

APPENDIX F

Phase I Environmental Site Assessment

Phase I Environmental Site Assessment

JAEGER RANCH PROPERTY

Southeast of the Intersection of
Douglas Road and Jaeger Road

Rancho Cordova, California

WKA No. 11103.01

September 22, 2016

DRAFT

Prepared for:

Ms. Leah Dreger

The True Life Companies

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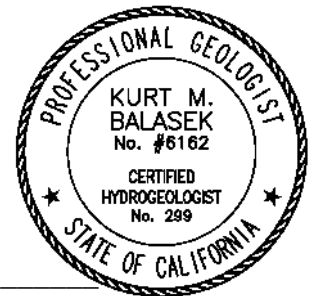
Phase I Environmental Site Assessment
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WKA No. 11103.01
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Wallace-Kuhl & Associates (WKA), on behalf of the CLIENT, prepared this Phase I Environmental Site Assessment for the Jaeger Ranch Property located southeast of the intersection of Douglas Road and Jaeger Road, Rancho Cordova, California. We declare that, to the best of our professional knowledge and belief, both the report preparer and reviewer meets the definition of *Environmental Professional* as defined in §312.10 of 40 CFR 312 and has the “specific qualifications based on education, training, and experience to assess a *property* of the nature, history, and setting of the subject *property*. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.” Resumes of the key staff who prepared this report are included in Appendix A.

WALLACE-KUHL & ASSOCIATES

Bryan C. Yates
Project Manager

Kurt Balasek, P.G., C.HG.
Environmental Services Manager



Phase I Environmental Site Assessment
JAEGER RANCH PROPERTY

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APPENDICES

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

Attached CD contains: EDR® Reports: (Radius Map Report, Aerial Photographic Decade Package, Historical Topographic Maps, Sanborn Map Search), Lien Search Report and Phase I ESA, Jaeger Ranch (WKA No. 11103.01 dated September 22, 2016).



Phase I Environmental Site Assessment
JAEGER RANCH PROPERTY
WKA No. 11103.01

EXECUTIVE SUMMARY

The purpose of this Phase I Environmental Site Assessment (ESA) was to assess the Jaeger Ranch Property (herein referred to as site) for evidence of Recognized Environmental Conditions (RECs) resulting from current and/or former site activities. The Site is located approximately ½-mile southeast of the intersection of Douglas Road and Jaeger Road in Rancho Cordova, California (Figures 1, 2, 3, and 4) and is comprised of approximately 529 acres of undeveloped land having Sacramento County Assessor's Parcel Number (APN) 06-0040-008-0000 (Figure 3). The following presents a list of observations and findings identified during the preparation of this report:

The historical land use research dating back to the late 1800s revealed that the Site has remained largely undeveloped. Dry farming and livestock grazing appear to have been the historic land uses.

According to information provided by the User and JSR Vetting Services, LLC, no environmental liens are associated with the Site.

Based on the completion of the vapor encroachment condition (VEC) screening matrix, WKA concludes a VEC can be ruled out because a VEC does not or is not likely to exist.

We have performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E 1527-13 for the Jaeger Ranch Property. Any exceptions to, or deletions from, this practice are described in Section 5.4 of this report. This assessment has revealed evidence of one RECs in connection with the Site.

The presence of perchlorate and TCE in groundwater under the Site constitutes a REC. The responsible party has been identified and ongoing groundwater treatment and monitoring is taking place with regulatory oversight provided by the CVRWQCB. Given the depth to water and soil conditions, it is unlikely that the TCE and perchlorate plume as currently understood will prohibit the proposed development. Periodic changes to the groundwater monitoring and remedial program may be required necessitating Site access for the purposes of monitoring well destruction and/or installation.



Phase I Environmental Site Assessment
JAEGER RANCH PROPERTY
WKA No. 11103.01

1.0 INTRODUCTION

1.1 Purpose

The purpose of this Phase I Environmental Site Assessment (ESA) was to evaluate the Jaeger Ranch Property (herein referred to as site) for evidence of potential Recognized Environmental Conditions (RECs) resulting from current and/or former site activities as defined by the American Society of Testing and Materials (ASTM) Standard E 1527-13 (ASTM, 2013).

According to the ASTM, “this practice is intended to permit a *user* to satisfy one of the requirements to qualify for the *innocent landowner, contiguous property owner, or bona fide prospective purchaser* limitations on CERCLA [Comprehensive Environmental Response, Compensation and Liability Act] liability (hereinafter, the “*landowner liability protections*,” or “*LLPs*”): that is, the practice that constitutes “*all appropriate inquiry* into the previous ownership and uses of the *property* consistent with good commercial or customary practice” as defined at 42 U.S.C. §9601(35)(B).”

This ESA has been performed in general conformance with the ASTM Standard E 1527-13 and the scope and limitations defined in Wallace-Kuhl & Associates (WKA) proposal, 3PR16185, dated August 2, 2016.

1.2 Scope of Services

WKA has completed this ESA for the Site shown on Figures 1 through 3. Ms. Leah Dreger with The True Life Companies authorized WKA to proceed with this assessment on August 9, 2016 through a signed WKA Environmental Services Agreement.

The scope of this assessment included the following:

- Conduct a site reconnaissance for visual evidence of surface contamination and potential sources of subsurface contamination;
- Conduct a visual inspection of the adjoining properties for evidence of RECs
- Conduct interviews with the following, as available:
 - Key site manager,
 - Major occupants,
 - Past and present owners, operators,
 - Government and/or agency personnel, and,



- Inquiries conducted at abandoned sites may include interviews with owners or occupants of neighboring or nearby properties;
- Conduct a records review, which included the following:
 - Physical setting documents to determine regional geology, general soil information, and local and regional groundwater conditions,
 - Historical information, including but not limited to, Sanborn maps, topographic maps, aerial photographs, ownership records, building department records, local street directories, zoning and land use records, and prior assessments, as available,
 - Environmental records, including federal, state, tribal, and county regulatory agency lists that will help identify RECs on the site and the adjoining properties, and,
 - Based on the outcome of the database search, review of specific regulatory agency files for identified contaminated facilities in order to evaluate whether the listed facilities are hazardous materials threats to the site;
- Conduct a preliminary screen for vapor encroachment conditions on the site per ASTM E2600-10;
- Review of the completed *ASTM E 1527-13 User Questionnaire (Questionnaire)* regarding Recorded Environmental Liens, activity and use limitations (AULs), relationship of the purchase price to the fair market value of the site, and any specialized knowledge of the site;
- Review of environmental liens and AULs reports, as provided; and
- Prepare a final report of the results of the ESA.

1.3 Special Terms and Conditions

No special terms or conditions to the WKA Professional Services Agreement or the WKA scope of services were requested or performed during the preparation of this report. The True Life Companies authorized WKA to perform a search for recorded environmental liens and Activity and Use Limitations (AULs) for the site. Discussion regarding the search is included in Section 4.3.5 of this report.

1.4 User Provided Information

WKA provided The True Life Companies a copy of the User Questionnaire and the Helpful Documents checklist. The True Life Companies returned the documents after they were completed by Ms. Leah Dreger, Director of Entitlements of The True Life Companies. Discussion regarding his responses is provided in the following section. A copy of the completed questionnaire is included in Appendix B.



In summary, Ms. Dreger was not aware of any records of environmental liens or AULs currently recorded against the Site. Ms. Dreger stated she does not possess specialized knowledge or experience related to the Site. Ms. Dreger stated that she is not aware of any obvious indicators that point to the presence or likely presence of contamination at the Site. Ms. Dreger was not aware of existing "Helpful Documents" as defined in Section 10.8.1 of the ASTM Standard as noted on the "Helpful Documents Checklist" included in Appendix B.

In addition, the User provided correspondence from First American Title Company stating that no environmental liens were recorded for the Site.

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2.0 SITE DESCRIPTION

2.1 Site and Vicinity General Characteristics

The Site is located approximately ½-mile southeast of the intersection of Douglas Road and Jaeger Road in Rancho Cordova, California (Figures 1, 2, 3, and 4) and is comprised of approximately 529 acres of undeveloped land having Sacramento County Assessor's Parcel Number (APN) 06-0040-008-0000 (Figure 3).

2.2 Site Reconnaissance

A visual site reconnaissance was conducted by WKA on August 22, 2016. Figure 5 provides color photographs of the site taken during the site reconnaissance.

On the day of field reconnaissance the Site was generally undeveloped and covered by dry seasonal grasses. A dirt/gravel road extended south into the Site and terminated near a cluster of monitoring wells and a groundwater extraction feature (further described in Section 4.3 of this report). One soil stockpile was observed along the eastern portion of the northern Site boundary. No debris, stained soil, or distressed vegetation was observed in connection with this stockpile. The origin of this stockpile is discussed further in Section 3.1 of this report.

Small amounts of refuse were observed along the northern and western Site boundaries. Three modified tractor tires set up as livestock watering troughs were observed along the northern Site boundary. Each of these watering troughs, had water lines plumbed utilizing PVC piping and valves. A metal water storage tank (approximately 1,5000 gallon capacity) was observed north of the groundwater extraction well located within the Site. At the time of our reconnaissance, the tank was determined to be empty by tapping on the sides. The welded placard on the side of the tank stated that it was originally built to be utilized as an underground storage tank. No abnormally distressed vegetation or soil staining was observed in the vicinity of the tank.

