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January 11, 2008
Project No. 90697

Mr. Bill Silvia
General Services Director
Los Rios Community College District
1919 Spanos Court
Sacramento, California 95825

Subject: Phase I Environmental Site Assessment
10153 through 10175 (odd) Folsom Boulevard
Rancho Cordova, California 95670

Dear Mr. Silvia:

Enclosed are two copies of the Phase I Environmental Site Assessment (ESA) for the above-referenced property. We trust the information presented in this report meets your need at this time.

An executive summary is provided; however, we recommend that the report be read in its entirety for a comprehensive understanding of the items contained therein.

An assessment of lead paint and asbestos containing materials is excluded from our scope of work. However, a coupler labeled "Transite" was observed in a pipe and concrete debris pile at the southeast corner of the building at 10175 Folsom Boulevard. Transite piping, based on age, may contain asbestos. In addition, based on the age of the structures on the subject site; lead paint and asbestos containing building materials may be present. Surveys for these materials will be necessary prior to issuing demolition permits.

We appreciate the opportunity to provide these services for Los Rios Community College District. Should you have any questions regarding this report or wish to discuss the recommendations provided, please contact me at (916) 366-1701.

Respectfully submitted,

KLEINFELDER

Christina M. Ryan, REA I #30015
Environmental Project Manager

90697/SAC8R019

PHASE I ENVIRONMENTAL SITE ASSESSMENT FOLSOM MATHER CENTER 10153-10175 (ODD) FOLSOM BOULEVARD RANCHO CORDOVA, CALIFORNIA 95670

January 11, 2008

A Report Prepared for:

Mr. Bill Silvia
General Services Director
Los Rios Community College District
1919 Spanos Court
Sacramento, California 95825

PHASE I ENVIRONMENTAL
SITE ASSESSMENT
FOLSOM MATHER CENTER
10153-10175 (ODD) FOLSOM BOULEVARD
RANCHO CORDOVA, CALIFORNIA 95670

Kleinfelder Job No. 90697

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January 11, 2008

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1 EXECUTIVE SUMMARY

A Phase I Environmental Site Assessment (ESA) was conducted for the Los Rios Community College District for the former Folsom Mather Center property located at 10153-10175 Folsom Boulevard in Rancho Cordova, California in Sacramento County (See Plate 1, Site Location Map). This report was prepared using the American Society of Testing and Materials (ASTM), *Standard Practice for Phase I Environmental Site Assessment Process* E1527-05.

The subject site is approximately 9.5 acres of land located northeast of the intersection of Folsom Boulevard and La Loma Drive. Two structures are located on the subject site including a large commercial building formerly used as a grocery store and a small rectangular structure formerly occupied by a fast food restaurant. An addition to the large commercial building accommodated at least six tenant spaces. Past occupants of the site included restaurants, shoe repair, furniture, marketplace, bakery, liquor store, and a dry cleaners. In addition historical resources indicate a small square structure was located in the eastern portion of the site which is presently vacant with the exception of a former driveway.

In summary, Kleinfelder's assessment revealed the following recognized environmental conditions (RECs):

- A dry cleaners, Veteran's Cleaners, operated at the site from at least 1971 until 2003. According to files reviewed at the Sacramento County Environmental Management Department (SCEMD), up to 45 gallons of perchloroethylene were stored and used at Veteran's Cleaners. According to the facility's 2003 Consolidated Contingency Plan, the material was stored in an above ground storage tank and steel drums in the rear of the facility near a boiler room. Kleinfelder observed at least four drains in the rear of the facility including two in the boiler room. Perchloroethylene may have been released during operation and discharged to the drains in the facility. Soil and groundwater may have been impacted by past dry cleaning activities.

- Two oil/water separators were noted in the rear of the large commercial building on the property. The contents of the oil/water separators may contain hazardous

materials that require special handling and disposal. Subsurface assessment is not included in the Phase I ESA scope of work, therefore characterization of the contents should be evaluated and the structural integrity of the vaults should be assessed (e.g. cracking). Similarly, two grease traps were noted on the property, associated with former restaurants. The contents of these features should also be properly handled and disposed of appropriately.

- Two pad mounted transformers were noted on the subject site and were not marked as to the PCB content. A response from the Sacramento Municipal Utility District (SMUD) was not received regarding the PCB content of the transformers. Kleinfelder recommends that the Client contact SMUD prior to handling or disposing of the transformers.

- Soil beneath degraded asphalt in the rear of the facility may have been impacted by unauthorized dumping. The transformer located behind the L-shaped retail center had been vandalized and a petroleum odor was noted. It is not clear whether the petroleum odor is originating from the transformer or if a petroleum containing substance was discarded near the transformer. A sheen was observed on water from recent rains that had pooled in the rear of the tenant spaces and discharged to the storm drain. The sheen appeared to originate from the vandalized transformer area. A sheen was also apparent in the vicinity of a pail filled with an unknown brown liquid and a garbage bag filled with a white, spongy unknown material. Water from this area also discharges to the storm drain.

- A drain was noted at the base of the loading dock in the rear of the facility. It is not clear if the drain is connected to a storm drain or if a sump is present at this location. An open pipe filled with debris was noted near the oil/water separator behind 10175 Folsom Boulevard. The purpose of the pipe is not known. Kleinfelder recommends that the presence of subsurface features (e.g. sumps, tanks) at these locations be evaluated.

- Historical resources reviewed reveals that at least one small square structure was located in the eastern portion of the property from as early as 1954 through at least 1981. The use of the structure (residential, retail, etc.) is not known. A long rectangular feature that may have been a barn or other outbuilding was also noted in a 1952 aerial photograph. It is common for subsurface utilities to be

associated with older structures (i.e. septic tanks, cisterns, heating oil tanks, etc.). Kleinfelder recommends that if subsurface features are encountered during construction activities that they be removed/decommissioned in accordance with applicable regulations. If stained or odiferous soil is encountered during construction activities, further assessment may be recommended.

- Soil piles were observed at multiple locations on the subject site, see Plate 2. Historical aerial photographs also depicted debris in the northeastern portion of the site as early as 1971. The origin of the soil piles is not known. No obvious evidence of hazardous materials were observed. However, Kleinfelder recommends that this material be properly handled and disposed of appropriately. Waste haulers may require sampling of the soil to evaluate disposal options. If stained or odiferous soil is encountered during removal of the debris and piles, additional assessment may be recommended.

- Six off-site facilities have had unauthorized releases of hazardous materials that have impacted groundwater and are currently being investigated by one or more regulatory agencies. These facilities include the Beacon Station (10299 Folsom Boulevard), Darpetro No. 5/Beneto, Inc. No 5 (10051 Folsom Boulevard), and multiple cases being investigated at Mather Air Force Base and Aerojet. Based on groundwater gradient at the Beacon Station and the Darpetro No. 5 facility, conditions at these facilities are unlikely to have adversely impacted groundwater beneath the site. Constituents of concern to groundwater at the Mather Air Force Base include tetrachloroethylene (PCE), trichloroethylene (TCE), and carbon tetrachloride. The extent of contamination from this facility has reportedly affected a large area and extends beyond the facility boundaries. The Aerojet General Corporation (Aerojet) is located approximately three miles east of the site and has operated since the early 1950s as a rocket propulsion systems plant. Numerous chemicals were used for manufacturing and testing at the facility including chlorinated solvents, propellants, metals, and oxidizers. The most prevalent contaminants to groundwater are described as TCE, perchlorate, and n-nitrosodimethylamine (NDMA). In 1979, volatile organic compounds (VOCs) were found in private wells off the Aerojet facility; and in 1983, VOCs were found in the American River. Between 1983 and 1987, Aerojet installed five groundwater extraction and treatment facilities to prevent further movement of VOCs contaminants off the property. According to a Fact Sheet provided by

the US EPA (*Aerojet General Corporation Superfund Site, Fall 2006*) groundwater beneath the site has been adversely impacted by contamination associated with the Aerojet facility.

If impacted groundwater from these six facilities migrates or has migrated beneath the site; the owner of the subject property, whether current or new, would not be held responsible by the regulatory agencies for investigation or remediation of the impact. This opinion is based on our experience with a State of California policy, stated in the attached Management Memorandum #90-11. This Memorandum clearly states that the State of California will not seek enforcement action against a property owner whose property has been impacted by an offsite source, solely on the basis of ownership. The policy states that if the impact has come from an off site source, and the subject property's owner has not contributed to or exacerbated the problem under his/her site, no enforcement action would be taken. The lead agency could ask the owner to cooperate in the investigation or remediation by providing access for the responsible party's agents to perform additional assessment or remediation activities. These activities would in most cases include advancing borings and installing monitoring wells.

While not considered a recognized environmental condition, the following features were noted on site and should be considered:

- Solid waste including household refuse (clothing, furniture, paper products), concrete, and piping were noted discarded on site. The interior of the first and second floors of the structures also had similar debris throughout. With the exception of the rear of the tenant spaces, petroleum odors were not apparent. Kleinfelder recommends that this material be handled and disposed of appropriately. If stained or odiferous soils are encountered, additional assessment may be recommended.

In addition to these recognized environmental conditions; deviations, historical environmental conditions, and de minimus findings are discussed in Chapter 8 of this report. This report is subject to the limitations in Section 2.5.

2 INTRODUCTION

2.1. PURPOSE

Kleinfelder conducted an ESA of the subject property. Kleinfelder understands this report will assist the Client in understanding environmental conditions associated with the subject property's past and current use. Kleinfelder performed this ESA in general accordance with the scope and limitations of the American Society of Testing and Materials (ASTM); Standard Practice for Phase I Environmental Site Assessment Process E1527-05, AAI standards, and Kleinfelder proposal 02301PROP/SAC7P503 dated December 7, 2007.

The purpose of this assessment is to assist the Client in evaluating "recognized environmental conditions" at the site. A recognized environmental condition is defined by the ASTM standard as "the presence or likely presence of hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater or surface water of the property." The term includes hazardous substances or petroleum products even under conditions in compliance with laws.

Kleinfelder environmental professionals conducting this site assessment included Ms. Carol Hall, Ms. Christina M. Ryan, and Mr. Eric S. Findlay. Resumes are included in Appendix A.

