The SMBRPD displays information in six categories. The categories are:
1. CalSites Properties (CS)
2. School Property Evaluation Program Properties (SCH)
3. Voluntary Cleanup Program Properties (VCP)
4. Unconfirmed Properties Needing Further Evaluation (RFE)
Please Note: FirstSearch Reports list the above sites as DB Type (STATE).

5. Unconfirmed Properties Referred to Another Local or State Agency (REF)
6. Properties where a No Further Action Determination has been made (NFA)
Please Note: FirstSearch Reports list the above sites as DB Type (OTHER).

Each Category contains information on properties based upon the type of work taking place at the site. For example, the CalSites database is now one of the six categories within SMPBRD and contains only confirmed sites considered as posing the greatest threat to the public and/or the potential public school sites will be found within the School Property Evaluation Program, and those properties undergoing voluntary investigation and/or cleanup are in the Voluntary Cleanup Program.

CORTESE: DB TYPE = STATE (STATE SITES)
Source: The CAL EPA, Department of Toxic Substances Control
Phone:(916) 445-6532

Pursuant to Government Code Section 65962.5, the Hazardous Waste and Substances Sites List has been compiled by Cal/EPA, Hazardous Materials Data Management Program. The CAL EPA Dept. of Toxic Substances Control compiles information from subsets of the following databases to make up the CORTESE list:

1. The Dept. of Toxic Substances Control; contaminated or potentially contaminated hazardous waste sites listed in the CAL Sites database. Formerly known as ASPIS are included (CALSITES formerly known as ASPIS).
2. The California State Water Resources Control Board; listing of Leaking Underground Storage Tanks are included (LTANK)
3. The California Integrated Waste Management Board; Sanitary Landfills which have evidence of groundwater contamination or known migration of hazardous materials (formerly WB-LF, now AB 3750).

Note: Track Info Services collects each of the above data sets individually and lists them separately in the following First Search categories in order to provide more current and comprehensive information: CALSITES: SPL, LTANK: LUST, WB-LF: SWL

SWIS SOLID WASTE INFORMATION SYSTEM: DB TYPE = SWL
Source: The Integrated Waste Management Board
Phone:(916) 255-2331

The California Integrated Waste Management Board maintains a database on solid waste facilities, operations, and disposal sites throughout the state of California. The types of facilities found in this database include landfills, transfer stations, material recovery facilities, composting sites, transformation facilities, waste tire sites, and closed disposal sites. For more information on individual sites call the number listed above.
Please Note: This database contains poor site location information for many sites in the First Search reports; therefore, it may not be possible to locate or plot some sites in First Search reports.

SAN BERNARDINO COUNTY HAZARDOUS MATERIALS PERMITS: DB TYPE = PE (PERMITS)
Source: San Bernardino County Fire Dept.
Phone:(909) 387-3080

Handlers and Generators Permit Information Maintained by the Hazardous Materials Div.

LA COUNTY SITE MITIGATION COMPLAINT CONTROL LOG: DB TYPE = OT
(OTHER UNIQUE DATABASES)
Source: The Los Angeles County Hazardous Materials Division
Phone: (323) 890-7806

The County of Los Angeles Public Health Investigation Compliant Control Log

ORANGE COUNTY INDUSTRIAL SITE CLEANUPS: DB TYPE = OT
(OTHER UNIQUE DATABASES)
Source: Orange County Environmental Health Agency
Phone:(714) 834-3536

AST ABOVEGROUND STORAGE TANKS: DB TYPE = US (UNDERGROUND STORAGE TANKS)
Source: The State Water Resources Control Board
Phone:(916) 227-4364

The Above Ground Petroleum Storage Act became State Law effective January 1, 1990. In general, the law requires owners or operators of AST's with petroleum products to file a storage statement and pay a fee by July 1, 1990 and every two years thereafter, take specific action to prevent spills, and in certain instances implement a groundwater monitoring program. This law does not apply to that portion of a tank facility associated with the production oil and regulated by the State Division of Oil and Gas of the Dept. of Conservation.

SWEEPS / FIDS STATE REGISTERED UNERGOROUND STORAGE TANKS: DB TYPE = US
Source: CAL EPA Dept of Toxic Substances Control
Phone:(916)227-4404

Until 1994 the State Water Resources Control Board maintained a database of registered underground storage tanks statewide referred to as the SWEEPS System. The SWEEPS UST information was integrated with the CAL EPA's Facility Index System database (FIDS) which is a master index of information from numerous California agency environmental databases. That was last updated in 1994. Track Info Services included the UST information from the FIDS database in its First Search reports for historical purposes to help its clients identify where tanks may possibly have existed. For more information on specific sites from individual paper files archived at the State Water Resources Control Board call the number listed above.