2.2.1 Municipal Infrastructure and Utilities

Two sets of high-voltage, tower-mounted electrical transmission lines cross the Site from northeast to southwest. Two sets of pole-mounted power lines also cross the Site in a parallel alignment. One concrete pad-mounted transformer was visible within the fenced enclosure containing the groundwater extraction well. Jaeger Road (portions closed) is located along the western Site boundary.

2.3 Adjoining Properties

The Site is bounded to the south and east by undeveloped land and to the north and west by residential subdivisions in various forms of completion.



3.0 INTERVIEWS

Interviews with various persons familiar with the site vicinity, including representatives of public agencies, were conducted for the purpose of identifying past and present uses, which may have contributed to RECs on the site. Results of those interviews are discussed in the following sections.

3.1 Owner or Key Site Manager

WKA interviewed Mr. Doug Dieter with K Hovnanian Homes regarding his knowledge of current and past Site activities. Mr. Dieter confirmed that K Hovnanian Homes owns the Site but stated that other than cattle grazing, he had no knowledge of the current or past Site use. Mr. Dieter stated that the soil stockpile along the northern Site boundary near the northeast corner was derived from the construction of the stormwater detention basin immediately north of the northeastern portion of the Site.

WKA provided The True Life Companies a copy of the User Questionnaire and the Helpful Documents checklist. The True Life Companies returned the documents after they were completed by Ms. Leah Dreger, Director of Entitlements of The True Life Companies. In summary, Ms. Dreger was not aware of any records of environmental liens or AULs currently recorded against the Site. Ms. Dreger stated she does not possess specialized knowledge or experience related to the Site. Ms. Dreger stated that she is not aware of any obvious indicators that point to the presence or likely presence of contamination at the Site. Ms. Dreger was not aware of existing "Helpful Documents" as defined in Section 10.8.1 of the ASTM Standard. Copies of the User Questionnaire and "Helpful Documents Checklist" are included in Appendix B.

3.2 Occupants (Multi-family or Major)

There are no occupants currently within the Site.

3.3 Past and Present Owners, Operators, and/or Occupants

No information regarding past owners was received by WKA during completion of this report.

3.4 State and/or Local Government Officials

WKA contacted, Sacramento County Environmental Management Department (SCEMD), regarding any regulatory files available for the site and surrounding facilities. According to SCEMD staff, the on-line document search option for their files will no longer be available. WKA submitted a public records request to review SCEMD files associated with the Site. At the time of completion of this report, our request had not been returned.



3.5 Abandoned Properties

As referenced in 40 CFR Part 312, in the case of inquiries conducted at “abandoned properties,” as defined in §312.23(d), “where there is evidence of potential unauthorized uses of the site or evidence of uncontrolled access to the site, the environmental professional’s inquiry must include interviewing one or more (as necessary) owners or occupants of neighboring or nearby properties from which it appears possible to have observed uses of, or releases at, such abandoned properties...” No evidence of potential unauthorized uses, or evidence of uncontrolled access to the site was observed. The site is not considered an abandoned property and therefore, WKA did not interview owners or occupants of neighboring properties.

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4.0 RECORDS REVIEW

The purpose of the records review is to obtain and review information concerning the current and historical use of the site and adjoining properties that would help identify the presence of RECs in connection with the site. The records review included review and discussion of the following, as available:

- Physical Setting Source(s);
- Historical Use Information; and,
- Environmental Record Sources.

4.1 Physical Setting Source(s)

The Site is depicted on the 2012 United States Geological Survey (USGS) 7.5 Minute topographic map of the *Buffalo Creek, California Quadrangle* as undeveloped land. The Site is located within Section 16, Township 8 North, Range 7 East, Mount Diablo Base and Meridian, at an elevation of approximately +185 feet relative to mean sea level (msl).

4.1.1 Regional and Local Geology

The Site is located on the Great Valley geomorphic province of California, a large, elongate, northwest-trending structural trough, generally constrained to the west by the Coast Ranges and to the east by the foothills of the Sierra Nevada Range (Norris and Webb, 1990). The Great Valley consists of two valleys lying end-to-end, with the Sacramento Valley to the north and the San Joaquin Valley to the south.

The Sacramento and San Joaquin Valleys have been filled to their present elevations with thick sequences of sediment derived from both marine and continental sources. The sedimentary deposits range in thickness from relatively thin deposits along the eastern valley edge to more than 25,000 feet in the south central portion of the Great Valley (Norris and Webb, 1990). The sedimentary geologic formations of the Great Valley province vary in age from Jurassic to Quaternary, with the older deposits being primarily marine in origin. Younger sediments are continentally derived and were typically deposited in lacustrine, fluvial, and alluvial environments with their main source being the Sierra Nevada Range.

The 1965 USGS *Geologic Map of the Sacramento Quadrangle, California*, shows the Site to be underlain by the Plio-Pleistocene non-marine material.

4.1.2 Soil Survey

The United States Department of Agriculture (USDA), Natural Resources Conservation Service (NRCS) has created a web-based service for accessing soil information. According to the NRCS Web Soil Survey (WSS) the majority of the near-surface soils on the Site consist of



Fiddymont fine sandy loam (0.5% of Site), Hicksville gravelly loam (2.4% of Site), Red Bluff-Redding complex (16.2% of Site), Redding loam (10.9% of Site), and Redding gravelly loam (70% of Site) (USDA, 2016). A copy of the soil report is included on the attached CD.

4.1.3 Regional and Local Groundwater

The Site is located within the California Department of Water Resources (DWR) defined Sacramento Valley Groundwater Basin/South American Sub-Basin of the Sacramento River Hydrologic Region. WKA searched data on the DWR website and found a DWR monitored groundwater wells approximately 1/8-mile northwest of the Site (Well No. 385571N12150W001). The most recent depth to groundwater measurement listed was 145 feet bgs on October 17, 2003 (DWR, 2016).

WKA also searched the State Water Resources Control Board's (SWRCB) GeoTracker website for quarterly groundwater monitoring reports completed for facilities in the immediate vicinity of the Site. A summary of the data associated with these facilities can be found in Section 4.3.1 of this report.

4.2 Historical Use Information

WKA reviewed historical information to develop a history of the previous uses of the site and surrounding area, in order to evaluate the site and adjoining properties for evidence of RECs. Standard historical sources reviewed during the preparation of this report included the following, as available:

- Sanborn® Maps;
- Topographic Maps;
- Oil and Gas Well Maps;
- Aerial Photographs;
- Ownership Records;
- Building Department Records;
- Local Street Directories;
- Zoning and Land Use Records;
- Other Historical Sources; and,
- Prior Assessments.

Discussion of these historical sources is provided in the following sections.

4.2.1 Sanborn® Maps

Sanborn® Maps with coverage of the site were obtained through Environmental Data Resources, Inc. (EDR®). EDR® is a national commercial provider of environmental database information. Sanborn® Maps are detailed drawings of site development, and were typically used



by fire insurance companies to determine site fire insurability. According to EDR[®], Sanborn[®] Map coverage of the Site is not available (EDR[®], 2016a).

4.2.2 Topographic Maps

Historical USGS topographic maps with coverage of the site and outlying land areas were reviewed. Topographic maps with coverage of the site dated 1891, 1892, 1893, 1908, 1916, 1941, 1944, 1954, 1967, 1975, 1980, and 2012 were available for review (EDR[®], 2016b). Copies of the topographic maps compiled by EDR[®] with coverage of the site are included on the CD attached to the back cover of this report. Table 1 notes the changes in the vicinity of the site.

Year	Scale	Observations
1891	1:125,000	The Site and surrounding parcels are vacant. Roads are mapped near the northern and western Site boundaries. A seasonal drainage is mapped crossing the western area of the Site flowing generally north to south
1892	1:125,000	No significant changes are mapped within the Site and surrounding parcels.
1893	1:125,000	No significant changes are mapped within the Site and surrounding parcels.
1908	1:31,680	With the exception of four small structures mapped within surrounding parcels, no significant changes are mapped within the Site and surrounding parcels.
1916	1:31,680	Several additional small structures are now mapped in the vicinity of the Site. No other significant changes are mapped within the Site and surrounding parcels.
1941	1:62,500	No significant changes are mapped within the Site and surrounding parcels.
1944	1:62,500	No significant changes are mapped within the Site and surrounding parcels.
1954	1:24,000	One well, a small reservoir and three small structures are mapped less than 1/8-mile north of the Site. No other significant changes are mapped within the Site and surrounding parcels.
1967	1:24,000	Two sets of tower-mounted electrical transmission lines are mapped crossing the Site from northeast to southwest. A cluster of medium and large structures are mapped approximately ½-mile north/northeast of the Site in the approximate present-day location of the Security Park industrial complex. A series of roads and structures are also visible approximately ½-mile north of the Site in the reported historic location of the McDonald Douglas testing facility.
1975	1:24,000	No significant changes are mapped within the Site and surrounding parcels.



Table 1		
Year	Scale	Observations
1980	1:24,000	No significant changes are mapped within the Site and surrounding parcels.
2012	1:24,000	Individual structures in the vicinity of the Site are no longer mapped. A large number of roadways are now mapped immediately north and west of the Site. These features are generally consistent with the present-day residential subdivisions located in the same areas.

4.2.3 Oil and Gas Well Maps

Review of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR) website showed that the site is not located in a designated natural gas field. No DOGGR wells are located on or within at least one-mile of the site (DOGGR, 2016).