2.2. DETAILED SCOPE-OF-SERVICES

The following Chapters describe Kleinfelder's work scope:

- Chapter 2, **Introduction**, includes a discussion of the purpose/reason for performing the Phase I ESA; additional services requested by the Client (e.g. an evaluation of business environmental risk factors associated with the property); significant assumptions (e.g. property boundaries if not marked in the field);

limitations, exceptions, and special terms and conditions (e.g. contractual); and user reliance parameters.

- Chapter 3, **Site Description**, is a compilation of information concerning the site location, legal description (if available), current and proposed use of the subject site, a description of structures and improvements on site at the time of Kleinfelder's assessment, and adjoining property use.

- Chapter 4, **Records Review**, is a compilation of Kleinfelder's review of several databases available from the federal, state, and local regulatory agencies regarding hazardous substance use, storage, or disposal at the subject site; and for off-site facilities within the search distance specified in the ASTM standard. Records provided by the Client are summarized and copies of relevant documents are included in the appendices of this report. Interviews and telephone conversations conducted by Kleinfelder with regulatory agency representatives are included in Chapter 4. Physical setting sources (including topography, soil and groundwater conditions) are also summarized in this section, as is Client-provided information (e.g., title records, environmental liens, specialized knowledge, valuation reduction for environmental issues, and owner, property manager, and occupant information). Other interviews with people knowledgeable about the site (including the Client) are included in Chapter 7, if contact information was provided to Kleinfelder.

- Chapter 5, **Historical Use of the Property and Adjoining Properties**, summarizes the history of the site and adjoining properties. This site history is based on various sources which may include: a review of aerial photographs, Sanborn Fire Insurance Maps, city or suburban directories, historical topographic maps, building department records, and results of previous site assessments, if readily available.

- Chapter 6, **Site Reconnaissance**, describes Kleinfelder's observations during the site reconnaissance. The methodology used and limiting conditions are described.

- Chapter 7, **Interviews**, is a summary of telephone and personal interviews conducted with "Key Site Managers" that may include the owner/manager of the facility, occupants/tenants, local government officials, and the Client. Additional interview sources may be contacted if "Key Site Managers" are not available

prior to production of this report and may include adjacent landowners and people with historical knowledge of the area.

- Chapter 8, **Evaluation**, is a presentation of our findings and opinions regarding the information in Chapters 3 through 7, and presents our conclusions regarding the presence of recognized environmental conditions connected with the site.
- Chapter 9, **References**, is a summary of the resources used to compile this report.

Pertinent documentation regarding the subject site is included in appendices of this report.

2.3. ADDITIONAL SERVICES

An evaluation of business environmental risk associated with the parcel(s) was not included in Kleinfelder's scope of work. The ESA does not incorporate non-scope considerations, such as asbestos-containing materials, radon, lead-based paint, lead in drinking water, wetlands, regulatory compliance, cultural and historical resources, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality, and high voltage power lines.

2.4. SIGNIFICANT ASSUMPTIONS

The subject property is hereafter referred to as the "site."

2.5. LIMITATIONS AND EXCEPTIONS

Phase I ESAs are non-comprehensive by nature and are unlikely to identify all environmental problems or eliminate all risk. The attached report is a qualitative assessment. Kleinfelder offers a range of investigative and engineering services to suit the needs of our Clients, including more quantitative investigations. Although risk can never be eliminated, more detailed and extensive investigations yield more information, which may help you understand and better manage your risks. Since such detailed services involve greater expense, we ask our Clients to participate in identifying the level of service, which will provide them with an acceptable level of risk. Please contact the signatories of this report if you would like to discuss this issue of risk further.

Kleinfelder performed this environmental assessment in general accordance with the guidelines set forth in the ASTM *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* (Designation E-1527-05), and subsequently approved by you as our Client. No warranty, either express or implied is made. Environmental issues not specifically addressed in the report were beyond the scope of our work and not included in our evaluation.

This report may be used only by the Client and only for the purposes stated within a reasonable time from its issuance, *but in no event later than one year from the date of the report.* Land or facility use, on and off-site conditions, regulations, or other factors may change over time, and additional work may be required with the passage of time. Since site activities and regulations beyond our control could change at any time after the completion of this report, our observations, findings and opinions can be considered valid only as of the date of the site visit. This report should not be relied upon after 180 days from the date of its issuance (ASTM Standard E-1527-05, Section 4.6). Any party other than the Client who wishes to use this report shall notify Kleinfelder of such intended use. Based on the intended use of the report, Kleinfelder may require that additional work be performed and that an updated report be issued. Non-compliance with any of these requirements by the Client or anyone else will release Kleinfelder from any liability resulting from the use of this report by any unauthorized party and Client agrees to defend, indemnify, and hold harmless Kleinfelder from any claim or liability associated with such unauthorized use or non-compliance.

2.6. SPECIAL TERMS AND CONDITIONS

No special terms and conditions in addition to those discussed previously were agreed to either by the Client and Kleinfelder in our Proposal Number 02301PROP/SAC7P503, dated December 7, 2007.

3 SITE DESCRIPTION

The site description is presented in this chapter and describes the condition of the subject site at the time of the Phase I ESA. The site location is shown on Plate 1. Tables 3-1 through 3-4 summarize the physical characteristics of the subject site and adjoining properties.

3.1. LOCATION AND LEGAL DESCRIPTION

The information presented in Table 3-1 describes the physical location, legal description, as well as current and proposed uses of the subject site. This information was obtained from review of various maps, aerial photographs, public records, interviews, and information provided by the Client.

TABLE 3-1
LOCATION, LEGAL DESCRIPTION, LAND USE

PARAMETER	INFORMATION/COMMENTS
ADDRESS	10153-10175 (odd) Folsom Boulevard Rancho Cordova, California, 95670
LOCATION	The northeast corner of Folsom Boulevard and La Loma Drive in Rancho Cordova, California in Sacramento County.
TOWNSHIP & RANGE	Section 34, Township 9 North, Range 6 East
ASSESSOR'S PARCEL NUMBER'S	076-0213-009 (no street address), 076-0020-011 (10155-10175 Folsom Boulevard), and 076-0020-006 (10153 Folsom Boulevard)
LEGAL DESCRIPTION	No legal description was provided.
ACREAGE	Approximately 9.5 acres.
ZONING	Mixed Limited Commercial and Residential (Density 30)

3.2. CURRENT/PROPOSED USE OF THE PROPERTY

Land use on site and in the general vicinity appeared to be commercial at the time of Kleinfelder's assessment. Current and proposed uses are described in Table 3-2.

TABLE 3-2
CURRENT/PROPOSED USES

	GENERAL OBSERVATIONS
CURRENT USE	Vacant shopping center used by vagrants for shelter.
PROPOSED USE	Los Rios Community College Campus

3.3. DESCRIPTION OF STRUCTURES/IMPROVEMENTS

Structures and/or improvements observed on site at the time of Kleinfelder's site reconnaissance are described in Table 3-3.

TABLE 3-3
STRUCTURES/IMPROVEMENTS

	GENERAL OBSERVATIONS
STRUCTURES	Stucco finish two-story warehouse size structure with stucco finish one-story add-on, and a separate detached triangular shaped, metal roofed structure. Also, a metal sign post was located along Folsom Boulevard and landscaping features were constructed.
IMPROVEMENTS	Gas, electric, and water utility meter equipment were observed on site. Storm drains were located throughout the paved areas of the site. A storm drain from the unlined drainage from the adjacent Carolina's Mexican Restaurant is located beneath the parking lot. The parking lot had several overhead pole lights.

3.4. CURRENT USES OF ADJOINING PROPERTIES

Kleinfelder conducted a brief drive-by survey of the properties immediately adjacent to the subject site on January 9, 2008. A summary of the adjoining properties is presented on Table 3-4.

TABLE 3-4
ADJOINING PROPERTIES

Direction	Land Use Description
NORTH	Apartment complexes along Bettencourt Lane to the north of the site. A residence was located at the northeast corner of the site along El Caprice Drive.
SOUTH	Folsom Boulevard is located to the south of the shopping center. The southwest section of the site is adjacent to Carolina's Mexican Restaurant (10179 Folsom Boulevard) and a check cashing business (10235 Folsom Boulevard). Across Folsom Boulevard from these businesses is the Sacramento Light-Rail Station.
EAST	A self-serve carwash business is located between Folsom Boulevard and El Caprice Drive to the east of the site. An apartment complex is located to the east of El Caprice Drive to the north of the self-serve carwash business (2764 El Caprice Drive).
WEST	SMOG USA (10149 Folsom Boulevard) is located at the northwest corner of the intersection of La Loma and Folsom Boulevard. North of the SMOG USA business is a veterinary hospital followed by residential land use.

Hazardous materials were not observed to be stored outside the buildings located adjacent to the subject site. Drainage from the Carolina's Mexican Restaurant flows onto the drainage canal on site. However, this business is not associated with hazardous substance use. Other environmental conditions were not apparent at the time of Kleinfelder's site reconnaissance.

4 RECORDS REVIEW

4.1. STANDARD ENVIRONMENTAL RECORD SOURCES

The purpose of the records review is to obtain and review records that would help to evaluate recognized environmental conditions of potential concern in connection with the subject site and bordering properties.

Federal, state and local regulatory agencies publish databases or "lists" of businesses and properties that handle hazardous materials or hazardous waste, or are the known location of a release of hazardous substances to soil and/or groundwater. These databases are available for review and/or purchase at the regulatory agencies, or the information may be obtained through a commercial database service. Kleinfelder contracted with a commercial database service, Environmental Data Resources (EDR), of Southport, Connecticut perform the government database search for listings within the appropriate ASTM minimum search distance to the site. The EDR database search distances are summarized on Table 4-1. A description of the types of information contained in each of the databases reviewed and the agency responsible for compiling the data is also included in the EDR Radius Report (see Appendix B).