KERN COUNTY CUPA (US)
* County of Kern Environmental Health Department
* City of Bakersfield Fire Department
KINGS COUNTY CUPA (US)
* Environmental Health Services
LAKE COUNTY CUPA (US)
* Division of Environmental Health
LASSEN COUNTY CUPA (US)
* Department of Agriculture
LOS ANGELES COUNTY CUPA'S (US)
* County of Los Angeles Fire Department
* County of Los Angeles Environmental Programs Division
* Cities of Burbank, El Segundo, Glendale, Long Beach/Signal Hill, Los Angeles,Pasadena, Santa Fe Springs, Santa Monica, Torrance, Vernon
MADERA COUNTY CUPA (US)
* Environmental Health Department
MARIN COUNTY CUPA (US)
* County of Marin Office of Waste Management
* City of San Rafael Fire Department
MARIPOSA COUNTY CUPA (US)
* Health Department
MENDOCINO COUNTY CUPA (US)
* Environmental Health Department
MERCED COUNTY CUPA (US)
* Division of Environmental Health
MODOC COUNTY CUPA (US)
* Department of Agriculture
MONO COUNTY CUPA (US)
* Health Department
MONTEREY COUNTY CUPA (US)
* Environmental Health Division
NAPA COUNTY CUPA (US)
* Hazardous Materials Section
NEVADA COUNTY CUPA (UST)
* Environmental Health Department
ORANGE COUNTY CUPA'S (US)
* County of Orange Environmental Health Department
* Cities of Anaheim, Fullerton, Orange, Santa Ana
* County of Orange Environmental Health Department
PLACER COUNTY CUPA (US)
* County of Placer Division of Environmental Health Field Office
* Tahoe City
* City of Roseville Roseville Fire Department
PLUMAS COUNTY CUPA (UST)
* Environmental Health Department
RIVERSIDE COUNTY CUPA (US)
* Environmental Health Department
SACRAMENTO COUNTY (US)
* County Environmental Mgmt Dept, Haz. Mat. Div.
SAN BENITO COUNTY CUPA (US)
* City of Hollister Environmental Service Department
SAN BERNARDINO COUNTY CUPA'S (US)
* County of San Bernardino Fire Department, Haz. Mat. Div.
* City of Hesperia Hesperia Fire Prevention Department
City of Victorville Victorville Fire Department
SAN DIEGO COUNTY CUPA (US)
* The San Diego County Dept. of Environmental Health HE 17/58
SAN FRANCISCO COUNTY CUPA (US)
* Department of Public Health
SAN JOAQUIN COUNTY CUPA (US)
* Environmental Health Division

APPENDIX D
ENVIRONMENTAL SAMPLING REPORT

PSI Information To Build On
Engineering • Consulting • Testing

June 6, 2005

Ms. Anne Reppe
Target Corporation
1000 Nicollet Mall, TPN-12H
Minneapolis, MN 55403

Subject: **Environmental Sampling Report**
Proposed Expansion of Target Store #T-268
10881 Olson Drive, Rancho Cordova, California
PSI Project No. 875-55098

Dear Ms. Reppe:

Professional Service Industries, Inc. (PSI) is pleased to transmit this letter report, which documents environmental sampling performed at the above reference site. A Phase I Environmental Site Assessment conducted by Ceres Associates, dated April 19, 2005, recommended soil sampling due to historical disposal of dredge tailings in the general site area. PSI was contracted by Target to collect soil samples for environmental analyses as part of a Geotechnical Study being performed at the site. The results of this sampling is detailed in this letter report.

Drilling Program

In order to evaluate soil conditions at the site, two (2) soil borings were advanced in the area of the proposed pharmacy expansion and three (3) borings were advanced in the area of the proposed retail expansion. All borings were advanced using a truck-mounted, hollow-stem auger drill rig. The borings were advanced on the south side of the existing Target store in the area of the proposed pharmacy expansion and to the east of the existing Target store in the area of the proposed retail expansion (just outside the proposed addition footprints). All of the borings were drilled within existing asphalt-paved parking and drive areas to depths of between approximately 7 and 51.5 feet below ground surface (bgs). Locations of the soil borings, as well as the proposed pharmacy and retail additions, are shown on Figure 2. Soil samples for environmental analysis were collected at 5-foot intervals from borings B-1 and B-5. The upper four samples (20 feet) from B-1 and the upper three samples (15 feet) from B-5 were submitted to the laboratory for chemical analyses.

Site Conditions

The soils encountered in our borings consist primarily of medium to red brown clayey silt, silty sand, sandy silt, sandy clay and sand with varying amounts of gravel. The consistency of the materials was observed to range from very loose to very dense for coarse grained materials and stiff to hard for fine grained material in terms of the standard penetration tests performed. These soils were encountered to the total depth explored in all borings. Cobbles were noted in boring B-1 (17 feet bgs), B-3 (7 feet bgs), B-4 (9.5 feet bgs), and B-5 (2 feet bgs and 19.5 feet bgs). Groundwater was not encountered in any of the borings at the time of drilling.