4.2.4 Aerial Photographs

Historical aerial photographs of the site and general vicinity were compiled by EDR®. Photographs covering the years 1937, 1952, 1957, 1964, 1966, 1972, 1984, 1993, 1998, 2005, 2006, 2009, 2010, and 2012 were available for review (EDR®, 2016c). Table 2 notes the changes on the property and in the vicinity.

Table 2		
Year	Scale	Observations
1937	1" = 1,000'	No Structures or improvements are visible within the Site. An apparent dirt road is visible along the western Site boundary.
1952	1" = 1,000'	Ground markings within the Site appear consistent with harvest patterns associated with dry land agricultural practices. Several small structures are visible within the immediate vicinity of the Site.
1957	1" = 1,000'	No significant changes are visible within the Site and surrounding parcels.
1964	1" = 1,000'	No significant changes are visible within the Site and surrounding parcels.
1966	1" = 1,000'	No significant changes are visible within the Site and surrounding parcels.
1972	1" = 1,000'	No significant changes are visible within the Site and surrounding parcels.
1984	1" = 1,000'	No significant changes are visible within the Site and surrounding parcels.
1993	1" = 1,000'	No significant changes are visible within the Site and surrounding parcels.
1998	1" = 500'	No significant changes are visible within the Site and surrounding parcels.



Table 2		
Year	Scale	Observations
2005	1" = 500'	Partially completed subdivisions are visible immediately north and west of the Site. No other significant changes are visible with the Site and surrounding parcels.
2006	1" = 500'	No significant changes are visible within the Site and surrounding parcels.
2009	1" = 500'	A winding dirt road is visible extending from the northern Site boundary into the northeastern portion of the Site. This dirt road is consistent with the access road terminating at the present-day groundwater extraction well located within the Site.
2010	1" = 500'	No significant changes are visible within the Site and surrounding parcels.
2012	1" = 500'	No significant changes are visible within the Site and surrounding parcels.

4.2.5 Ownership Records

According to a Preliminary Title Report for the site, the ownership entity is K. Hovnanian at Jaeger Ranch, LLC (First American Title Company, 2016).

Ownership information was obtained through ParcelQuest®, an on-line distributor of "Assessor-Direct property information throughout the State of California." The ownership entity for the site was listed as "K Hovnanian at Jaeger Ranch LLC" (ParcelQuest®, 2016).

4.2.6 Building Department Records

WKA contacted the City of Rancho Cordova, Community Development Department, Building & Safety Division and the County of Sacramento, Building Permits and Inspections Office regarding any permits recorded for the building. At the time of completion of this report, our request for records had not been returned.

4.2.7 Local Street Directories

Local street directories with coverage of the site and adjoining properties were obtained from EDR® (EDR®, 2016d). These documents contain business listings based on street number identifiers. The Site was not identified within the report. The surrounding parcels were identified as individuals. A copy of the EDR® City Directory (EDR®, 2016d) is provided on the CD attached to the back cover of this report.



4.2.8 Zoning and Land Use Records

WKA reviewed the Rancho Cordova Zoning and Future Land map dated December 2014. The Site is identified with the map as The Ranch at Sunridge (Proposed).

The Site is located within Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map Number 06067C0240H dated August 16, 2012. A review of the map found that the Site is not located within a 100-year regulatory floodplain, as designated by FEMA.

4.2.9 Other Historical Sources

Review of additional historical sources was not warranted in order for the Environmental Professional to make a determination as to evidence of potential RECs on the site.

4.2.10 Prior Assessments

WKA was provided with no prior assessments associated within the Site.

4.3 Environmental Record Sources

4.3.1 Regulatory Agency Databases

EDR[®] was contacted to provide a summary of facilities listed on regulatory agency databases (EDR[®], 2016e). Table 3 summarizes the researched ASTM required *Standard Environmental Record Sources*, as well as several *Additional Environmental Record Sources*, as defined in Sections 8.2.1 and 8.2.2 of the ASTM Standard. For additional reference, the Executive Summary of the EDR[®] report is included in Appendix C. A copy of the entire EDR[®] report is included on the CD attached to the back cover of this report.

Table 3			
	<i>EDR Listed Database</i>	<i>ASTM E 1527-13 Search Distance</i>	No. of Facilities Listed (within Search Radius)
Federal			
Federal NPL Site List	<i>NPL</i>	1-mile	0
Federal Delisted NPL Site List	<i>Delisted NPL</i>	1/2-mile	0
Federal CERCLIS List	<i>CERCLIS</i>	1/2-mile	0
Federal CERCLIS NFRAP Site List	<i>CERCLIS NFRAP</i>	1/2-mile	0
Federal RCRA CORRACTS Facilities List	<i>CORRACTS</i>	1-mile	1
Federal RCRA Generators List:			
Small Quantity and Large Quantity Generators	<i>RCRA SQG</i>	site & adjoining	0
	<i>RCRA LQG</i>		0



Table 3			
	<i>EDR Listed Database</i>	<i>ASTM E 1527-13 Search Distance</i>	No. of Facilities Listed (within Search Radius)
Landfills and Solid Waste Management Units	<i>RCRA TSDf</i>	1/2-mile	1
Federal Institutional Control / Engineering Control Registries	<i>US ENG Controls</i>	site only	0
	<i>US INST Controls</i>		0
Federal ERNS List	<i>ERNS</i>	site only	0
State			
State-equivalent NPL (Hist. Cal-Sites)	<i>Hist. Cal-Sites</i>	1-mile	0
State-equivalent CERCLIS	<i>RESPONSE</i>	1/2-mile	0
State Landfill and/or Solid Waste Disposal Site	<i>SWF/LF (SWIS)</i>	1/2-mile	0
	<i>WMUDS/SWAT</i>		0
State Leaking Underground Storage Tanks	<i>LUST- Reg 5 Geotracker</i>	1/2-mile	0
Tribal Leaking Underground Storage Tanks	<i>Indian LUST</i>	1/2-mile	0
State Registered Underground Storage Tanks	<i>UST</i>	site & adjoining	0
Tribal Registered Underground Storage Tanks	<i>Indian UST</i>	site & adjoining	0
State Registered Aboveground Storage Tanks	<i>AST</i>	site & adjoining	0
State Institutional Control Registries	<i>DEED</i>	site only	0
State Voluntary Cleanup Sites	<i>VCP</i>	1/2-mile	0
Additional Environmental Record Sources			
Hazardous Waste & Substances Sites List	<i>CORTESE</i>	1/2-mile	0
DTSC EnviroStor (includes Cal-Sites)	<i>EnviroStor</i>	1-mile	0
SLIC	<i>SLIC - Reg 5</i>	1/2-mile	0
Cleaner Facilities	<i>Drycleaners</i>	1/4-mile	0
HAZNET	<i>HAZNET</i>	1/4-mile	0
Local - County			
Sacramento County Contaminated Sites	<i>Sac Co CS</i>	1/2-mile	0
Sacramento County Master List	<i>Sac Co ML</i>	1/2-mile	0

Review of the EDR[®] report indicates the Site is not listed on any of the EDR[®] databases. Only one facility is detailed in the EDR[®] report and we summarize the facility information below.

The General Electric Medical Systems facility is located approximately ½-mile north/northeast of the Site with a street address of 3920 Security Park Drive. The facility has gone by multiple names including McDonnell Douglas and Security Park. The facility has been monitored and investigated for materials/waste management, handling, and disposal practices. No ongoing regulatory involvement is noted.

Multiple wells were observed within the northeastern area of the Site. A review of the State Water Resources Control Board's (SWRCB) GeoTracker website for quarterly groundwater monitoring reports completed for facilities in the immediate vicinity of the Site found that the



wells are a combination of monitoring wells and groundwater extraction wells associated with the Inactive Rancho Cordova Test Site (Former McDonnell Douglas Test Site) located less than 1-mile north of the Site. The constituents of concern include perchlorate and Trichloroethylene (TCE). Groundwater is being extracted and pumped to a treatment plan approximately 1-mile north/northwest of the Site. The monitoring wells were installed to verify the edge of the plume and monitor concentrations of the constituents of concern. The minimum depth to water in these wells is reported to have been 149 feet bgs.

WKA interviewed Mr. Alex McDonald of the Central Valley Regional Water Quality Control Board regarding sources of groundwater contamination within the former McDonnell Douglas facility. Mr. McDonald described two groundwater plumes originating from the former McDonnell Douglas facility approximately one-mile north of the Site. Mr. McDonald reports that both plumes are within a deeper aquifer and that a layer of clean water separates the contaminants from the ground surface. Mr. McDonald stated the clean water layer forms a barrier to vapor migration; hence, there are no vapor intrusions concerns related to the two plumes.

4.3.2 Preliminary Screen for Vapor Encroachment Conditions

WKA conducted a preliminary screening for vapor encroachment conditions (VEC) beneath the site using the Tier 1 vapor encroachment screening evaluation¹. The Tier I screening included performing a *Search Distance Test* to identify if there are any known or suspect contaminated properties surrounding or upgradient of the site within specific search radii, and a *Chemicals of Concern (COC) Test* (for those known or suspect contaminated properties identified within the *Search Distance Test*) to evaluate whether or not COC are likely to be present. The Vapor Encroachment Screening Matrix is included in Appendix D.

Based on the completion of the VEC-screening matrix, a VEC can be ruled out because a VEC does not or is not likely to exist.

EDR[®] was contacted to provide a Vapor Encroachment Screen for the site (EDR[®], 2016f). No areas of concern were identified.