TABLE 4-1
RECORDS REVIEW-SEARCH DISTANCE

FEDERAL	DISTANCE
EPA National Priority List (NPL)	1-mile
Comprehensive Environmental Response Compensation Liability Information System (CERCLIS)	½-mile
CERCLIS-NFRAP (No Further Remedial Action Planned)	Site & adjoining
Resource Conservation Recovery Act (RCRA)-CORRACTS TSDF	1-mile
RCRA-non CORRACTS TSD	½-mile
RCRA-GEN/FINDS	Site & adjoining
ERNS	Site
US Engineering Controls, US Institutional Controls	1-mile

TABLE 4-1 (Continued)
RECORDS REVIEW-SEARCH DISTANCE

STATE/LOCAL	DISTANCE
CLEANERS	¼-mile
CORTESE (formerly Hazardous Waste Substances)	½-mile
Landfills (SWAT/SWF/LF)	½-mile
Leaking Underground Storage Tank (LUST)	½-mile
Site Mitigation and Brownfields Reuse Program Database	½-mile
SLIC (Spills, Leaks, Investigations, & Clean-up)	½-mile
Toxic Chemical Release Inventory System (TRIS)	½-mile
Waste Discharge System (CA WDS)	½-mile
Sacramento County Contaminated Sites (SCCS)	½-mile
Cal-Sites, Bond Expenditure Plan (BEP), Annual Work Plan (AWP)	1-mile
Solid Waste Information System (SWIS)	1-mile
DEED	Site
Environmental Liens	Site
Above Ground Storage Tank	Site & adjoining
California Hazardous Materials Information System (CHMIRS)	Site & adjoining
FINDS	Site & adjoining
HAZNET	Site & adjoining
UST, CaFID, HistUST	Site & adjoining
Sacramento County Master List (SCML)	Site & adjoining

4.2. RESULTS OF DATABASE SEARCH

Two occupants of the subject site, the Canned Food Grocery and Veterans Cleaners, were listed on regulatory agency databases researched by EDR. The Canned Food Grocery at 10175 Folsom Boulevard was listed on the Sacramento County Master List (SCML) as out of business with no underground storage tanks. A hazardous materials and underground storage tank inspection by the Sacramento County Environmental Management Department was reportedly conducted on March 9, 1993. An oil/water separator remains on site according to Kleinfelder's site reconnaissance (see Chapter 6). The underground storage tank reference may relate to the oil/water separator. Oil was reportedly changed out/removed by an outside company. The EDR Report did not

report unauthorized releases of hazardous materials or violations associated with the subject site.

Veterans Cleaners formerly operated at 10161 Folsom Boulevard and was reported on the RCRA-SQG, FINDS, HAZNET, CLEANERS, SCML, and ENVIROSTOR database. According to the EDR Radius Report, the facility was reported as a small quantity generator of hazardous materials with no violations. The ENVIROSTOR database indicates that a dry cleaner was operating at this address as early as 1981 when a drive-by was conducted by a representative of the State of California, Department of Toxic Substances Control. Historical city directories reviewed indicate that Veteran's Dry Cleaners operated at the site from as early as 1971 until at least 1997. The HAZNET database suggests the facility generated halogenated solvents that were disposed of at a recycler. No violations relating to the release of hazardous materials were reported in the EDR Report. Kleinfelder reviewed inspection reports for this facility at the Sacramento County Environmental Management Department, see Section 4.3.

Off site, there were 16 facilities listed within the ASTM search distance as follows:

The following two facilities located adjacent to the study area reportedly handle hazardous materials/waste. No violations or unauthorized releases were reported for these facilities; therefore, based on conditions reported in the EDR Report, these facilities are unlikely to have adversely affected the study area.

- *Cordova Veterinary Hospital, 2890 La Loma Drive* [HAZNET, SCML]
- *El Caprice Car Wash, 2764 El Caprice Drive* [SCML]

The following facility is located adjacent to the study area and had an unauthorized release of hazardous materials according to the EDR Radius Report:

- **Jiffy Lube/Lube 10, 10149 Folsom Boulevard**
  This facility is located adjacent to the west of the subject site subject site at the northwest corner of the intersection of La Loma Drive and Folsom Boulevard. The facilty was listed on multiple databases including HIST UST, SCML, and LUST. Five underground storage tanks were located at this facility in 1965. On December 31, 1986 a release of waste oil affecting soil was discovered.

According to Kleinfelder's Sacramento County Environmental Management Department file review (Section 4.3) soil contamination was associated with removal of a waste oil tank. The case was closed December 20, 1988 by the SCEMD with concurrence by the Central Valley Regional Water Quality Control Board (CVRWQCB). No outstanding violations were reported for this facility in the EDR Radius Report.

The following facilities five (5) facilities were reported within the ASTM Search Distance (and not adjacent to the study area) and have had unauthorized releases of hazardous materials that are currently be investigated by one or more regulatory agencies:

- **Beacon Station #603/Former Tesoro, 10299 Folsom Boulevard**
  This facility is located approximately 1/8-mile to the northeast of the study area and was listed on multiple databases including LUST, Cortese, SCCS, SCML, and SWEEPS UST. The State of California Water Resources Control Board's database, Geotracker, provided additional facility detail. According to an *Evaluation of Remedial Alternatives and Workplan for Enhanced Bioremediation Pilot Study* prepared by SECOR dated October 26, 2007, up to four underground storage tanks have been operated at the facility. A waste oil tank was removed from the facility in 1987. In April 1996 a leak was detected in the product lines between two dispensers. Three 10,000 gallon USTs were removed from the facility in 1997 and replaced. Soil was excavated to accommodate the new underground storage tanks. Residual petroleum hydrocarbons remained in the soil in the excavations. Six soil borings were advanced at the facility and as many as 14 groundwater monitoring wells were installed. The highest concentrations of petroleum hydrocarbons detected in soil were collected near the USTs. SECOR concluded that based on characterization work completed to date, petroleum hydrocarbon impacts in the vadose zone were relatively minor. According to SECOR, the groundwater plume at the facility was generally stable and decreasing in size. Groundwater flow at this facility has been variable ranging from northeast to northwest, which is away from the subject site. Pertinent sections of the SECOR report are included in Appendix C.

  The lateral and vertical extent of contamination at this facility as not been defined. Therefore, in the event that impacted groundwater from this facility migrates beneath the site; the owner of the subject property, whether current or new, would not be held responsible by the regulatory agencies for investigation

or remediation of the impact. This opinion is based on our experience with a State of California policy, stated in the attached Management Memorandum #90-11. This memorandum clearly states that the State of California will not seek enforcement action against a property owner whose property has been impacted by an off-site source, solely on the basis of ownership. The policy states that if the impact has come from an off-site source, and the subject property's owner has not contributed to or exacerbated the problem under his/her site, no enforcement action would be taken. The lead agency could ask the owner to cooperate in the investigation or remediation by providing access for the responsible party's agents to perform additional assessment or remediation activities. These activities would in most cases include advancing borings and installing monitoring wells.

- **Building 3171, 3171 Mather Field Boulevard**
  This facility is located on the former Mather Air Force Base approximately 1/2-mile south of the study area and is listed on the Cortese database. No further information or violations were reported. See a discussion of the Mather Air Force Base regional groundwater impact below.

- **Building 3169, 3169 Mather Field Boulevard**
  This facility is located on the former Mather Air Force Base approximately 1/2-mile south of the study area and is listed on the Cortese and LUST databases. On May 5, 1994 a release of an unknown quantity of gasoline was discovered. Based on the distance from the site, the conditions at this facility are unlikely to have adversely affected the subject site. See a discussion of the Mather Air Force Base regional groundwater impact below.

- **Mather Air Force Base (Closed)**
  This facility is located approximately ½-mile to the south-southeast of the intersection of Mather Field Road and Highway 50 and is listed on the EPA National Priorities List (NPL). The facility was constructed in 1918 as a flight training school. The facility was decommissioned in September 1993. In 1989 the entire base was placed on the NPL. A total of 89 potentially contaminated sites have been identified within the former Air Force Base, some of which have adversely affected regional groundwater. These areas include landfills, fire training areas, fuel spill areas, fuel storage areas, sewage treatment areas, firing

ranges, drainage areas and an area associated with the Base dry cleaning facility. Constituents of concern to groundwater include PCE, TCE, and carbon tetrachloride. The extent of contamination from this facility has reportedly affected a large area and extends beyond the facility boundaries. Similar to the Beacon Facility, in the event that impacted groundwater from this facility migrates beneath the site; the owner of the subject property, whether current or new, would not be held responsible by the regulatory agencies for investigation or remediation of the impact. (See Management Memorandum 90-11, Appendix C)

- **Darpetro No. 5/Beneto, Inc. No 5, 10051 Folsom Boulevard**
  This facility is located nearly ½ mile southwest of the subject site and was listed on multiple databases including CA FID UST, SCCS, SWEEPS UST, HAZNET, LUST, and Cortese. A release of gasoline was reported in January 1991. According to the most recent *Groundwater Monitoring Report (July 1, 2007 through December 31, 2007)* prepared by Lee and Pierce, Inc. dated December 28, 2007, groundwater beneath the facility is typically encountered between the depths of 55 and 65 feet below ground surface and generally flows toward the northeast. The lateral extent of groundwater contamination has been defined to the east and south and has not migrated beneath the subject site according to a map provided in the report. Therefore, conditions at this facility are unlikely to have adversely affected groundwater beneath the site. Pertinent sections of the Lee and Pierce, Inc. report are included in Appendix C.

Based on the case status (i.e. closed cases), media affected, and/or no reported violations, the conditions at the following eight (8) facilities located within the ASTM Search Distance (and not adjacent to the study area) are not likely to adversely affect the subject site as follows:

- *Minit Lube/Quaker State Minit Lube, 2831 Paseo Drive* [SCCS-case closed, CA FID UST, and SWEEPS UST]
- *Exxon #7-0244/Texaco, 2931 Mather Field Road* [HIST UST, UST, CA FID UST, SWEEPS UST, LUST-case closed, SCCS-case closed, Cortese, HAZNET, and SCML]

- *Shell Oil Company, 2939 Mather Field Road* [RCRA-SQG, FINDS, LUST - case closed]
- *7-Eleven #4098, 10246 Mills Station Road* [LUST-case closed, Cortese, and HAZNET]
- *Rancho Tire Service, 10321 Folsom Boulevard* [HAZNET, Cortese, SCML, LUST - case closed]
- *Cordova Rentals, 10077 Folsom Boulevard* [SCML, SCCS-case closed, SWEEPS, Cortese, LUST - case closed]
- *Unocal Service Station No. 4541/Former Tosco, 10399 Folsom Boulevard* [HAZNET, LUST-case closed, Cortese, SCCS-case closed, SWEEPS UST]
- *Chevron, 10401 Folsom Boulevard* [HAZNET, LUST-case closed, Cortese, SCCS-case closed, SWEEPS UST]

Facilities not plotted by EDR due to poor or inadequate address information are referred to as orphan sites. There were 35 unmapped orphan sites in the EDR Report. The orphan summary/unmapped sites report was reviewed to assess the potential for off-site properties to be listed on databases that fall within the ASTM search distances. Based on our review these orphan sites appear to be either discussed previously or are outside of the ASTM search distances.