Laboratory Results and Discussion

The soil samples collected during this investigation were submitted to SunStar Laboratories of Tustin, California, a DHS-ELAP-certified environmental laboratory. The results of the analytical testing are summarized in Table 1 and in the Appendix. The types of analyses and analytical methods performed on the soil samples are presented below.

• Metals	EPA Method 6010
• Total Cyanide	EPA Method 9014
• pH	EPA Method 9045

The soil samples collected from boring B-1 were composited into one sample (S-1), while the soil samples collected from boring B-5 were composited into one sample (S-5). The analytical results indicate the presence of numerous metals in the soil samples collected. The results of the soil analyses were compared to California Code of Regulations Title 22 List of Inorganic, Persistent, and Bioaccumulative Toxic Substances and their Soluble Threshold Limit Concentration (STLC) and Total Threshold Limit Concentration (TTLC) Values. The soil sample results indicated that metal concentrations are below the screening criteria of ten times their respective STLC or their respective TTLC. Total cyanide was below detection limits in both of the soil samples, while the pH concentrations were within the range of values considered to be natural conditions.

Conclusions and Recommendations

Based on laboratory results, it does not appear that the site has been the site has been negatively impacted environmentally by the presence of dredge tailings at the subject site. PSI does not recommend further action associated with the presence of dredge tailings at the subject site.

We appreciate the opportunity to perform this environmental study. If you have any questions pertaining to this report, or if we may be of further service, please contact our office.