4.3.3 Environmental Lien Search

According to an August 25, 2016 Environmental Lien Search Report prepared by JSR Vetting Services, LLC, no environmental liens or activity or use limitations (AULs) were recorded for the site. A copy of the Environmental Lien Search Report is included on the CD attached to the back cover of this report.

¹ The Preliminary Screen for Vapor Encroachment Conditions was based on the guidelines presented in the ASTM E 2600-10 *Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions*.



5.0 CONCLUSIONS AND RECOMMENDATIONS

5.1 Data Gaps

WKA identified the following data gaps during the completion of this report:

- The time intervals between the Standard Historical Sources (i.e., topographic maps, aerial photographs, other historical sources) exceeded the ASTM minimum five-year period. However, the use of the site appears unchanged within the time gaps, and therefore, research of the site use during the time gaps is not required by the ASTM Standard (Refer to *Section 8.3.2.1 – Intervals* of the ASTM E 1527-13 standard).
- SCEMD staff, the on-line document search option for their files will no longer be available. WKA submitted a public records request to review SCEMD files associated with the Site. At the time of completion of this report, our request had not been returned.
- WKA contacted the City of Rancho Cordova, Community Development Department, Building & Safety Division and the County of Sacramento, Building Permits and Inspections Office regarding any permits recorded for the building. At the time of completion of this report, our request for records had not been returned.

It is the opinion of WKA that no significant data gaps were identified during the preparation of this report that affects the ability of the Environmental Professional to identify RECs on the site.

5.2 Conclusions

The historical land use research dating back to the late 1800s revealed that the Site has remained largely undeveloped. Dry farming and livestock grazing appear to have been the historic land uses.

According to information provided by the User and JSR Vetting Services, LLC, no environmental liens are associated with the Site.

Based on the completion of the vapor encroachment condition (VEC) screening matrix, WKA concludes a VEC can be ruled out because a VEC does not or is not likely to exist.

We have performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E 1527-13 for the Jaeger Ranch Property. Any exceptions to, or deletions from, this practice are described in Section 5.4 of this report. This assessment has revealed evidence of one RECs in connection with the Site.



The presence of perchlorate and TCE in groundwater under the Site constitutes a REC. The responsible party has been identified and ongoing groundwater treatment and monitoring is taking place with regulatory oversight provided by the CVRWQCB. Given the depth to water and soil conditions, it is unlikely that the TCE and perchlorate plume as currently understood will prohibit the proposed development. Periodic changes to the groundwater monitoring and remedial program may be required necessitating the abandonment and installation of wells may be required.

A full copy of this ESA report, in a .pdf format, is included on the attached CD.

5.3 Recommendations

Based on the conclusions presented and the documentation contained herein, WKA recommends that the Site owner maintain contact with the CVRWQB on a semi-annual basis so as to understand the current remedial and monitoring status of the perchlorate and TCE plume under the Site and to properly plan for proposed modifications to the monitoring and treatment program.

5.4 Exceptions and/or Deletions

With the exception of the data gaps identified in Section 5.1 of this report, no exceptions or deletions from the ASTM E 1527-13 standard were made during the performance of this ESA.

5.5 Additional Services

Non-scope considerations, such as assessment for naturally occurring asbestos (NOA), wetlands evaluation, indoor air quality, laboratory testing of the soils and groundwater beneath the site for environmental contaminants (such as agricultural-related pesticides, termiticides, polychlorinated biphenyls [PCBs], or arsenic and lead), and assessments for asbestos containing materials and lead-based paint were not included or requested as part of this ESA. Additionally, this ESA included conducting a Tier 1 vapor encroachment screening in accordance with the *ASTM E 2600-10 Vapor Encroachment Screening on Property Involved in Real Estate Transactions*.



6.0 LIMITATIONS

The statements and conclusions in this report are based upon the scope of work described above and on observations made only on the date of the field reconnaissance, August 22, 2016. Work was performed using a degree of skill consistent with that of competent environmental consulting firms performing similar work in the area. Information regarding the site that is *publicly available* and *practically reviewable*, as described in the ASTM standard, was obtained. Additional research or receipt of information regarding the site that was not disclosed or available to WKA during this assessment may result in revision of the conclusions. The conclusions in this report should be reevaluated if site conditions change. No recommendation is made as to the suitability of the site for any purpose. The results of this assessment do not preclude the possibility that materials currently or in the future defined as hazardous are present on the site, nor do the results of this work guarantee the potability of groundwater beneath the site. This report is applicable only to the investigated site and should not be used for any other property. No warranty is expressed or implied.

This report is viable for one year from the publication date of the report provided the following components are updated within 180 days of the date of purchase or (for transactions not involving an acquisition) the date of the intended transaction:

- Interviews with current owners/occupants and/or in order to identify changes in site conditions or uses since the publication date of this report
- Searches for recorded environmental cleanup liens
- Visual inspection of the site and of adjoining properties with emphasis on changes in conditions or uses since the publication date of this report
- A current review of federal, state, tribal and county databases
- The declaration by the environmental professional responsible for the assessment.

Environmental Site Assessments completed more than one year prior to the date of purchase must be reviewed and updated in order for the *Environmental Site Assessment* to be considered valid per Section 4.6 (*Continued Viability of Environmental Site Assessment*), and Sections 4.7 and 8.4 (*Prior Assessment Usage*) of the ASTM E 1527-13 Standard.



7.0 REFERENCES

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- ASTM International. 2010. American Society for Testing and Materials, ASTM Standard E 2600-10, *Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions*, 100 Barr Harbor Drive, P.O. Box C700, West Conshohocken, Pennsylvania (June 2010).
- Environmental Data Resources, Inc. (EDR®):
- 2016a. *Certified Sanborn Map Report, Jaeger Ranch Property, Rancho Cordova, California, Inquiry Number 4700133.3*, Milford, Connecticut, (August 15, 2016).
 - 2016b. *The EDR Historical Topographic Map Report, Jaeger Ranch Property, Rancho Cordova, California, Inquiry Number 4700133.4*, Milford, Connecticut, (August 15, 2016).
 - 2016c. *The EDR Aerial Photo Decade Package Report, Jaeger Ranch Property, Rancho Cordova, California, Inquiry Number 4700133.9*, Milford, Connecticut, (August 17, 2016).
 - 2016d. *The EDR City Directory Abstract, Jaeger Ranch Property, Rancho Cordova, California, Inquiry Number 4700133.5*, Milford, Connecticut, (August 17, 2016).
 - 2016e. *The EDR Radius Map Report with GeoCheck, Jaeger Ranch Property, Rancho Cordova, California, Inquiry Number 4700133.2s*, Milford, Connecticut, (August 15, 2016).
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- State of California, Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR), *DOGGR On-line Mapping System (DOMS), District 6, Northern California* <<http://maps.conservation.ca.gov/doms/index.html>> (August 2016).
- United States Department of Agriculture, Natural Resources Conservation Service, *Web Soil Survey*, <http://soils.usda.gov/technical/classification/osd/index.html> (August 2016).



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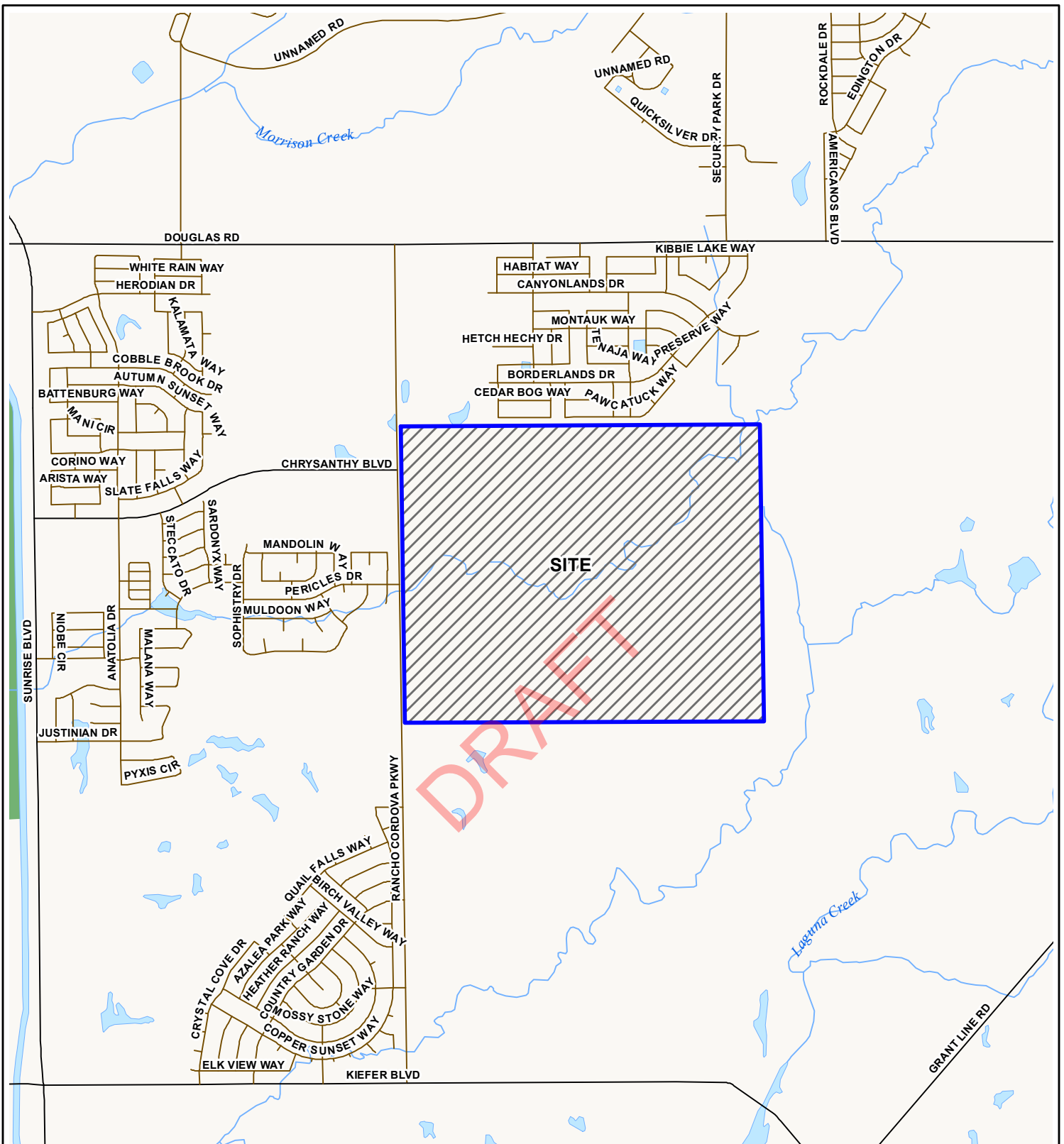
DRAFT