4.3. OTHER RECORDS REVIEWED

The following additional sources of environmental records were reviewed during this Phase I ESA for the purposes of meeting the ASTM standard. Local regulatory agencies were contacted for reasonably ascertainable and practically reviewable documentation regarding recognized environmental conditions present at the subject site and adjacent facilities (Interview documentation is included in Appendix C). Interviews with local regulatory agency representatives are included in Chapter 7 of this report. The following agencies were contacted for documentation.

☒.....Sacramento Metropolitan Air Quality Management District (SMAQMD)
☒.....Sacramento County Agricultural Commissioner's Office

☒.....Sacramento County and City of Rancho Cordova Building Department
☒.....Sacramento Metropolitan Fire Department
☒.....Sacramento County Environmental Management Department (SCEMD)
☒.....County Office of Emergency Services (included in SCEMD)
☒.....State of California, Department of Water Resources (DWR)
☒.....State of California, Water Resources Control Board (SWRCB)
☐.....State of California, Department of Conservation, Division of Oil and Gas
☐.....State of California, Department of Toxic Substances Control (DTSC)
☒.....State of California, Fire Marshal, Pipeline Safety Office
☒.....Sacramento Municipal Utility District (SMUD)
☒.....Golden State Water Company

The State of California, Department of Toxic Substances Control was not contacted because it is not the lead agency for the facilities listed on one or more of the regulatory databases reviewed by EDR, Inc. and summarized in the EDR Radius Map report (see Appendix B). The State of California, Department of Conservation, Division of Oil and Gas was not contacted because information concerning oil and gas fields was obtained from published maps available for download on their internet web site (www.consrv.ca.gov). Map findings are discussed in Table 4-2.

Sacramento Metropolitan Air Quality Management District (SMAQMD)

The Sacramento Metropolitan Air Quality Management District was contacted for information pertaining to air permits or violations associated with the site and adjacent facilities. A response to Kleinfelder's request for information was not received prior to production of this report. If a response from this agency changes our conclusions, we will notify the Client.

Sacramento County Agricultural Commissioner's Office

The Sacramento County Agricultural Commissioner's Office was contacted for information regarding historical agricultural land use at the site. A response to Kleinfelder's request for information was not received prior to production of this report. If a response from this agency changes our conclusions, we will notify the Client.

Sacramento Metropolitan Fire District

Kleinfelder requested records of incidents and storage/release of hazardous materials associated with the subject site. A response to Kleinfelder's request for information

was not received prior to production of this report. If a response from this agency changes our conclusions, we will notify the Client.

Sacramento County and City of Rancho Cordova Building Departments

Kleinfelder visited the Sacramento County Building Department to review records of building permits for the subject site. Building permits are filed by Assessor's Parcel Number. In summary:

- Parcel 076-0020-006: Multiple building permits were filed between 1990 and 2000 including construction of an awning, replacement of a sewer line, and signage. A permit to replace a service "buss" was finaled on November 20, 1999.

- Parcel 076-0020-011: Multiple building permits for various tenant improvements were filed between 1990 and 2007 including reconnecting sinks, installing a backflow valve, various electrical improvements, a gas test, re-roof, signage, lighting improvements, loading dock stair well, construction of a new fire corridor, interior demolition, and various interior alterations. Multiple expired permits were issued to the Cordova City Center between 2005 to 2007.

- Parcel 076-0213-009: No building permits were available from the Sacramento County Building Department.

According to the counterperson at the Sacramento County Building Department, additional building records may be available from the City of Rancho Cordova Building Department.

Kleinfelder contacted the City of Rancho Cordova Building Department. Records from this department were not readily available during the time frame of this report. If permit information is made available that changes the findings and conclusions of this report; Kleinfelder will contact the Client.

Sacramento County Environmental Management Department (SCEMD)

File review was conducted at SCEMD on January 3, 2008 and again on January 8, 2008 for the subject site and adjacent properties. The SCEMD files include information about hazardous materials handlers, UST installations and removals, complaints, well

installations, and toxic sites. The SCEMD had records for the following facilities which operated on the subject site:

- *10159 Folsom Boulevard*: In August 1988, a strong chemical smell (epoxy) was noted at La Loma Drive behind the Weinershnitzel. The media affected was reported as air and soil, surface water, or groundwater were not reported as an affected environment. The case was referred to the SMAQMD.

- *Veterans Cleaners, 10161 Folsom Boulevard:* Multiple inspection reports were on file at the County. Violations related to unauthorized releases of hazardous materials were not reported. The most recent inspection report was dated August 25, 2003. Four violations were noted including an expired permit, an outdated Consolidated Contingency Plan (CCP), waste containers were mislabled and a fire extinguisher had not been serviced. An updated CCP dated August 25, 2003 was submitted to SCEMD, as well as records of fire extinguisher service. According to the CCP, approximately 45 gallons of perchloroethylene were stored at the property in an above ground storage tank and steel drum. A map included in the CCP indicates that hazardous materials were stored in the rear of the facility near a boiler room. Equipment at the facilty included a "dry to dry" machine, dryer, washers, spotting board, and a press machine. Technichem of Emeryville, California was reportedly the waste hauler for the dry cleaner.

- *Canned Food Grocery/Folsom Grocery Outlet, 10175 Folsom Boulevard:* On April 22, 1994 a complaint was issued to SCEMD. Apparently raw sewage was observed discharging behind the store. Reconstruction of the sewer line in the parking lot was to be completed by April 25, 1994. A re-inspection of the faciltiy on May 25, 1994 by SCEMD was reported as satisfactory. There were no additional violations or complaints regarding an unauthorized release of hazardous materials.

The following facility located adjacent to the west of the subject site had records of an unauthorized release of hazardous materials:

- Jiffy Lube, 10149 Folsom Boulevard: A release of waste oil was discovered during tank removal at the Jiffy Lube on September 15, 1987. The release

reportedly affected soil only. Contaminated soil was excavated and stockpiled at the facility. The case received closure from SCEMD on December 20, 1988. A letter from Rollie A. Peterson, Inc. to the SCEMD on May 2, 1989 indicates that stockpiled soil was being evaluated for disposal options. No additional records of soil removal were included in the files at SCEMD.

State of California, Department of Water Resources (DWR)

Kleinfelder requested records from DWR for well completions located within the same sections, township, and range as the study area. According to Ms. Anne Roth of the DWR, there were 38 well completion reports on record. In summary, there are three domestic wells, two irrigation wells, 20 monitoring wells, five public supply wells, three vapor extraction, three abandoned wells and two wells of unknown type.

State of California, Water Resources Control Board (SWRCB)

Kleinfelder reviewed case information available from the RWQCB for facilities reported in the EDR Radius Report on the LUST database. This information is available from the SWRCB's online database, Geotracker (http://geotracker.swrcb.ca.gov/). Pertinent information for the following facilities is included in Appendix C and was used in evaluating potential adverse impacts to the subject site:

- Beacon Station #603, 10299 Folsom Boulevard
- Darpetro No. 5, 10051 Folsom Boulevard

Information is also summarized in Section 4.2 of this report.

State of California, Fire Marshal, Pipeline Safety Office

Kleinfelder requested a search of records for gas pipelines in the vicinity of the subject site. According to a response from Ms. Lisa Dowdy, there are no pipelines jurisdictional to the State Fire Marshal in the vicinity of the subject site.

Sacramento Municipal Utility District (SMUD)

Kleinfelder contacted SMUD for information about the polychlorinated biphenyl (PCB) content of the pad-mounted transformers on site. A response to Kleinfelder's request for information was not received prior to production of this report. If a response from this agency changes our conclusions, we will notify the Client.

Golden State Water Company

The site is located within the Golden State Water Company service area. A copy of the 2007 Water Quality Report was obtained from the Golden State Water Company's internet site (Appendix C). Two violations were reported. In March 2006, the Cordova System failed to meet the water quality standard for turbidity. The exceedance was caused by a malfunction of the alarm system. Water exceeding the turbidity standard was captured and isolated in three storage reservoirs and was never served to customers. During the month of June 2006, the Cordova Water System failed to meet the water quality standards for bacteriological quality and monitoring regulations. Three out of 48 routine monthly samples were positive for total coliform bacteria and one out of 12 samples were positive for fecal coliform bacteria. In cooperation with the California Department of Health Services follow up action was taken and included increasing chlorination, flushing in the infected area, and extensive repeat sampling. Repeat samples tested negative for both total and fecal coliform bacteria.

4.4. PHYSICAL SETTING SOURCE(S)

Table 4-2 presents information about the physical setting of the site. This information was obtained from published maps. A geotechnical investigation report was not provided for Kleinfelder to review.

TABLE 4-2
PHYSICAL SETTING

USGS TOPOGRAPHIC QUADRANGLE	Carmichael Quadrangle, 7.5 Minute Series (Topographic), 1975, (photo-revised from 1967), EDR Geocheck.	The subject site is located at an approximate elevation of 79 feet above mean sea level (msl) and the topographic relief slopes generally to the west. A large commercial structure was depicted on the map that is consistent with the larger structure on site. No wells or other structures were depicted on site. Land use in the vicinity of the site was depicted as rural residential.
GEOLOGIC MAP	Geologic Map of California, State of California Department of Conservation 1977; Scale: 1 inch = 12 miles	The subject site lies on the north central margin of the Great Valley Geomorphic Province in north central California. Alluvium, lake, playa, and terrace deposits that were mostly marine and unconsolidated and semi-consolidated were depicted on the map.

TABLE 4-2 (continued)
PHYSICAL SETTING

SOIL TYPE	Web Soil Survey of Sacramento County, January 7, 2008 (http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx).	There was two soil types depicted on site according to the Web Soil Survey. In summary: Americanos-Urban land complex-102: This soil is moderately deep, well drained soil on slopes of 0 to 2%. *Urban land-227 (70.6% of subject site):* The soil survey describes this soil type as a unit consisting of large areas covered by impervious surfaces or structures such as roads, driveways, sidewalks, buildings, and parking lots. Soil material under the impervious surfaces may have been altered during construction. The complete Soil Survey description of this soil type is included in Appendix C.
OIL AND GAS FIELDS	Division of Oil and Gas Website (www.consrv.ca.gov/dog)	Oil and gas fields were not depicted on the map.