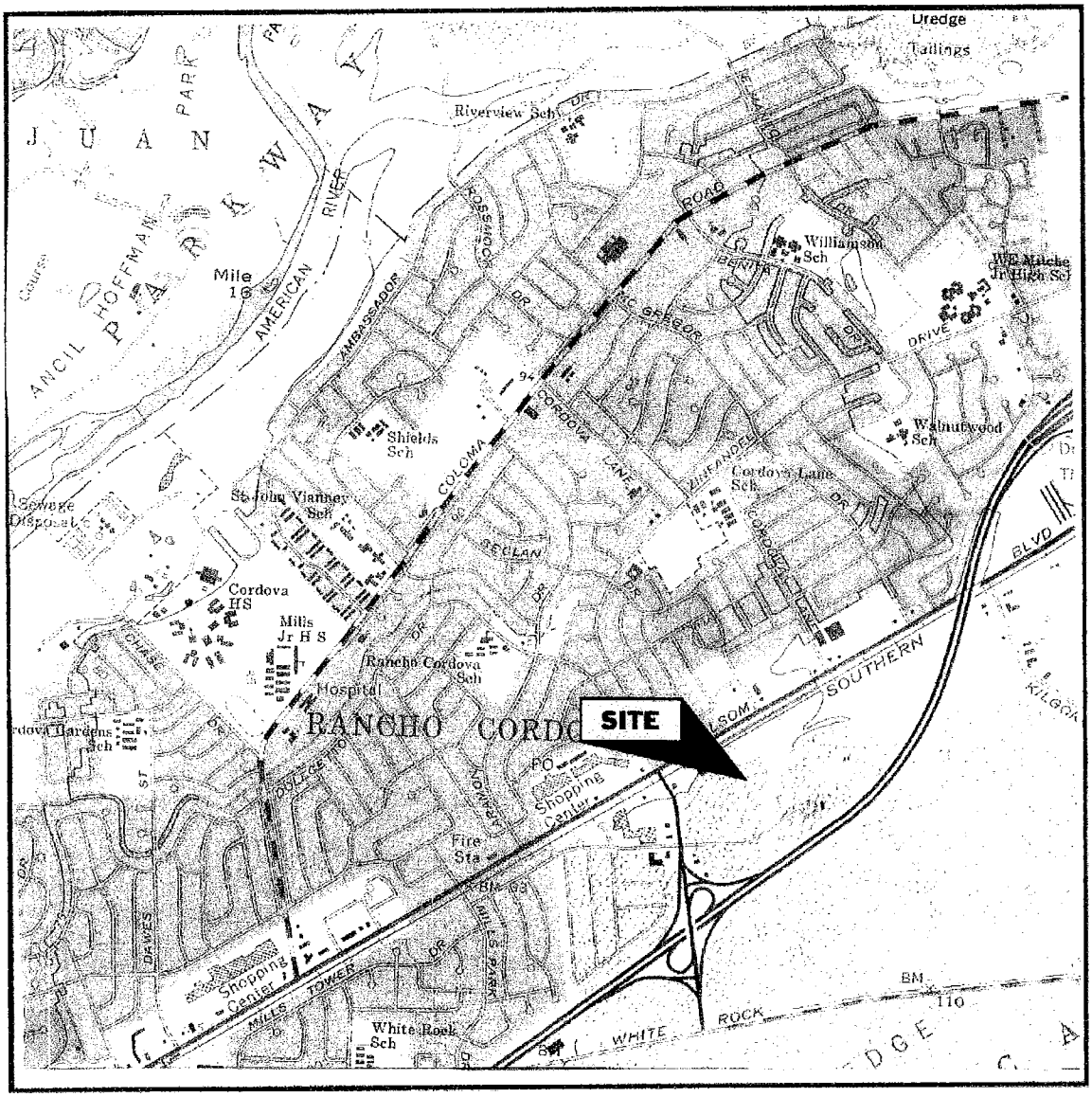
Respectfully submitted,

PROFESSIONAL SERVICE INDUSTRIES, INC.

Frank R. Poss
Principal Consultant

Brian Stozek
Staff Geologist

FIGURES



NORTH

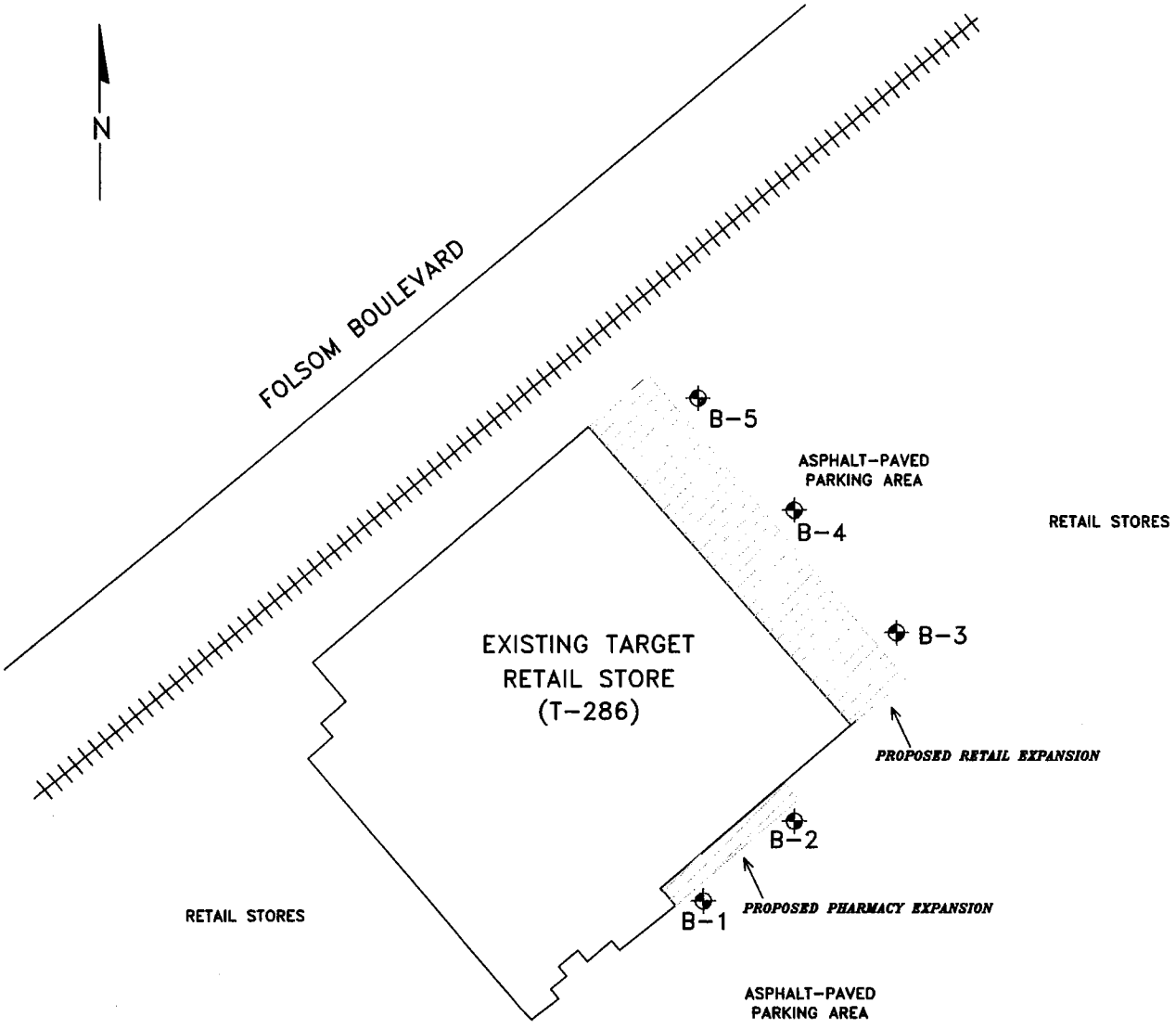
0 1/2 1 MILE

SCALE

REFERENCE:

U.S.G.S. CARMICHAEL, CALIFORNIA, 7.5 MINUTE SERIES TOPOGRAPHIC MAP, DATED 1967, PHOTOREVISED 1980.

psi Information To Build On Engineering • Consulting • Testing			4703 Tidewater Avenue, Suite B Oakland, California 94601 (510) 434-9200	
Project Name: PROPOSED TARGET STORE ADDITION 10881 OLSON DRIVE, RANCHO CORDOVA, CA.	Drawn By: B.S.	Date: 6/05	File No.: 55098-01	Figure No.: 1
Title: SITE LOCATION MAP	Approved By: F.P.	Project No.: 875-55098		



LEGEND

- PROPOSED EXPANSION AREAS

B-1 – APPROXIMATE BORING LOCATION (5/20/05)

NOT TO SCALE

psi Information To Build On Engineering • Consulting • Testing		4703 Tidewater Avenue, Suite B Oakland, California 94601 (510) 434-9200		
Project Name: PROPOSED TARGET STORE ADDITION 10881 OLSON DRIVE, RANCHO CORDOVA, CA	Drawn By: B.S.	Date: 6/05	File No.: 55098-02	Figure No.: 2
Title: SITE PLAN AND BORING LOCATION MAP	Approved By: T.H.	Project No.: 875-55098		

TABLE

TABLE 1

SUMMARY OF SOIL ANALYTICAL RESULTS
TARGET STORE T-268, RANCHO CORDOVA, CALIFORNIA

ID	DEPTH	SB	AG	AS	BA	BE	CD	CR	CO	CU	PB	HG	MO	NI	SE	TL	V	ZN	pH	Cyanide
S1	Composite	ND	ND	ND	110	ND	ND	52	11	31	4.0	ND	ND	46	ND	ND	45	39	6.8	ND
S5	Composite	ND	ND	ND	190	ND	2.2	98	20	41	12	ND	ND	55	ND	ND	92	55	6.6	ND

Notes:

ND = not detected at or above the laboratory reporting limits, as presented in Appendix.

Metals are designated by their symbol on the periodic table of elements.

All metal results are reported as total concentration in milligrams per kilogram (mg/kg), unless otherwise indicated.

pH results are reported in pH units

APPENDIX

SunStar Laboratories, Inc.

01 June 2005

Frank Poss
PSI – Oakland
4703 Tidewater Ave Ste B
Oakland, CA 94601

RE: Target RC

Enclosed are the results of analyses for samples received by the laboratory on 05/24/05 11:00. If you have any questions concerning this report, please feel free to contact me.

Sincerely,

Dennis Dorning For John Shepler
Laboratory Director

PSI -- Oakland 4703 Tidewater Ave Ste B Oakland CA, 94601	Project: Target RC Project Number: 875-55098 Project Manager: Frank Poss	**Reported:** 06/01/05 10:52

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
S-1	T500620-08	Soil	05/20/05 00:00	05/24/05 11:00
S-5	T500620-09	Soil	05/20/05 00:00	05/24/05 11:00

SunStar Laboratories, Inc.

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Dennis Dorning For John Shepler, Laboratory Director

PSI -- Oakland 4703 Tidewater Ave Ste B Oakland CA, 94601	Project: Target RC Project Number: 875-55098 Project Manager: Frank Poss	**Reported:** 06/01/05 10:52

S-1
T500620-08 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Del Mar Analytical, Irvine									
INORGANICS									
Total Cyanide	ND	0.50	mg/kg	1	5E26107	05/26/05	05/27/05	EPA 9014	
SunStar Laboratories, Inc.									
Metals by EPA 6010B									
Antimony	ND	3.0	mg/kg	1	5052403	05/24/05	05/25/05	EPA 6010B	
Silver	ND	2.0	"	"	"	"	"	"	
Arsenic	ND	5.0	"	"	"	"	"	"	
Barium	**110**	1.0	"	"	"	"	"	"	
Beryllium	ND	1.0	"	"	"	"	"	"	
Cadmium	ND	2.0	"	"	"	"	"	"	
Chromium	**52**	2.0	"	"	"	"	"	"	
Cobalt	**11**	2.0	"	"	"	"	"	"	
Copper	**31**	1.0	"	"	"	"	"	"	
Lead	**4.0**	3.0	"	"	"	"	"	"	
Molybdenum	ND	1.0	"	"	"	"	"	"	
Nickel	**46**	2.0	"	"	"	"	"	"	
Selenium	ND	5.0	"	"	"	"	"	"	
Thallium	ND	2.0	"	"	"	"	"	"	
Vanadium	**45**	5.0	"	"	"	"	"	"	
Zinc	**39**	1.0	"	"	"	"	"	"	
Cold Vapor Extraction EPA 7470/7471									
Mercury	ND	0.10	mg/kg	1	5052404	05/24/05	05/25/05	EPA 7471A Soil	
Conventional Chemistry Parameters by APHA/EPA Methods									
pH	**6.8**		pH Units	1	5052411	05/24/05	05/24/05	EPA 9045B	

SunStar Laboratories, Inc.