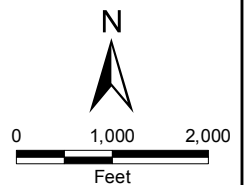
FIGURES

DRAFT



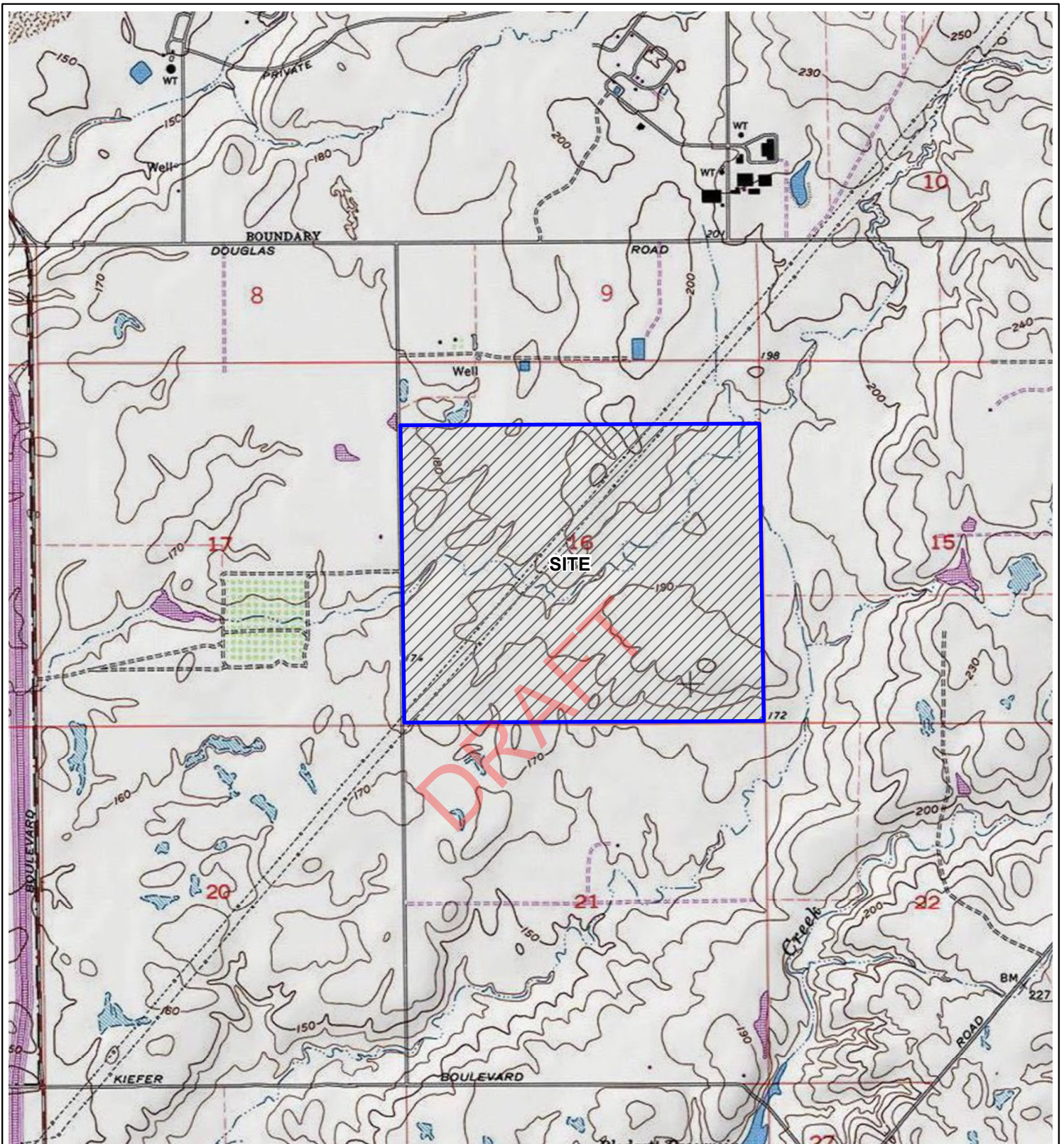


Street data courtesy of Sacramento County.
 Hydrography courtesy of the U.S. Geological Survey
 acquired from the GIS Data Depot, December, 2007.
 Projection: NAD 83, California State Plane, Zone II

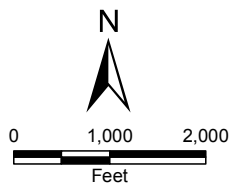


VICINITY MAP
JAEGER RANCH PROPERTY
 Sacramento, California

FIGURE 1	
DRAWN BY	RWO
CHECKED BY	DBN
PROJECT MGR	BCY
DATE	08/16
WKA NO. 11103.01	

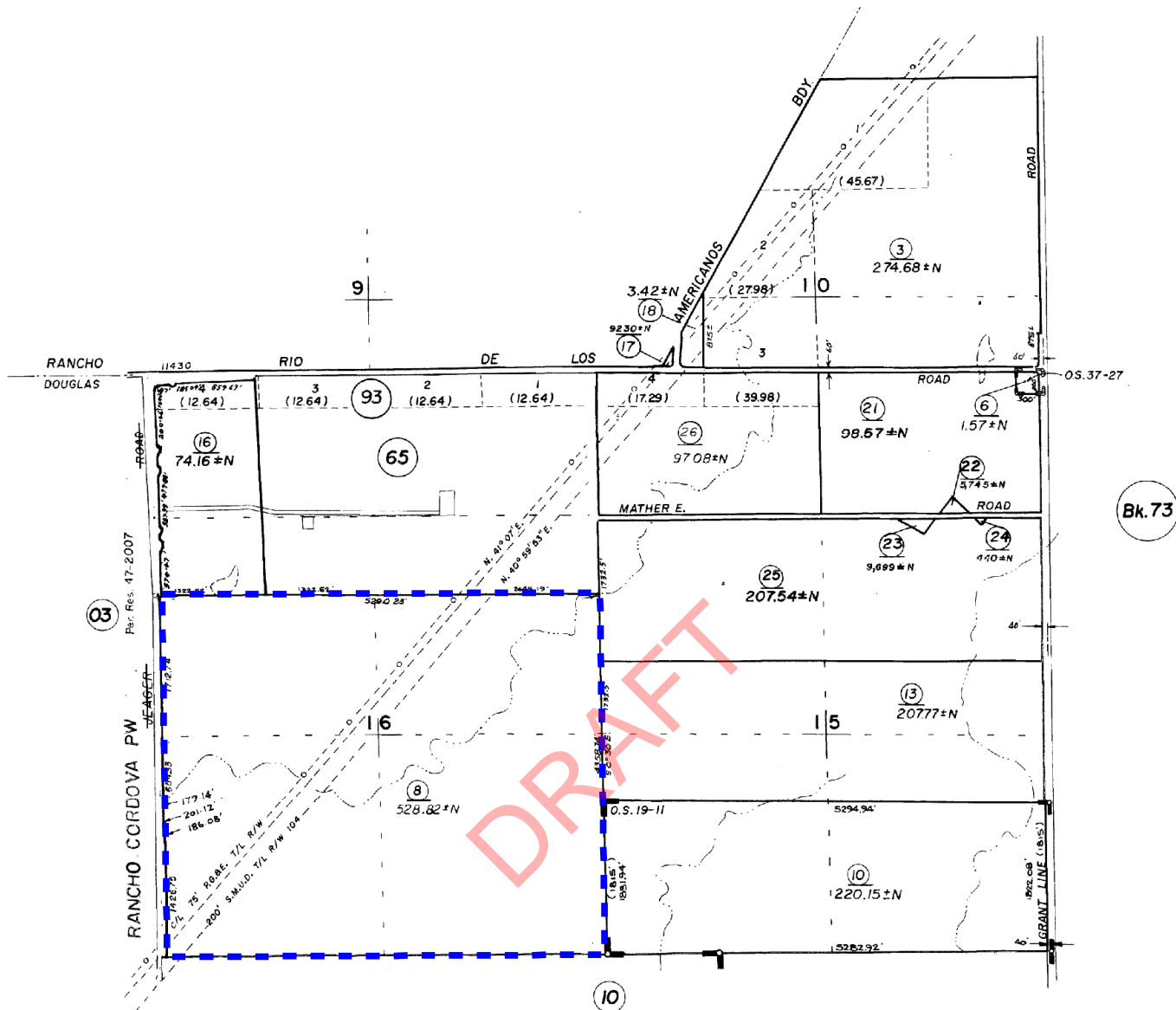


Adapted from U.S. Geological Survey 7.5 minute topographic map of the Carmichael and Buffalo Creek quadrangles, California, 1980 acquired from the California Geospatial Information Library, 2007
 Projection: California State Plane, Zone II