Information about the regional geology is presented on Table 4-3. This information was obtained from published data and maps, interviews with public agencies, and/or from previous investigations conducted by Kleinfelder in the vicinity of the site.

TABLE 4-3
REGIONAL GEOLOGY AND HYDROGEOLOGY

PHYSICAL PARAMETER	INFORMATION/COMMENTS
REGIONAL GEOMORPHIC PROVINCE	The site is located in the Great Valley Geographic Province in Central California. This province was formed by the filling of a large structural trough or downwarp of the underlying bedrock. The trough is situated between the Sierra Nevada Mountains on the east and the Coast and Cascade Ranges on the west. The trough, which underlies the valley, is asymmetrical with the greatest depth of sediments along the western margin. The sediments that fill the trough originated as erosional debris from the adjacent mountains and foothills.

TABLE 4-3 (continued)
REGIONAL GEOLOGY AND HYDROGEOLOGY

PHYSICAL PARAMETER	INFORMATION/COMMENTS
	The site is located within the northern one-third of the Great Valley, which is known as the Sacramento Valley. The Sacramento Valley is characterized by deep accumulations of Cretaceous to Quaternary Age sediments. Total thickness of these sediments is in the order of thousands of feet. The majority of the native sediments in the area consist of Pliocene to Holocene continental rocks and deposits consisting of heterogeneous mix of generally poor sorted clay, silt, sand, and some gravel. The valley geomorphology includes dissected uplands, low alluvial plains and fans, river floodplains and channels, and overflow lands and lake bottoms.
DEPTH TO REGIONAL GROUNDWATER AND GRADIENT (Source: Groundwater Monitoring Reports for Beneto Inc. and the Former Tesoro Service Station located within ½ mile of the site, see discussion in Section 4.2)	Two facilities nearby the site have reported groundwater investigations. Information about groundwater was obtained as follows: At the Beneto, Inc. facility, the depth to groundwater is approximately 55 to 65 feet below ground surface (1/2 mile southwest of the site). Groundwater at this facility generally flows toward the northeast. At the Former Tesoro Service Station, depth to groundwater has ranged between 67 and 74 feet bgs (1/2 mile east of the site). Groundwater at this facility generally flows toward the northwest; however has varied from the northeast to the northwest. General groundwater depth and gradient may be influenced by local pumping, rainfall, and irrigation patterns.
REGIONAL GROUNDWATER QUALITY PROBLEMS (Source: EDR Radius Report)	Regional groundwater quality problems and regional impairments to water quality were revealed during Kleinfelder's assessment. See discussion in Chapter 4.
FLOOD ZONE DESIGNATION (Source: EDR Radius Report)	According to the EDR regulatory agency database search report, the subject site is not located within the 100-year flood zone; however, the northwestern portion of the site appears to fall within the 500-year flood zone.

[1] Groundwater flow direction is based on regional information sources. Site-specific conditions may vary due to a variety of factors including geologic anomalies, utilities, nearby pumping wells (if present), and other developments.

4.5. USER PROVIDED INFORMATION

Information regarding current owner/occupant is listed in Table 4-4.

TABLE 4-4
OWNER/OCCUPANT INFORMATION

ENTITY	NAME
OWNER	The Lily Company
PROPERTY MANAGER	Sam Fong
OCCUPANT	Unoccupied

Interviews with the property manager are provided in Chapter 7. The following section presents information provided by the Client.

4.5.1. Title Records

A Preliminary Title Report or Chain-of-Title Report was not provided to Kleinfelder for review prior to production of this report. These documents may provide information about land including ownership and other interests in the land, easements, and liens. Not all liens, defects, and encumbrances affecting title to the land may be included on the Preliminary Title Report.

4.5.2. Environmental Liens

At the time this report was produced, the EDR Environmental Lien Search had not been received. According to EDR, there were difficulties with the assessor's parcel numbers. The lien search report, once provided by EDR, will be provided to Los Rios Community College District.

According to the Client, they are not aware of current limitations on either activity or use of the subject site.

4.5.3. Value Reduction

As part of the ASTM E 1527-05 process, information must be gathered regarding the prospective purchase price of the property relative to the fair market value of the subject site. If there appears to be a value reduction, that reduction must be identified with respect to whether the difference could be attributed to environmental degradation of the property. Based on a questionnaire provided to the Client, Mr. Bill Silvia, it is his opinion that the offered price of the property is not lower than the appraised value.

5 HISTORICAL USE OF THE PROPERTY AND ADJOINING PROPERTIES

The history of the site was researched to identify obvious uses. Historical land use was researched to the first developed use, or back to 1940, whichever is earlier or readily available. Table 5-1 summarizes the availability of information reviewed during this assessment.

TABLE 5-1
HISTORICAL SOURCES

	YEARS REVIEWED	AVAILABILITY
AERIAL PHOTOGRAPHS	1952, 1961, 1971, 1981, 1993, and 1998.	EDR, Inc.
SANBORN FIRE INSURANCE MAPS	Not available.	Not available according to EDR, Inc.
POLK AND HAINES CRISS-CROSS DIRECTORIES	Various years between 1971 and 2007.	EDR-City Directory.
HISTORICAL TOPOGRAPHIC MAP REPORT	1902, 1954, 1967, and 1975.	EDR, Inc.
BUILDING DEPARTMENT	Various years between 1990 and 2007.	Sacramento County Building Department and the City of Rancho Cordova Building Department.
PREVIOUS ASSESSMENT(S)	Not available.	Not provided by Client.
CHAIN-OF-TITLE OR PRELIMINARY TITLE REPORT [1]	Not available.	Not provided by Client.

[1] Title report information is further described in Section 4.5.1.

5.1. AERIAL PHOTOGRAPHS

A review of historical aerial photography may indicate past activities at a site that may not be documented by other means, or observed during a site visit. The effectiveness of this technique depends on the scale and quality of the photographs and the available coverage. Aerial photographs were obtained from several historical photograph collections through EDR. Aerial photographs covering 46 years were available during the time frame that this report was being prepared. A summary of the aerial

photographs reviewed is presented in Table 5-2. Copies of the reviewed aerial photographs are included in Appendix D.

TABLE 5-2
AERIAL PHOTOGRAPHS

DATE	APPROXIMATE SCALE	TYPE	SOURCE	QUALITY
1952	1" = 555'	Black and White Monoscopic	EDR, Inc./PacificAir	Good
1961	1" = 555'	Black and White Monoscopic	EDR, Inc./Cartwright	Good
1971	1" = 333'	Black and White Monoscopic	EDR, Inc./Cartwright	Good
1981	1" = 333'	Black and White Monoscopic	EDR, Inc./Cartwright	Good
1993	1" = 666'	Black and White Monoscopic	EDR, Inc./USGS	Good
1998	1" = 666'	Black and White Monoscopic	EDR, Inc./USGS	Good

Note: Aerial photographs only provide information on indications of land use and no conclusions regarding the release of hazardous substances or petroleum products can be drawn from the review of photographs alone.

5.1.1. Subject Site

In **1952**, Folsom Boulevard and the Southern Pacific Railroad were observed in their present location south of the site. The subject site appeared to be a fallow field in 1952. A single rectangular structure located in the northeastern portion of the subject site may be associated with a complex of structures that may be associated with agricultural or gravel processing located east of the site. A linear feature traversed the northern portion of the site which then trended northward toward the American River. It is not clear whether this feature is a canal or perhaps a steep change in topography. The topographic maps indicate a steep decline was located at this location.

In **1961**, the linear feature described in the 1952 did not appear as prominent. The site appeared to have been plowed and the structure noted in the previous aerial photograph was no longer present on site. However, a small square structure was noted in the eastern section of the site near a pair of large trees. The use of the small

structure was not obvious and improved roadways were not apparent accessing the small structure.

By **1971**, La Loma Drive and El Caprice Drive had been constructed to the west and east of the site, respectively. A large parking lot and two buildings in the configuration of the existing structures were apparent (large commercial building with additional tenant spaces and the Wienerschnitzel building). A single driveway accesses the property from El Caprice Drive and splits in two with one road accessing the rear of the large commercial building and one accessing the parking lot north of Folsom Road. The eastern portion of the site remained predominantly undeveloped with the exception of the small square structure. A small parking area was apparent near the small structure. Unimproved roadways extending north from the driveway were apparent. There appeared to be debris in the vicinity of the unimproved roads.

The **1981** aerial photograph does not depict significant changes to the subject site from the 1971 aerial photograph. The quality of the **1993** and **1998** aerial photographs was not as good as the 1981 aerial photograph. The small square structure and small parking lot in the eastern portion of the site were no longer apparent in the 1993 aerial photograph. There did not appear to be additional significant changes to the subject site in the 1993 and 1998 aerial photographs.

5.1.2. Surrounding Areas

In **1952,** land use surrounding the subject site appeared to be primarily agricultural and rural residential. La Loma Drive had not been constructed in 1952 and orchards were noted less than 1,000 feet east of the subject site. The topographic map from 1954 indicated gravel mining activity near the American River. A complex of multiple structures was depicted east of the site including multiple out-buildings and barns that may have been used for agriculture or gravel processing.

In **1961**, land use west of the study area remained primarily agricultural and rural residential; however, east of the study area urban development was apparent including commercial and residential land use. Most of the rural residential structures located north east of the site had been demolished by 1961. Two small commercial structures had been constructed south of the site. The structure locations are consistent with the structures presently occupying the parcels, including a Carolina's Mexican Restaurant

(10179 Folsom Boulevard) and a check cashing business (10235 Folsom Boulevard). An "L" shaped structure was located east of the site at the northeast corner of the intersection of Mather Field Road and Folsom Boulevard (10265 Folsom Boulevard). "L" shaped structures are suggestive of automobile fuel stations. This parcel was reported on multiple databases that indicate USTs were operated at the facility. Records of unauthorized releases from USTs were not reported for this facility (See Section 4.2).