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Dennis Dorning For John Shepler, Laboratory Director

PSI -- Oakland 4703 Tidewater Ave Ste B Oakland CA, 94601	Project: Target RC Project Number: 875-55098 Project Manager: Frank Poss	**Reported:** 06/01/05 10:52

S-5
T500620-09 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Del Mar Analytical, Irvine									
INORGANICS									
Total Cyanide	ND	0.50	mg/kg	1	5E26107	05/26/05	05/27/05	EPA 9014	
SunStar Laboratories, Inc.									
Metals by EPA 6010B									
Antimony	ND	3.0	mg/kg	1	5052403	05/24/05	05/26/05	EPA 6010B	
Silver	ND	2.0	"	"	"	"	"	"	
Arsenic	ND	5.0	"	"	"	"	"	"	
Barium	**190**	1.0	"	"	"	"	"	"	
Beryllium	ND	1.0	"	"	"	"	"	"	
Cadmium	**2.2**	2.0	"	"	"	"	"	"	
Chromium	**98**	2.0	"	"	"	"	"	"	
Cobalt	**20**	2.0	"	"	"	"	"	"	
Copper	**41**	1.0	"	"	"	"	"	"	
Lead	**12**	3.0	"	"	"	"	"	"	
Molybdenum	ND	1.0	"	"	"	"	"	"	
Nickel	**55**	2.0	"	"	"	"	"	"	
Selenium	ND	5.0	"	"	"	"	"	"	
Thallium	ND	2.0	"	"	"	"	"	"	
Vanadium	**92**	5.0	"	"	"	"	"	"	
Zinc	**55**	1.0	"	"	"	"	"	"	
Cold Vapor Extraction EPA 7470/7471									
Mercury	ND	0.10	mg/kg	1	5052404	05/24/05	05/25/05	EPA 7471A Soil	
Conventional Chemistry Parameters by APHA/EPA Methods									
pH	**6.6**		pH Units	1	5052411	05/24/05	05/24/05	EPA 9045B	

SunStar Laboratories, Inc.

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Dennis Dorning For John Shepler, Laboratory Director

PSI -- Oakland 4703 Tidewater Ave Ste B Oakland CA, 94601	Project: Target RC Project Number: 875-55098 Project Manager: Frank Poss	**Reported:** 06/01/05 10:52

Metals by EPA 6010B - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 5052403 - EPA 3051										
Blank (5052403-BLK1)				Prepared: 05/24/05 Analyzed: 05/25/05						
Antimony	ND	3.0	mg/kg							
Silver	ND	2.0	"							
Arsenic	ND	5.0	"							
Barium	ND	1.0	"							
Beryllium	ND	1.0	"							
Cadmium	ND	2.0	"							
Chromium	ND	2.0	"							
Cobalt	ND	2.0	"							
Copper	ND	1.0	"							
Lead	ND	3.0	"							
Molybdenum	ND	1.0	"							
Nickel	ND	2.0	"							
Selenium	ND	5.0	"							
Thallium	ND	2.0	"							
Vanadium	ND	5.0	"							
Zinc	ND	1.0	"							
Matrix Spike (5052403-MS1)	**Source: T500619-01**			Prepared: 05/24/05 Analyzed: 05/25/05						
Arsenic	104	5.0	mg/kg	100	ND	104	75-125			
Barium	126	1.0	"	100	14	112	75-125			
Cadmium	110	2.0	"	100	ND	110	75-125			
Chromium	117	2.0	"	100	2.8	114	75-125			
Lead	108	3.0	"	100	0.56	107	75-125			
Matrix Spike Dup (5052403-MSD1)	**Source: T500619-01**			Prepared: 05/24/05 Analyzed: 05/25/05						
Arsenic	109	5.0	mg/kg	100	ND	109	75-125	4.69	20	
Barium	129	1.0	"	100	14	115	75-125	2.35	20	
Cadmium	114	2.0	"	100	ND	114	75-125	3.57	20	
Chromium	122	2.0	"	100	2.8	119	75-125	4.18	20	
Lead	115	3.0	"	100	0.56	114	75-125	6.28	20	

SunStar Laboratories, Inc.