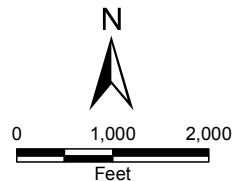
TOPOGRAPHIC MAP
JAEGER RANCH PROPERTY
 Sacramento, California

FIGURE 2	
DRAWN BY	RWO
CHECKED BY	DBN
PROJECT MGR	BCY
DATE	08/16
WKA NO. 11103.01	



Parcel Map provided by the County of Sacramento
 Assessor's Book 67, Page 04.
 Projection: NAD 83, California State Plane, Zone II

Legend
 Site Boundary




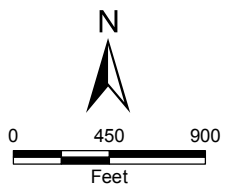
PARCEL MAP
JAEGER RANCH PROPERTY
 Sacramento, California

FIGURE 3	
DRAWN BY	RWO
CHECKED BY	DBN
PROJECT MGR	BCY
DATE	08/16
WKA NO. 11103.01	



Aerial provided by ESRI.
 Site Plan adapted from drawing provided by
 Wood Rodgers, dated May 11, 2016.
 Projection: NAD 83, California State Plane, Zone II

Legend
 Site Boundary



AERIAL SITE MAP
JAEGER RANCH PROPERTY
 Sacramento, California

FIGURE 4	
DRAWN BY	RWO
CHECKED BY	DBN
PROJECT MGR	BCY
DATE	08/16
WKA NO. 11103.01	

APPENDIX A
RESUMES

DRAFT



BRYAN C. YATES

ENVIRONMENTAL SPECIALIST

Bryan C. Yates has managed projects dealing with multiple aspects of private and public development including master-planned communities, residential subdivisions, schools, churches, commercial properties, and light industrial facilities since 1998.

At Wallace Kuhl & Associates, Mr. Yates provides consulting services for multiple disciplines including:

- Stormwater Pollution Prevention Plans
- Municipal Stormwater Management Planning/Permitting
- Environmental Site Assessments
- Geotechnical Feasibility Studies
- Construction Management
- Land Development Consultation
- Land Development Constraints Analysis
- Political Consulting/Public Agency Interaction

SELECTED PROJECT EXPERIENCE

Castle Farms, Merced, CA: Mr. Yates prepared a Phase I Environmental Site Assessment, assisted in the geotechnical feasibility study, planned and coordinated a ground water assessment, which included an aquifer pumping test. His work also included quarterly surface water and air monitoring that continued for three years. Castle Farms consists of approximately 2,500 acres of agriculture production land formerly used for growing almond and wine grapes crops. The property is surrounded by a chicken ranch, a former military installation a Class III Disposal Landfill and a dairy farm.

Leona Quarry, Oakland, CA: Mr. Yates coordinated the efforts of multiple members of the development and construction team with local and regional agencies. He assisted in the preparation of the Stormwater Management Plan and SWPPP for this reclaimed quarry located in the Oakland Hills. Re-use planning revolved around approximately 400 condominium and single-family residential lots within the former quarry. Leona Quarry was an aggregate mine in Alameda County, California that was undergoing closure/re-use Studies.

North Spring Street Bridge Widening Project, Los Angeles, CA: Mr. Yates completed, an Initial Site Assessment in general conformance with Caltrans Standard Environmental Reference. The proposed project would widen the existing 50-foot-wide viaduct by approximately 20 feet on each side, resulting in a 90-foot-wide by 700-foot-long viaduct the California Department of Transportation and the City of Los Angeles had voiced concerns over the hazardous materials impacts by the proposed project during the NEPA/CEQA environmental documentation process.

Sacramento Stucco Property, West Sacramento, CA: Mr. Yates completed a Phase I Environmental Site Assessment for the three-acre property located northwest of the intersection of Riske Lane and South River Road and assisted in getting the Property through the enrollment process for the VCA program with the DTSC.. The property was occupied by the active Sacramento Stucco Company operation. Development plans for the property include a 30- to 50-story building occupied by commercial space, a parking structure, and approximately 300 condominiums. This Brownfield property currently lies within the redevelopment zone identified by the City of West Sacramento. The property was historically occupied by a lead acid battery recycling operation,

Transcan/Hillcrest Area Specific Plan, Antioch, CA, Mr. Yates completed a modified Environmental Site Assessment in support of the initial planning land acquisition activities for this proposed 375-acre transit oriented development. Mr. Yates also assisted the project proponent in completing an opportunities and constraints analysis for the project. The project is planned for a multi-faceted transit oriented development with a town center, 2,500 high density residential units, and no single family residences. Initial planning was complicated by a mix of historic agriculture and industrial uses that will be mitigated throughout the development process.

Folsom Boulevard Streetscape, Rancho Cordova, CA, Mr. Yates completed multiple Phase I Environmental Site Assessments in support of the efforts by the City of Rancho Cordova to upgrade and revitalize the five-mile Folsom Boulevard Corridor. These assessments were completed as part of the technical studies for project NEPA/CEQA documentation and compliance. The

BRYAN C. YATES

Folsom Boulevard corridor is the heart of the City of Rancho Cordova Redevelopment Zone. Special features within the corridor include 4 Sacramento Regional Transit Light Rail Stations, and 3 Park & Ride Lots. Two US EPA Superfund sites are located within one mile of the Project boundary.

Northeast Fairfield Specific Plan, Fairfield, CA, Mr. Yates completed a hazardous materials assessment study for this large master planned community. This project included the development of previously undeveloped land, the redevelopment of the Cement Hill industrial area, a transit village with Capitol Corridor service, a railroad grade separation, and redevelopment of former railroad facilities. The planned uses included more than 6,000 single family residences, an employment center, retail, warehouse, and commercial.

Livingston's Concrete Services, Multiple Locations, CA, Mr. Yates has provided stormwater consulting services for Livingston's Concrete Services facilities in Lincoln, Rancho Cordova, North Highlands, Marysville, and Ophir (proposed).

Sunset, Roseville, CA, The Sunset project consists of approximately 1,000 acres of cattle grazing land. Mr. Yates completed a Phase I Environmental Site Assessment for this project. He also facilitated domestic water services discussions between Placer County Water Agency, the City of Roseville, and the project proponent.

Church Street Subdivision, Half Moon Bay, CA, Mr. Yates completed several technical studies in support of the environmental planning and permitting of this residential infill project located within Half Moon Bay, California. Bryan completed a modified Phase I Environmental Site Assessment

HIGHER EDUCATION:

California State University, Sacramento
Bachelors of Science-2000

University of California, Davis
Certificate in Land Use & Environmental Planning-2008

that included soils sampling and analysis, preliminary drainage study. The environmental sampling was completed as a screening tool to assess the potential for pesticides residues to be present in near surface soil of the site. The preliminary drainage study was complicated by dense riparian vegetation along the banks of Pilarcitos Creek, floodplain issues, and the potential need to realign the stream channel to accommodate for the potential of an upstream earthen dam failure.

Solano County Fairgrounds Redevelopment, Vallejo, CA, Mr. Yates completed a modified Phase I Environmental Site Assessment in support of the initial planning phase of the proposed redevelopment of this 180 acre existing county fairgrounds site. Large areas of undocumented fill, underground fuel storage tanks, animal disposal pits, lead/asbestos, PCBs, and animal waste in shallow groundwater were all issues identified in the initial phases of the assessment.

Stockton Waterfront Project, Stockton, CA, Mr. Yates was Project Manager for the approximately 70-acre designated Brownfield project. This site was the location of the Colberg Boat Works that had historically been used to build and repair mine sweeping ships during World War II and more recently had been utilized for a variety of industrial activities. Bryan completed the Phase I Environmental Site Assessment for this complex waterfront project. The project will encompass 69 single-family, waterfront residences with internal streets, underground utilities, landscaping, and clubhouse.

PROFESSIONAL REGISTRATIONS:

American Institute of Certified Planners (AICP)
#188463

Registered Environmental Assessor, CA
#08011-Program Suspended

Caltrans Certified Erosion Control Specialist
2003

24 Hour Hazardous Waste Training Course, 2003
(Updated Annually)

Certified Environmental Manager, Nevada #1926

Certified Professional in Erosion and Sediment
Control (CPESC) #3824

Qualified SWPPP Developer & Practitioner
(QSD/QSP), California # 21052

LEED Green Associate, GBCI #10747592

KURT M. BALASEK

SENIOR HYDROGEOLOGIST/DIRECTOR OF ENVIRONMENTAL SERVICES

Mr. Balasek has provided a leadership role in hydrogeologic and environmental consulting in the Western US. since 1989. His experience includes, residential and commercial land development, litigation support, permitting, regulatory compliance and technical team building. Mr. Balasek and his team have conducted a wide range of impacted soil and groundwater investigations, mine location and reclamation activities, water resource evaluations and conjunctive use studies. Mr. Balasek has supported municipal efforts to redevelop blighted neighborhoods using private and federal funding and has prepared successful grant applications for EPA Brownfield funding. Mr. Balasek has facilitated public stakeholder processes, organized public comments and used the information gathered from these efforts to prioritize neighborhood and regional site investigations and remedial activities.