In **1971**, land use north of Folsom Boulevard and east of Mather Field Road continued to be primarily residential and commercial. Residential development was also apparent west of the subject site. A second "L" shaped structure was noted at the northwest corner of the intersection of La Loma Drive and Folsom Boulevard (10149 Folsom Boulevard). This facility was the site of a leaking underground storage tank investigation. Additional information concerning this facility is included in Section 4.2. To the east of the subject site, a structure was apparent that is consistent with the car wash facility at 2764 El Caprice Drive. The property south of Folsom Boulevard continued to be predominantly undeveloped.

In **1981**, significant commercial development was noted south of Folsom Boulevard and the Southern Pacific Railroad. The aerial photographs from **1993** and **1998** did not depict significant additional changes to land use in the vicinity of the subject site.

5.2. SANBORN FIRE INSURANCE MAPS

Sanborn Fire Insurance Maps provide historical land use information for some metropolitan and small-established towns. Kleinfelder, Inc. requested a search of Sanborn Fire Insurance Maps by EDR. Sanborn Fire Insurance Maps were not available for the subject site (see Appendix D).

5.3. POLK AND HAINES CRISS-CROSS DIRECTORIES

Polk City Directories and Haines Criss-Cross Directories provide information regarding property occupants by address. These directories were reviewed by EDR, Inc. and summarized in a report contained in Appendix D. The review was conducted in approximately 5-year increments for the years spanning 1971 through 2007. In summary, the following property occupants were listed:

- 10153 Folsom Boulevard: Der Wienerschnitzel (1971 through 1997)
- 10155 Folsom Boulevard: Rag Doll (1971 through 1997)
- 10157 Folsom Boulevard: Cindy's (1971 through 1976)
- 10159 Folsom Boulevard: Four Paws Pet Shop (1982 through 1997), Familia Lopez Bakery (2002 though 2007)
- 10161 Folsom Boulevard: Veteran's Cleaners (1971 though 1997)

Frank's Hancock Service was listed as the occupant of 10149 Folsom Boulevard from 1971 through 1976. Jiffy Lube occupied this parcel from at least 1982 until 1997 and Smog USA occupied this parcel in from at least 2002 through 2007. Additional off-site facilities were not reported in the EDR-City Directory Abstract.

5.4. HISTORICAL TOPOGRAPHIC MAP REVIEW

Kleinfelder contacted EDR for information regarding historical topographic maps of the site vicinity. The topographic maps reviewed for this assessment are listed below in Table 5-3. Copies of the maps are included in Appendix D.

TABLE 5-3
HISTORICAL TOPOGRAPHIC MAPS REVIEWED

YEAR	QUADRANGLE	SERIES	SCALE
1902	Fair Oaks	15 minute	1:62,500
1954	Carmichael	7.5 minute	1:24,000
1954	Fair Oaks	15 minute	1:62,500
1967	Carmichael	7.5 minute	1:24,000
1975	Carmichael	7.5 minute	1:24,000

In **1902** the subject site was depicted as vacant land located north of the Southern Pacific Railroad (Placerville Branch) in a relatively undeveloped are known as Rio De Los Americanos. The American River was depicted approximately 1,500 feet north of the site. A structure was depicted near the subject site; however due to the scale of the topographic map it is unclear whether the structure is located on site.

The **1954** depicted multiple structures near the eastern border of the site, although it is not clear whether one or more of the structures are located on the subject site. The topography of the site is relatively flat with the exception of the northern border of the site where the topography steeply descends approximately 15 feet. Land use in the vicinity of the subject site is predominantly rural residential and agricultural. A large orchard is apparent approximately ¼ mile east of the site.

In **1967**, the topography of the northern border appears to have been altered and a large commercial structure was apparent. The large commercial structure is consistent with the shape of the present structure on site. A small structure was also depicted in the eastern portion of the site at a location consistent with the small square structure noted in the aerial photographs. This small structure may have been one of the multiple structures noted in the 1954 topographic map. Urban development was noted east and north of the subject site.

There were no significant changes to the subject site in the **1975** topographic map. Continued residential and commercial development was noted in the surrounding area.

6 SITE RECONNAISSANCE

Kleinfelder's assessment activities included a site reconnaissance. This chapter summarizes the findings from the site reconnaissance.

6.1. METHODOLOGY AND LIMITING CONDITIONS

A representative from Kleinfelder, Ms. Carol Hall, R.E.A. I, conducted a site reconnaissance on January 9, 2008 to assess and photograph present site conditions. Weather at the time of the site visit was cool and cloudy. There was a moderate breeze. The approximate site boundaries are shown on Plate 2, "Site Map," and color photographs of the site are presented on Plate 3. The site conditions discussed below are limited to readily apparent environmental conditions observed. Mr. Brian Hernandez accompanied Ms. Hall. Access into the interior of the building at 10175 Folsom Boulevard was provided by Mr. Hernandez. Access into the remaining buildings was not available on January 9th. Ms. Christina Ryan, R.E.A. I returned to the site on January 10, 2008 once Mr. Hernandez obtained site access.

6.2. GENERAL SITE SETTING

Former tenants at the Folsom Mather Center, according to a large sign along Folsom Boulevard, included:

- Total Outlet Beauty (Sportswear, T-shirts, Beauty Supplies) (10175 Folsom Boulevard)
- Bejan's Furniture (location is unclear)
- 5 Star Liquor (10173 Folsom Boulevard)
- Veteran's Cleaners' (10161 Folsom Boulevard)
- Shoe Repair (10163 Folsom Boulevard)
- Carnicera Family Lopez Market #2 (10167 Folsom Boulevard)

These businesses were located within a retail center that included a large two-story warehouse-size structure and attached tenant spaces in an "L-shaped" one-story addition. A separate building on site was formerly operated as a Wienerschnitzel restaurant.

6.3. SITE OBSERVATIONS

Site observations are further described in Table 6-1.

TABLE 6-1
SITE OBSERVATIONS

General Observations	Remarks	Observed	Not Observed
Current Use	Unoccupied shopping center that is used by vagrants for shelter.	X	
Current use likely to indicate RECs			X
Past Use	Signage indicated former property use for Veteran's Cleaners (dry cleaners).	X	
Past use likely to indicate RECs	Former land use for a dry cleaner.	X	
Structures	Large warehouse size building with attached tenant spaces. A triangular shaped building was located on the southwest corner of the site.	X	
Roads	Remnant former roadway on the east side of the building at 10175 Folsom Boulevard.	X	
Topography of site and surrounding area	Relatively level with the exception of the extreme north section and northwest corner that has an approximately 20-foot decline to the adjacent apartment complex and roadway.	X	

TABLE 6-1 (Continued)
SITE OBSERVATIONS

Interior and exterior observations or environmental conditions that may involve the use, storage, disposal or generation of hazardous substances or petroleum products.		Observed	Not Observed
Aboveground storage tank (AST)			X
Air Emissions			X
Below grade vaults	Associated with utilities, two oil/water separators, and grease traps. Two oil/water separators were noted in the rear of 10173 and 10175 Folsom Boulevard. One grease trap was located at the north side of the former Wienerschnitzel business at 10153 Folsom Boulevard, and the other was located within a former market noted at 10167 Folsom Boulevard.	X	
Burned or buried debris	Mattresses, bed frames, and paper products were burned inside the warehouse structure at 10175 Folsom Boulevard. Other indications of vagrant shelter use were observed (food and drink products, couches, clothing, household debris).	X	
Chemical storage			X
Chemical mixing areas			X
Discolored soil or water	Sheen observed on water puddles behind the tenant spaces at two locations. One location was north of the pad mounted transformer, which had been vandalized; and one location was adjacent to a pail filled with an unknown brown liquid and a garbage bag filled with a white, spongy unknown material.	X	
Ditches, streams	An unlined drainage ditch collects stormwater runoff from the adjacent Carolina's Mexican Restaurant. The unlined drainage ditch flows to a pipe beneath the parking lot on site.	X	

TABLE 6-1 (Continued)
SITE OBSERVATIONS

Interior and exterior observations or environmental conditions that may involve the use, storage, disposal or generation of hazardous substances or petroleum products.		Observed	Not Observed
Drains and piping *(e.g. floor drains, floor trenches, bay drains, sand traps, grease traps)*	There are sinks associated with a former kitchen area and a janitorial closet and restrooms located in the large warehouse building at 10175. Restrooms were noted in the rear of the tenant spaces. At least four floor drains were noted within the former dry cleaners. A floor drain was also noted at 10167 Folsom Boulevard. Oil/water separators were noted at two locations in the rear of the 10175 and 10173 Folsom Boulevard. Two grease traps were noted: one on the north side of 10153 Folsom Boulevard (former Wienerschnitzel location) and one within 10167 Folsom Boulevard. An open pipe that was filled with debris (e.g. wood, soil, paper, etc.) was located adjacent to the oil/water separator at 10175 Folsom Boulevard. The purpose of the pipe was not apparent.	X	
Drums			X
Electrical or hydraulic equipment (Polychlorinated biphenyls [PCBs])	Two pad-mounted transformers are located on site. The transformers were not marked as to the PCB content. The transformer located behind the L-shaped retail center had been vandalized. Light ballasts were observed that may contain PCBs.	X	

TABLE 6-1 (Continued)
SITE OBSERVATIONS

Interior and exterior observations or environmental conditions that may involve the use, storage, disposal or generation of hazardous substances or petroleum products.		Observed	Not Observed
Fill dirt from an unknown source.		X	
Fill dirt from a known source			X
Hazardous chemical and petroleum products in connection with *known* use.			X
Hazardous chemical and petroleum products in connection with *unknown* use.			X
Non-hazardous containers with contents	Household use containers were observed in debris piles.	X	
Hazardous Waste Storage			X
Heating and cooling system and fuel source	HVAC units observed on the roofs of the buildings. Gas or electric are the likely fuel sources.	X	
Industrial waste treatment equipment			X
Loading and unloading areas	Behind 10175 Folsom Boulevard is an elevated loading/unloading area with a storm drain at the base. An oil/water separator was noted at this location.	X	
Odors	Foul odor apparent in area where soil piles and household debris/furniture were observed on the northeast corner of the site. May be associated with molding furniture and feral animal waste. A petroleum odor was noted in the rear of the tenant spaces near the vandalized transformer.	X	
Pits, Ponds, or Lagoons			X
Pools of Liquid			X
Process waste water			X
Sanitary Sewer System	Not marked on site.		X