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Dennis Dorning For John Shepler, Laboratory Director

PSI -- Oakland 4703 Tidewater Ave Ste B Oakland CA, 94601	Project: Target RC Project Number: 875-55098 Project Manager: Frank Poss	**Reported:** 06/01/05 10:52

Cold Vapor Extraction EPA 7470/7471 - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 5052404 - EPA 7471A Soil										
Blank (5052404-BLK1)				Prepared: 05/24/05 Analyzed: 05/25/05						
Mercury	ND	0.10	mg/kg							
LCS (5052404-BS1)				Prepared: 05/24/05 Analyzed: 05/25/05						
Mercury	1.00	0.10	mg/kg	1.00		100	80-120			
Matrix Spike (5052404-MS1)		**Source: T500619-01**		Prepared: 05/24/05 Analyzed: 05/25/05						
Mercury	0.990	0.10	mg/kg	1.00	ND	99.0	75-125			
Matrix Spike Dup (5052404-MSD1)		**Source: T500619-01**		Prepared: 05/24/05 Analyzed: 05/25/05						
Mercury	1.00	0.10	mg/kg	1.00	ND	100	75-125	1.01	20	

SunStar Laboratories, Inc.

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Dennis Dorning For John Shepler, Laboratory Director

PSI -- Oakland 4703 Tidewater Ave Ste B Oakland CA, 94601	Project: Target RC Project Number: 875-55098 Project Manager: Frank Poss	**Reported:** 06/01/05 10:52

Conventional Chemistry Parameters by APHA/EPA Methods - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 5052411 - General Preparation										
Duplicate (5052411-DUP1)	**Source: T500620-08**		Prepared & Analyzed: 05/24/05							
pH	6.58		pH Units		6.8			3.29	20	

SunStar Laboratories, Inc.

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Dennis Dorning For John Shepler, Laboratory Director

PSI -- Oakland 4703 Tidewater Ave Ste B Oakland CA, 94601	Project: Target RC Project Number: 875-55098 Project Manager: Frank Poss	**Reported:** 06/01/05 10:52

INORGANICS - Quality Control

Del Mar Analytical, Irvine

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 5E26107 - General Prep										
Blank (5E26107-BLK1)				Prepared: 05/26/05 Analyzed: 05/27/05						
Total Cyanide	ND	0.50	mg/kg							
LCS (5E26107-BS1)				Prepared: 05/26/05 Analyzed: 05/27/05						
Total Cyanide	4.69	0.50	mg/kg	5.00		94	90-110			
Matrix Spike (5E26107-MS1)		Source: IOE1380-04		Prepared: 05/26/05 Analyzed: 05/27/05						
Total Cyanide	ND	0.50	mg/kg	5.00	ND		70-115			M2
Matrix Spike Dup (5E26107-MSD1)		Source: IOE1380-04		Prepared: 05/26/05 Analyzed: 05/27/05						
Total Cyanide	ND	0.50	mg/kg	5.00	ND		70-115		15	M2

SunStar Laboratories, Inc.

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Dennis Dorning For John Shepler, Laboratory Director

Notes and Definitions

M2	The MS and/or MSD were below the acceptance limits due to sample matrix interference. See Blank Spike (LCS).
DET	Analyte DETECTED
ND	Analyte NOT DETECTED at or above the reporting limit
NR	Not Reported
dry	Sample results reported on a dry weight basis
RPD	Relative Percent Difference

T500620

SunStar Laboratories, Inc.
3002 Dow Ave., Ste. 212
Tustin, CA 92780
714-505-4010

Chain of Custody Record

Client: P.S.I.
Address: 4703 Tidewater Ave. Suite B Oakland CA 94601
Phone: (510) 434-9200 Fax: (510) 434-7676
Project Manager: Frank Poss

Date: 5/23/05 Page: 1 Of 1
Project Name: Target RC
Collector: B.S. Client Project #: 875-55098
Batch #: EDF #:

Sample ID	Date Sampled	Time	Sample Type	Container Type	8260	8260 + OXY	8260 BTEX, OXY only	8270	8021 BTEX	8015M (gasoline)	8015M (diesel)	8015M Ext./Carbon Chain	6010/7000 Title 22 Metals	9010 (Cyanide)	9045 (pH)		Laboratory ID #	Comments/Preservative	Total # of containers
S-1-5.0	5/20/05	13:25	soil										X	X	X		01		1
S-1-10.0	5/20/05	13:35											X	X	X		02	Composite 08 S-1	1
S-1-15.0	5/20/05	13:45											X	X	X		03		1
S-1-20.0	5/20/05	14:00											X	X	X		04		1
S-5-5.0	5/20/05	9:00											X	X	X		05		1
S-5-10.0	5/20/05	9:15											X	X	X		07	Composite 09 S-5	1
S-5-15.0	5/20/05	9:25											X	X	X		07		1

Relinquished by: (signature)	Date / Time	Received by: (signature)	Date / Time
Brian Stozek	5/23/05 13:00	GSO	5/23/05 1300
GSO	5/24/05 1100		5/24/05 1100

Total # of containers: 7
Chain of Custody seals Y/N/NA: NA
Seals intact? Y/N/NA: NA
Received good condition/cold: 9°C