Mr. Balasek specializes in unique approaches to problem solving and leverages nearly 30 years of regulatory relationships to assist clients facing enforcement actions. Mr. Balasek has saved his clients hundreds of thousands of dollars in reduced fines, monitoring requirements or realized project efficiencies.

SELECTED PROJECT EXPERIENCE

Stockton Worknet, Stockton, CA: Project was conducted for the City of Stockton Redevelopment Agency and involved delineation, removal and disposal for hydrocarbon and lead-contaminated soil discovered during a construction project. The project also involved a component of public outreach because a children's museum was located immediately adjacent to the site.

Hayden Hill Mine, Lassen, CA: Project consisted of third party review of mine closure plan for Lassen County. Provided technical assistance to Lassen County Planning Commission to facilitate permanent closure of large open pit mine.

Willow Creek, Folsom, CA: Project involved site investigation and subsequent removal of petroleum hydrocarbon-contaminated soil to facilitate private development of commercial property. Under my direction, I facilitated the investigation, excavation and coordination of closure petitions.

HIGHER EDUCATION:

University of California, Santa Barbara
BA, Geological Sciences (1986)
California State University, Chico
MS, Hydrogeology/Hydrology (1990)

City of West Sacramento, West Sacramento, CA: Multiple Projects. These projects involved initial site evaluation of several hundred individual sites for the redevelopment of West Sacramento. Subsequent work involved site investigation and remediation of several sites under U.S. EPA Grants. Provided technical assistance to City staff and collaborated with them to best utilize the public funds and coordinate public outreach.

Rominger Property, Winters, CA (on-going):

This project involves detailed site investigation, hydrogeologic analysis and evaluation, and the selection of appropriate remediation technologies for a large plume of (MTBE) contamination on an Ag-industrial site. Project involvement included client and regulatory interaction.

PROFESSIONAL REGISTRATIONS:

Professional Geologist No. 6162, CA
Certified Hydrogeologist No. 299, CA
Qualified Storm Water Developer
California Engineering Contractor A-Haz, C-57,

APPENDIX B
ASTM E 1527-13 User Questionnaire
and Helpful Documents Checklist

DRAFT



**E 1527-13 USER QUESTIONNAIRE
JAEGER RANCH PROPERTY**

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

(1.) Have you performed a search for environmental cleanup liens and AULs, as described under *User Obligations* in the attached proposal, for the *property*? *No*

(2.) Are you aware of any environmental cleanup liens against the *property* that are filed or recorded under federal, tribal, state or local law? *No*

(3.) Are you aware of any AULs, such as *engineering controls*, land use restrictions or *institutional controls* that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law? *No*

(4.) As the *user* of the report, do you have any specialized knowledge or experience related to the *property* or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?

No

(5.) Does the purchase price being paid for this *property* reasonably reflect the fair market value of the *property*? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present on the *property*? *The price reasonably reflects the fair market value. No known information regarding contamination affects price.*

(6.) Are you aware of commonly known or reasonably ascertainable information about the *property* that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example, as user,

(a.) Do you know the past uses of the *property*?

If so, what were they?

No, but likely cattle grazing.

(b.) What, if any, specific chemicals are present or once were present at the *property*?

Unknown

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



E 1527-13 USER QUESTIONNAIRE (cont.)
JAEGER RANCH PROPERTY

Questions 6 continued:

(c.) What, if any, spills or other chemical releases have taken place at the *property*?

Unknown

(d.) What, if any, environmental cleanups have taken place at the *property*?

Unknown

(7.) As the *user* of this ESA, based on your knowledge and experience related to the *property* are there any obvious indicators that point to the presence or likely presence of contamination at the *property*?

Unknown

COMPLETION:

I have completed this User Questionnaire to the best of my knowledge and provided all information to the environmental professional as of the following date:

Completed by: Leah Dreger

Date: 8/9/16

Title: Director of Entitlements

Signature: Leah Dreger

Phone Number: 925-380-1699

Relationship to the Site (i.e., owner, lender, property manager): Representative of Optimeo



**HELPFUL DOCUMENTS
JAEGER RANCH PROPERTY**

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

___ Yes No (if yes, please check all that apply):

- Environmental Site Assessment reports (Phase I ESA, Asbestos sampling reports, etc.)
- Environmental Compliance Audit reports
- Geotechnical Reports
- Environmental permits (for example, solid waste disposal permits, hazardous waste disposal permits, wastewater permits, NPDES permits, underground injection permits)
- Registrations for underground or above ground storage tanks
- Registrations for underground injection systems
- Material Safety Data Sheets
- Community Right-to-Know plan
- Safety Plan
- Reports regarding Hydrogeologic conditions on the property or surrounding area
- Notices or other correspondence from any government agency relating to past or current violations of environmental laws with respect to the property or relating to environmental liens encumbering the property
- Hazardous waste generator notices, or reports
- Environmental Impact Reports (draft and/or final)
- Risk assessments
- Recorded AULs

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

Yes ___ No

Completed by Leah Dregger

Date: 8/9/16

Title: Director of Entitlements

Signature: Leah Dregger



APPENDIX C
EDR® Radius Map Report Executive Summary

DRAFT



Jaeger Ranch Property

Jaeger Road
Rancho Cordova, CA 95742

Inquiry Number: 4700133.2s
August 15, 2016

The EDR Radius Map™ Report with GeoCheck®



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

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

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

JAEGER ROAD
RANCHO CORDOVA, CA 95742

COORDINATES

Latitude (North): 38.5459470 - 38° 32' 45.40"
Longitude (West): 121.2149940 - 121° 12' 53.97"
Universal Transverse Mercator: Zone 10
UTM X (Meters): 655559.4
UTM Y (Meters): 4267695.0
Elevation: 185 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map: 5619686 BUFFALO CREEK, CA
Version Date: 2012

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from: 20140621
Source: USDA

MAPPED SITES SUMMARY

Target Property Address:
JAEGER ROAD
RANCHO CORDOVA, CA 95742

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
A1	GENERAL ELECTRIC MED	3920 SECURITY PARK	HWP	Higher	3297, 0.624, NNE
A2	GENERAL ELECTRIC MED	3920 SECURITY PARK D	SEMS-ARCHIVE, CORRACTS, RCRA-TSDF, RCRA-SQG,...	Higher	3297, 0.624, NNE

DRAFT

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

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

DATABASES WITH NO MAPPED SITES

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

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL..... National Priority List
Proposed NPL..... Proposed National Priority List Sites
NPL LIENS..... Federal Superfund Liens

Federal Delisted NPL site list

Delisted NPL..... National Priority List Deletions

Federal CERCLIS list

FEDERAL FACILITY..... Federal Facility Site Information listing
SEMS..... Superfund Enterprise Management System

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE..... Superfund Enterprise Management System Archive

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF..... RCRA - Treatment, Storage and Disposal

Federal RCRA generators list

RCRA-LQG..... RCRA - Large Quantity Generators
RCRA-SQG..... RCRA - Small Quantity Generators
RCRA-CESQG..... RCRA - Conditionally Exempt Small Quantity Generator

Federal institutional controls / engineering controls registries

LUCIS..... Land Use Control Information System
US ENG CONTROLS..... Engineering Controls Sites List
US INST CONTROL..... Sites with Institutional Controls

Federal ERNS list

ERNS..... Emergency Response Notification System

EXECUTIVE SUMMARY

State- and tribal - equivalent NPL

RESPONSE..... State Response Sites

State- and tribal - equivalent CERCLIS

ENVIROSTOR..... EnviroStor Database

State and tribal landfill and/or solid waste disposal site lists

SWF/LF..... Solid Waste Information System

State and tribal leaking storage tank lists

LUST..... Geotracker's Leaking Underground Fuel Tank Report
INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land
SLIC..... Statewide SLIC Cases
Sacramento Co. CS..... Toxic Site Clean-Up List

State and tribal registered storage tank lists

FEMA UST..... Underground Storage Tank Listing
UST..... Active UST Facilities
AST..... Aboveground Petroleum Storage Tank Facilities
INDIAN UST..... Underground Storage Tanks on Indian Land

State and tribal voluntary cleanup sites

VCP..... Voluntary Cleanup Program Properties
INDIAN VCP..... Voluntary Cleanup Priority Listing

State and tribal Brownfields sites

BROWNFIELDS..... Considered Brownfields Sites Listing

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS..... A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

WMUDS/SWAT..... Waste Management Unit Database
SWRCY..... Recycler Database
HAULERS..... Registered Waste Tire Haulers Listing
INDIAN ODI..... Report on the Status of Open Dumps on Indian Lands
DEBRIS REGION 9..... Torres Martinez Reservation Illegal Dump Site Locations
ODI..... Open Dump Inventory

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL..... Delisted National Clandestine Laboratory Register

EXECUTIVE SUMMARY

HIST Cal-Sites.....	Historical Calsites Database
SCH.....	School Property Evaluation Program
CDL.....	Clandestine Drug Labs
Toxic Pits.....	Toxic Pits Cleanup Act Sites
US CDL.....	National Clandestine Laboratory Register