TABLE 6-1 (Continued)
SITE OBSERVATIONS

Interior and exterior observations or environmental conditions that may involve the use, storage, disposal or generation of hazardous substances or petroleum products.		Observed	Not Observed
Septic system (*e.g. tank and leach fields*)			X
Soil piles	Several locations depicted on Plate 2. Some had wood debris mixed with soil.	X	
Solid Waste/Evidence of Unauthorized Dumping	Household debris (paper products, clothing, furniture) piles and construction debris (concrete, metal, and piping) piles are depicted on Plate 2. The interior of the first and second floors of the warehouse building at 10175 Folsom Boulevard had similar debris throughout.	X	
Stained pavement, soil or concrete	Stained pavement was observed inside the garbage enclosure at the former Wienerschnitzel.	X	
Stains or corrosion (*interior, non-water)*	Much of the floor area of the interior was covered with household debris or remnant furnishings from the former outlet store at 10175 Folsom Boulevard and the other tenant spaces.		X
Storm drains/catch basins	Storm drains are located throughout the parking lot and in the rear of the facility. Water with a sheen was observed draining into the storm drain in the rear of the tenant spaces.	X	
Stressed vegetation	The area south of the partially paved roadway on the east side of the site lacked vegetation. Grooves in the dirt indicated former automotive or truck traffic in this area. No obvious staining was observed.	X	
Sumps & clarifiers	See below grade vaults.	X	
Surface water	Puddles of water were apparent on paved areas of the site. A sheen was noted on puddles of water noted in the rear of the tenants spaces.	X	

TABLE 6-1 (Continued)
SITE OBSERVATIONS

Interior and exterior observations or environmental conditions that may involve the use, storage, disposal or generation of hazardous substances or petroleum products.		Observed	Not Observed
Underground storage tank(s) (including heating oil tanks and oil/water separators)	Oil/water separators observed on site.	X	
Unidentified substance containers	A pail was filled with an unknown brown liquid and a garbage bag filled with a white, spongy unknown material in the area behind the L-shaped retail center.	X	
Utilities	Gas meters, electrical equipment, and storm drains were observed. Much of the electrical equipment had been removed.	X	
Waste Water Discharge			X
Water supplies (*potable and process*)	Water hydrants and water pipes were observed.	X	
Wells (*irrigation, monitoring, or domestic*)			X
Wells (*dry*)			X
Wells (*Oil and Gas*)			X

7 INTERVIEWS

Kleinfelder contacted the property manager, Mr. Sam Fong of the Lily Company to obtain current and historical environmental information concerning the subject site. According to an e-mailed response from Mr. Fong, the contract between the Lily Company and Los Rios specifically "excludes any representation on the seller's part about hazardous substances, activities etc."

Local government officials were interviewed to obtain further information about environmental enforcement actions pending or ongoing at the site and adjacent facilities, or relevant permits (e.g. building, air quality, well abandonment, etc.) for the site and adjacent facilities. Interviews conducted with local government officials are described in Section 4.2.

8 EVALUATION

Kleinfelder performed this ESA of the subject site in conformance with the scope and limitations of ASTM Practice E1527-05. The following sections describe Kleinfelder's findings and provide general background information about the site. Findings include recognized environmental conditions, historically recognized environmental conditions, and de minimus quantities, as applicable to the subject site. Business environmental risk issues are discussed in Section 8.3, Deviations.

8.1. BACKGROUND

The subject site is approximately 9.5 acres of land located northeast of the intersection of Folsom Boulevard and La Loma Drive. Two structures are located on the subject site including a large commercial building formerly used as a grocery store and a small rectangular structure formerly occupied by a fast food restaurant. An addition to the large commercial building accommodates at least six tenant spaces. Past occupants of the site included restaurants, shoe repair, furniture, marketplace, bakery, liquor store, and a dry cleaners. In addition historical resources indicate a small square structure was located in the eastern portion of the site, which is presently vacant with the exception of a former driveway.

Land use in the vicinity of the subject site is predominantly mixed commercial and residential. Apartment complexes and a residential neighborhood are located north of the site. A restaurant and commercial businesses operate south and east of the subject site including a self-serve car wash. To the west of the subject site is a SMOG USA facility and a veterinary hospital and additional residential development.

The subject site is located at an approximate elevation of 79 feet above mean sea level (msl) and the topographic relief slopes generally to the west. However, the topography north of the site drops approximately 15 to 20 feet along the southern border. This change in elevation was apparent in topographic maps from as early as 1954 and may be naturally occurring. Groundwater beneath the subject site is anticipated at between 55 and 75 feet below ground surface and may flow northeast to northwest toward the

American River, based on nearby groundwater assessments. General groundwater depth and gradient may be influenced by local pumping, rainfall, and irrigation patterns.

8.2. FINDINGS AND OPINIONS

Kleinfelder contracted with a commercial database service, Environmental Data Resources (EDR), to review the Federal, State, and local regulatory agency lists for references to the site and listings within the appropriate ASTM minimum search distance to the site. In addition, regulatory agencies were contacted to provide additional information about the subject site and surrounding area including the local air district, local water district, county building department, county environmental management department, and multiple State of California agencies. Two past occupants of the subject site, Veterans Cleaners (10161 Folsom Boulevard) and the Canned Food Grocery (10175 Folsom Boulevard), were listed on regulatory agency databases researched by EDR. The facilities were not listed on databases or reported by local regulatory agencies to have experienced unauthorized releases of hazardous materials with the exception of the following incident:

- *Canned Food Grocery/Folsom Grocery Outlet, 10175 Folsom Boulevard:* On April 22, 1994 a complaint was issued to SCEMD. Apparently raw sewage was observed discharging behing the Canned Food Grocery on April 22, 1994. Reconstruction of the sewer line in the parking lot was to be completed by April 25, 1994. The facility was re-inspected by the SCEMD on May 25, 1994. Based on the material released and media affected (paved parking lot), this incident is not likely to have adversely affected soil or groundwater at the subject site.

Off site, there were 16 facilities listed within the ASTM search distance, which were listed on one or more databases. A car wash operates adjacent to the east of the subject site at 2764 El Caprice Drive. This facility has not experienced an unauthorized release of hazardous materials or been the subject of a soil and/or groundwater investigation by state or local regulatory agencies. The former Jiffy Lube (presently occupied by SMOG USA) located adjacent to the west of the site was the subject of a leaking underground storage tank investigation. The investigation and clean up was overseen by the SCEMD. The case was closed on December 20, 1988. No outstanding violations were issued for this facility.

Six additional facilities have had unauthorized releases of hazardous materials that are currently being investigated by one or more regulatory agencies. These facilities include the Beacon Station (10299 Folsom Boulevard), Darpetro No. 5/Beneto, Inc. No 5 (10051 Folsom Boulevard), and multiple cases involving a regional groundwater containment plume at Mather Air Force Base and Aerojet. Review of recent monitoring reports indicates groundwater at these facilities have been adversely impacted. However, based on the groundwater gradient at the Beacon Station and the Darpetro No. 5 facility, conditions at these facilities are considered unlikely to have adversely impacted groundwater beneath these facilities. Constituents of concern to groundwater at the Mather Air Force Base include tetrachloroethylene (PCE), trichloroethene (TCE), and carbon tetrachloride. The extent of contamination from this facility has reportedly affected a large area and extends beyond the facility boundaries. The Aerojet General Corporation (Aerojet) is located approximately three miles east of the site and has operated since the early 1950s as a rocket propulsion systems plant. Numerous chemicals were used for manufacturing and testing at the facility including chlorinated solvents, propellants, metals, and oxidizers. The most prevalent contaminants to groundwater are described as TCE, perchlorate, and n-nitrosodimethylamine (NDMA). In 1979, volatile organic compounds (VOCs) were found in private wells off the Aerojet facility; and in 1983, VOCs were found in the American River. Between 1983 and 1987, Aerojet installed five groundwater extraction and treatment facilities to prevent further movement of VOCs contaminants off the property. According to a Fact Sheet provided by the US EPA (*Aerojet General Corporation Superfund Site, Fall 2006*) groundwater beneath the site has been adversely impacted by contamination associated with the Aerojet facility.

In the event that impacted groundwater from these facilities migrate beneath the site; the owner of the subject property, whether current or new, would not be held responsible by the regulatory agencies for investigation or remediation of the impact. This opinion is based on our experience with a State of California policy, stated in the attached Management Memorandum #90-11. This memorandum clearly states that the State of California will not seek enforcement action against a property owner whose property has been impacted by an offsite source, solely on the basis of ownership. The policy states that if the impact has come from an off site source, and the subject property's owner has not contributed to or exacerbated the problem under his/her site, no enforcement action would be taken. The lead agency could ask the owner to cooperate in the investigation or remediation by providing access for the responsible

party's agents to perform additional assessment or remediation activities. These activities would in most cases include advancing borings and installing monitoring wells.

The history of the site was reviewed to identify obvious uses of the site from the present to first developed use, or back to 1940, whichever is earlier, from readily available resources. Available sources date to 1902 and include aerial photographs, Polk and Haines Criss Cross Directories, historical topographic maps, and Building Department records. The subject site has been predominantly vacant until the commercial structures were constructed between 1961 and 1971. A small square structure possibly associated with a complex of structures located east of the site was noted in a topographic map dated 1954 and was no longer apparent in aerial photographs in 1993. The purpose of the small structures is unknown. The complex of structures may be related to either agricultural land use or gravel processing. According to historical city directories, Veteran's Cleaners has occupied the site since at least 1971. Other occupants of the site reported in the historical city directories include Wienerschnitzel (1971 through 1997), a pet shop (1982 through 1997), and various restaurants, bakeries, and retail stores.

Historical resources only provide information on indications of land use and no conclusions can be drawn from them alone. However, Kleinfelder's review of available historical resources did reveal obvious signs storage of hazardous materials on site. Dry cleaners commonly store and use perchloroethylene (PCE or perc), an organic solvent. Records available from the SCEMD indicate that as much as 45 gallons of PCE were stored at Veteran's Cleaners. Hazardous waste at the dry cleaners were hauled off by a waste hauler; however, copies of the waste manifests were not reviewed by Kleinfelder. There were no service stations operated on the subject site revealed during Kleinfelder's assessment; however, multiple service stations operated in the area. See discussions of service stations in Chapter 4.