Turn around time: 5 day

Notes: 2 Composite = Soil Samples S-1 & S-5

Sample disposal Instructions: Disposal @ $2.00 each ____ Return to client ____ Pickup ____

APPENDIX E
TRIP GENERATION ANALYSIS

Farhad & Associates
• TRAFFIC • TRANSPORTATION

Farhad Iranitalab, Principal

3139 Deerpark Dr. Walnut Creek, CA 94598
(925) 988-9187 Fax:(925) 210-1520
Email firanit@aol.com

3/27/2007

Mr. John Warren
Pacific Land Services
2151 Salvio Street, Suite 250
Concord, CA 94520

Subject: Trip Generation Calculation for the Target Store Expansion in Rancho Cordova

Dear John,

We have completed our analysis to determine the additional trips that would be generated by expanding the existing Target store by 31,918 sq. ft., and demolishing 15,062 sq. ft. of retail space. The proposed project would add net additional 16,856 sq. ft. of building area to the shopping center. Based on our calculation there would be an increase of 10 trips during AM and 49 trips during PM peaks.

Enclosed is our calculation for your use. If you have any questions, please give me a call.

Sincerely;

Farhad Iranitalab, P.E.
Principal

Trip Generation Analysis

For

Target Store Expansion
On
Olson Avenue

In
Rancho Cordova

Prepared for:
Pacific Land Services
Concord, California

Prepared by:
Farhad Iranitalab
Farhad and Associates
3139 Deerpark Drive
Walnut Creek, CA 94598
March 2007

PROJECT DESCRIPTION

The proposed Target is within a shopping center located on Olson Avenue in the City of Rancho Cordova. The following presents the existing and the proposed building areas.

EXISTING SHOPPING CENTER BUILDING AREA:	
TARGET:	111,766 SF
LOT 1	12,455 SF
LOT 2	5,176 SF
LOT 3	3,067 SF
LOT 4	7,110 SF
LOT 5	10,863 SF
LOT 6	30,049 SF
LOT 7	10,771 SF
LOT 8	53,664 SF
LOT 10	10,899 SF
LOT 11	15,062 SF
TOTAL:	270,882 SF

PROPOSED SHOPPING CENTER BUILDING AREA:	
TARGET:	143,684 SF
LOT 1	12,455 SF
LOT 2	5,176 SF
LOT 3	3,067 SF
LOT 4	7,110 SF
LOT 5	10,863 SF
LOT 6	30,049 SF
LOT 7	10,771 SF
LOT 8	53,664 SF
LOT 10	10,899 SF
TOTAL:	287,738 SF

The above data indicates that the proposed project would increase the building areas by 16,856 square feet. The net increase in area is calculated as follows:

Target Store building area expansion = 143684 – 111,766 = 31,918 Sq. ft.

Deconstruction of building on lot 11 = -15,062

Total Net Area Increase = 16,856

TRIP GENERATION

In order to examine the potential traffic impacts of the proposed project, the study would compare the existing condition and the proposed condition. Since the Target Store is located within a shopping center, the study uses the ITE's Trip Generation, 7th Edition for Shopping Center (land use 820) trip generation rate rather than Free-Standing Discount Store (land use 815). The following formula describes the trip generation during the AM, PM peak hour of the adjacent street:

A. Existing Conditions trips:

DAILY = Ln(T) = 0.65 ln(X) + 5.83
Ln(T) = 0.65 ln(270.882) + 5.83 = 9.471
T = 12,979 trips

AM Peak = Ln(T) = 0.60 ln(X) + 2.29
Ln(T) = 0.60 ln(270.882) + 2.29= 5.651
T = 285 trips (174 inbound, 111 outbound)

PM Peak = Ln(T) = 0.66 ln(X) + 3.40
Ln(T) = 0.66 ln(270.882) + 3.40= 7.097
T = 1208 trips (580 inbound, 628 outbound)

Where:
T= Peak Trip Ends
X=1,000 Square-Feet of Gross Floor Area

B. Proposed Conditions trips:

DAILY = Ln(T) = 0.65 ln(X) + 5.83
Ln(T) = 0.65 ln(287.738) + 5.83 = 9.494
T = 13,284 trips

AM Peak = Ln(T) = 0.60 ln(X) + 2.29
Ln(T) = 0.60 ln(287.738) + 2.29= 5.687
T = 295 trips (180 inbound, 115 outbound)

PM Peak = Ln(T) = 0.66 ln(X) + 3.40
Ln(T) = 0.66 ln(287.738) + 3.40= 7.137
T = 1257 trips (603 inbound, 654 outbound)

Where:
T= Peak Trip Ends
X=287,738/1,000 Square-Feet of Gross Floor Area

CONCLUSION

The above analysis indicates that the additional 16,858 square feet of retail space would generate an additional 305 daily trips, and 10 (295 – 285 = 10) trips during the AM peak, and 49 (1,257 – 1,208 = 49) during PM peak hours.