Kleinfelder conducted a site visit on January 9 and 10, 2008. There were recognized environmental conditions observed including the following:

- Prior land use of the site for a dry cleaners was apparent from signage. Diagrams of the facility during operation available from SCEMD indicate that hazardous materials were stored in the rear of the facility near a boiler room. At least four drains were noted in the former dry cleaners.

- The vandalized pad mounted transformer located in the rear of the retail center was not marked as to the PCB-content. A response to a request for PCB-content information from SMUD was not received prior to production of this report. Light ballasts within the commercial buildings may also contain PCBs.

- Many of the utilities on site, in particular the electrical equipment, appeared to have been substantially removed. Mercury switches, batteries, and other hazardous materials may remain, however, and require proper disposal.

- Liquid with an apparent sheen was observed near the pad-mounted transformer and near two containers with unknown materials on the north side of the retail center. The water was observed discharging to a storm drain.

- Two oil/water separators and two grease traps were observed on site. The two oil/water separators were noted north of 10173 and 10175 Folsom Boulevard, respectively. One grease trap was located north of the former Wienerschnitzel business and the other was located within the tenant space at 10167 Folsom Boulevard.

- An open pipe was located adjacent to the oil/water separator at 10175 Folsom Boulevard that was filled with debris (e.g. wood, soil, paper, etc.). The purpose of the pipe was not apparent.

- Soil piles were observed at multiple locations on the subject site, see Plate 2. Historical aerial photographs also depicted debris in the northeastern portion of the site as early as 1971. The origin of the soil piles is not known. No obvious evidence of hazardous materials were observed.

8.3. DEVIATIONS AND ADDITIONAL SERVICES

An evaluation of business environmental risk associated with the parcel(s) was not included in Kleinfelder's scope of work. The ESA does not incorporate non-scope considerations, such as asbestos-containing materials testing, radon, lead-based paint testing, lead in drinking water testing, wetlands, regulatory compliance, cultural and historical resources, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality, and high voltage power lines.

8.4. CONCLUSIONS

We have performed a Phase I Environmental Site Assessment in conformance with the Scope of Work required by ASTM 1527-05 and our Proposal Number 02301PROP/SAC7P503 dated December 7, 2007, for the property located at 10153-10175 Folsom Boulevard in Rancho Cordova, California in Sacramento County. Any exceptions to, or deviations from, this practice are described in Section 8.3 of this report. This assessment has revealed no evidence of recognized environmental conditions associated with the subject site except for the following:

- A dry cleaners, Veteran's Cleaners, operated at the site from at least 1971 until 2003. According to files reviewed at the Sacramento County Environmental Management Department (SCEMD), up to 45 gallons of perchloroethylene were stored and used at Veteran's Cleaners. According to the facility's 2003 Consolidated Contingency Plan, the material was stored in an above ground storage tank and steel drums in the rear of the facility near a boiler room. Kleinfelder observed at least four drains in the rear of the facility including two in the boiler room. Perchloroethylene may have been released during operation and discharged to the drains in the facility. Soil and groundwater may have been impacted by past dry cleaning activities.

- Two oil/water separators were noted in the rear of the large commercial building on the property. The contents of the oil/water separators may contain hazardous materials that require special handling and disposal. Subsurface assessment is not included in the Phase I ESA scope of work, therefore characterization of the contents should be evaluated and the structural integrity of the vaults should be assessed (e.g. cracking). Similarly, two grease traps were noted on the property, associated with former restaurants. The contents of these features should also be properly handled and disposed of appropriately.

- Two pad mounted transformers were noted on the subject site and were not marked as to the PCB content. A response from the Sacramento Municipal Utility District (SMUD) was not received regarding the PCB content of the transformers. Kleinfelder recommends that the Client contact SMUD prior to handling or disposing of the transformers.

- Soil beneath degraded asphalt in the rear of the facility may have been impacted by unauthorized dumping. The transformer located behind the L-shaped retail

center had been vandalized and a petroleum odor was noted. It is not clear whether the petroleum odor is originating from the transformer or if a petroleum containing substance was discarded near the transformer. A sheen was observed on water from recent rains that had pooled in the rear of the tenant spaces and discharged to the storm drain. The sheen appeared to originate from the vandalized transformer area. A sheen was also apparent in the vicinity of a pail filled with an unknown brown liquid and a garbage bag filled with a white, spongy unknown material. Water from this area also discharges to the storm drain.

- A drain was noted at the base of the loading dock in the rear of the facility. It is not clear if the drain is connected to a storm drain or if a sump is present at this location. An open pipe filled with debris was noted near the oil/water separator behind 10175 Folsom Boulevard. The purpose of the pipe is not known. Kleinfelder recommends that the presence of subsurface features (e.g. sumps, tanks) at these locations be evaluated.

- Historical resources reviewed reveals that at least one small square structure was located in the eastern portion of the property from as early as 1954 through at least 1981. The use of the structure (residential, retail, etc.) is not known. A long rectangular feature that may have been a barn or other outbuilding was also noted in a 1952 aerial photograph. It is common for subsurface utilities to be associated with older structures (i.e. septic tanks, cisterns, heating oil tanks, etc.). Kleinfelder recommends that if subsurface features are encountered during construction activities that they be removed/decommissioned in accordance with applicable regulations. If stained or odiferous soil is encountered during construction activities, further assessment may be recommended.

- Soil piles were observed at multiple locations on the subject site, see Plate 2. Historical aerial photographs also depicted debris in the northeastern portion of the site as early as 1971. The origin of the soil piles is not known. No obvious evidence of hazardous materials were observed. However, Kleinfelder recommends that this material be properly handled and disposed of appropriately. Waste haulers may require sampling of the soil to evaluate disposal options. If stained or odiferous soil is encountered during removal of the debris and piles, additional assessment may be recommended.

- Six off-site facilities have had unauthorized releases of hazardous materials that have impacted groundwater and are currently being investigated by one or more regulatory agencies. These facilities include the Beacon Station (10299 Folsom Boulevard), Darpetro No. 5/Beneto, Inc. No 5 (10051 Folsom Boulevard), and multiple cases being investigated at Mather Air Force Base and Aerojet. Based on groundwater gradient at the Beacon Station and the Darpetro No. 5 facility, conditions at these facilities are unlikely to have adversely impacted groundwater beneath the site. Constituents of concern to groundwater at the Mather Air Force Base include tetrachloroethylene (PCE), trichloroethylene (TCE), and carbon tetrachloride. The extent of contamination from this facility has reportedly affected a large area and extends beyond the facility boundaries. The Aerojet General Corporation (Aerojet) is located approximately three miles east of the site and has operated since the early 1950s as a rocket propulsion systems plant. Numerous chemicals were used for manufacturing and testing at the facility including chlorinated solvents, propellants, metals, and oxidizers. The most prevalent contaminants to groundwater are described as TCE, perchlorate, and n-nitrosodimethylamine (NDMA). In 1979, volatile organic compounds (VOCs) were found in private wells off the Aerojet facility; and in 1983, VOCs were found in the American River. Between 1983 and 1987, Aerojet installed five groundwater extraction and treatment facilities to prevent further movement of VOCs contaminants off the property. According to a Fact Sheet provided by the US EPA (*Aerojet General Corporation Superfund Site, Fall 2006*) groundwater beneath the site has been adversely impacted by contamination associated with the Aerojet facility.

  If impacted groundwater from these six facilities migrates or has migrated beneath the site; the owner of the subject property, whether current or new, would not be held responsible by the regulatory agencies for investigation or remediation of the impact. This opinion is based on our experience with a State of California policy, stated in the attached Management Memorandum #90-11. This Memorandum clearly states that the State of California will not seek enforcement action against a property owner whose property has been impacted by an offsite source, solely on the basis of ownership. The policy states that if the impact has come from an off site source, and the subject property's owner has not contributed to or exacerbated the problem under his/her site, no enforcement action would be taken. The lead agency could ask the owner to

cooperate in the investigation or remediation by providing access for the responsible party's agents to perform additional assessment or remediation activities. These activities would in most cases include advancing borings and installing monitoring wells.

While not considered a recognized environmental condition, the following features were noted on site and should be considered:

- Solid waste including household refuse (clothing, furniture, paper products), concrete, and piping were noted discarded on site. The interior of the first and second floors of the structures also had similar debris throughout. With the exception of the rear of the tenant spaces, petroleum odors were not apparent. Kleinfelder recommends that this material be handled and disposed of appropriately. If stained or odiferous soils are encountered, additional assessment may be recommended.

8.4.1. Data Failure

Although Kleinfelder attempted to obtain reasonably ascertainable information regarding the site, some information was either not received or not readily available at the time of this report. Therefore, consistent with ASTM E 1527-05, the following data failure (data gaps) have been identified:

- Kleinfelder did not receive responses from the Sacramento Metropolitan Air Quality Management District, the Sacramento County Agricultural Commissioner, the Sacramento Metropolitan Fire Department, the City of Rancho Cordova Building Department, and the Sacramento Metropolitan Utility District. If responses from these departments change our conclusions, we will notify Los Rios Community College District.

- Kleinfelder has not received a response from EDR, Inc. regarding environmental liens that have been placed against the property. If review of this information, once received from EDR, Inc. change our conclusions, we will notify Los Rios Community College District.

- Interviews with Key Site Managers were not conducted because the contract between the Lily Company and Los Rios Community College specifically "excludes any representation on the seller's part about hazardous substances, activities etc."

Based on a review of the data gaps presented above, it is Kleinfelder's opinion that each of these data failures may affect the identification of recognized environmental conditions at the site, particularly the lack of the Key Site Manager to provide site history information. Kleinfelder recommends that a Phase II Environmental Site Assessment be conducted to evaluate potential impact to soil and potentially groundwater due to handling of hazardous substances and petroleum products at the site as noted during the site reconnaissance and regulatory agency file review.

9 REFERENCES

Environmental Data Resources (EDR), 2007, The EDR Radius Map with GeoCheck®, Proposed LRCCD Campus, Inquiry Number: 2107676.2s, December 26, 2007.

Geologic Map of California, State of California Department of Conservation 1977; (Scale: 1 inch = 12 miles).

Additional sources may be referenced separately in the report text.