Local Lists of Registered Storage Tanks

SWEEPS UST.....	SWEEPS UST Listing
HIST UST.....	Hazardous Substance Storage Container Database
CA FID UST.....	Facility Inventory Database

Local Land Records

LIENS.....	Environmental Liens Listing
LIENS 2.....	CERCLA Lien Information
DEED.....	Deed Restriction Listing

Records of Emergency Release Reports

HMIRS.....	Hazardous Materials Information Reporting System
CHMIRS.....	California Hazardous Material Incident Report System
LDS.....	Land Disposal Sites Listing
MCS.....	Military Cleanup Sites Listing
SPILLS 90.....	SPILLS 90 data from FirstSearch

Other Ascertainable Records

RCRA NonGen / NLR.....	RCRA - Non Generators / No Longer Regulated
FUDS.....	Formerly Used Defense Sites
DOD.....	Department of Defense Sites
SCRD DRYCLEANERS.....	State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR.....	Financial Assurance Information
EPA WATCH LIST.....	EPA WATCH LIST
2020 COR ACTION.....	2020 Corrective Action Program List
TSCA.....	Toxic Substances Control Act
TRIS.....	Toxic Chemical Release Inventory System
SSTS.....	Section 7 Tracking Systems
ROD.....	Records Of Decision
RMP.....	Risk Management Plans
RAATS.....	RCRA Administrative Action Tracking System
PRP.....	Potentially Responsible Parties
PADS.....	PCB Activity Database System
ICIS.....	Integrated Compliance Information System
FTTS.....	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
MLTS.....	Material Licensing Tracking System
COAL ASH DOE.....	Steam-Electric Plant Operation Data
COAL ASH EPA.....	Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER.....	PCB Transformer Registration Database
RADINFO.....	Radiation Information Database
HIST FTTS.....	FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS.....	Incident and Accident Data
CONSENT.....	Superfund (CERCLA) Consent Decrees
INDIAN RESERV.....	Indian Reservations

EXECUTIVE SUMMARY

FUSRAP.....	Formerly Utilized Sites Remedial Action Program
UMTRA.....	Uranium Mill Tailings Sites
LEAD SMELTERS.....	Lead Smelter Sites
US AIRS.....	Aerometric Information Retrieval System Facility Subsystem
US MINES.....	Mines Master Index File
FINDS.....	Facility Index System/Facility Registry System
UXO.....	Unexploded Ordnance Sites
DOCKET HWC.....	Hazardous Waste Compliance Docket Listing
CA BOND EXP. PLAN.....	Bond Expenditure Plan
Cortese.....	"Cortese" Hazardous Waste & Substances Sites List
CUPA Listings.....	CUPA Resources List
DRYCLEANERS.....	Cleaner Facilities
EML.....	Emissions Inventory Data
ENF.....	Enforcement Action Listing
Financial Assurance.....	Financial Assurance Information Listing
HAZNET.....	Facility and Manifest Data
HIST CORTESE.....	Hazardous Waste & Substance Site List
HWT.....	Registered Hazardous Waste Transporter Database
MINES.....	Mines Site Location Listing
Sacramento Co. ML.....	Master Hazardous Materials Facility List
MWMP.....	Medical Waste Management Program Listing
NPDES.....	NPDES Permits Listing
PEST LIC.....	Pesticide Regulation Licenses Listing
PROC.....	Certified Processors Database
Notify 65.....	Proposition 65 Records
UIC.....	UIC Listing
WASTEWATER PITS.....	Oil Wastewater Pits Listing
WDS.....	Waste Discharge System
WIP.....	Well Investigation Program Case List
ECHO.....	Enforcement & Compliance History Information
FUELS PROGRAM.....	EPA Fuels Program Registered Listing

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP.....	EDR Proprietary Manufactured Gas Plants
EDR Hist Auto.....	EDR Exclusive Historic Gas Stations
EDR Hist Cleaner.....	EDR Exclusive Historic Dry Cleaners

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF.....	Recovered Government Archive Solid Waste Facilities List
RGA LUST.....	Recovered Government Archive Leaking Underground Storage Tank

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property. Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

EXECUTIVE SUMMARY

STANDARD ENVIRONMENTAL RECORDS

Federal RCRA CORRACTS facilities list

CORRACTS: CORRACTS is a list of handlers with RCRA Corrective Action Activity. This report shows which nationally-defined corrective action core events have occurred for every handler that has had corrective action activity.

A review of the CORRACTS list, as provided by EDR, and dated 12/09/2015 has revealed that there is 1 CORRACTS site within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
GENERAL ELECTRIC MED	3920 SECURITY PARK D	NNE 1/2 - 1 (0.624 mi.)	A2	9

ADDITIONAL ENVIRONMENTAL RECORDS

Other Ascertainable Records

HWP: Detailed information on permitted hazardous waste facilities and corrective action ("cleanups") tracked in EnviroStor.

A review of the HWP list, as provided by EDR, and dated 05/23/2016 has revealed that there is 1 HWP site within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
GENERAL ELECTRIC MED EPA Id: CAD000819680 Cleanup Status: CLOSED	3920 SECURITY PARK	NNE 1/2 - 1 (0.624 mi.)	A1	8

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 1 records.

Site Name

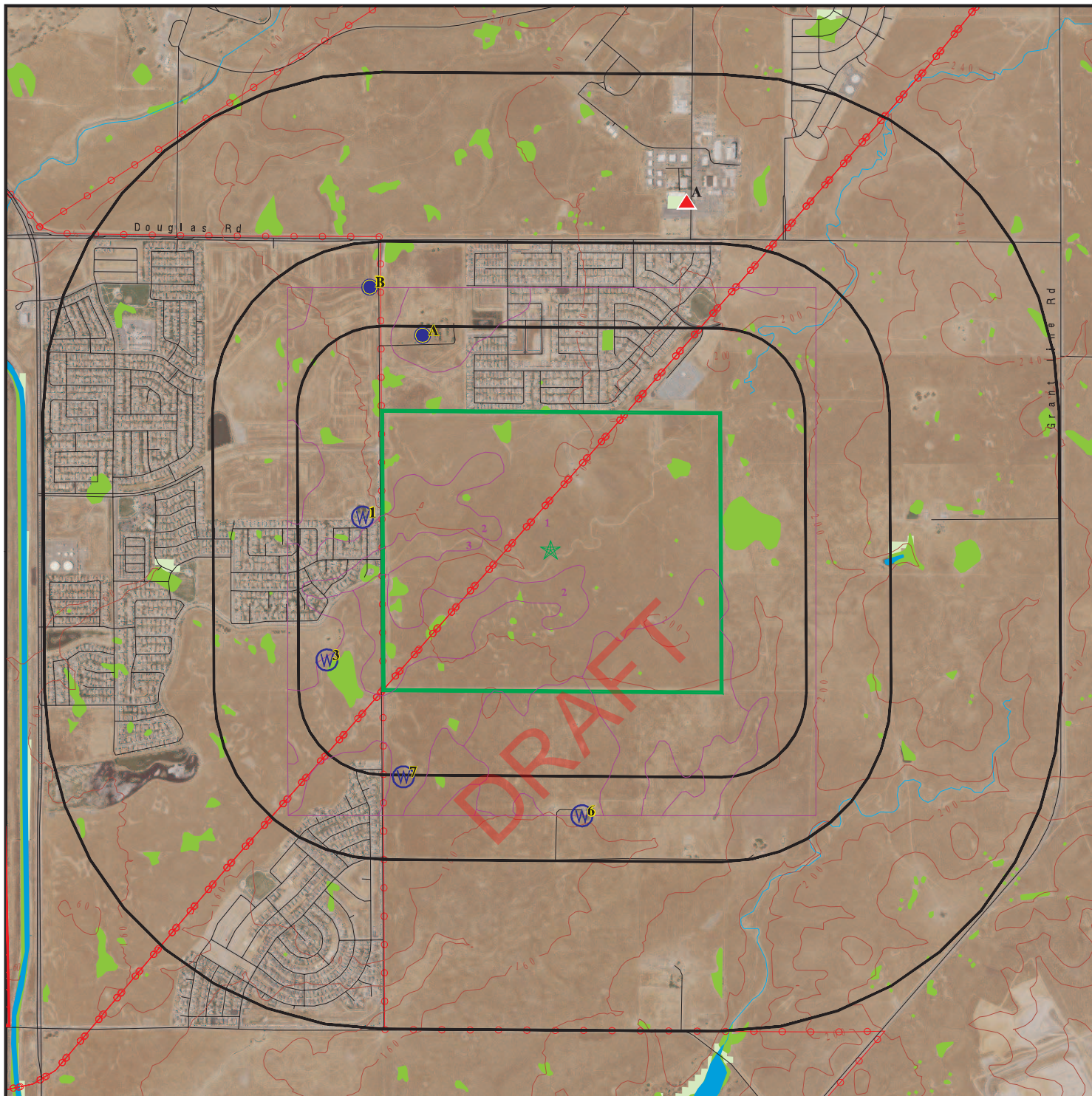
ANATOLIA II ELEMENTARY SCHOOL

Database(s)

ENVIROSTOR, SCH

DRAFT

OVERVIEW MAP - 4700133.2S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

National Priority List Sites

Dept. Defense Sites



Indian Reservations BIA

Power transmission lines

100-year flood zone

500-year flood zone

National Wetland Inventory

State Wetlands

Areas of Concern

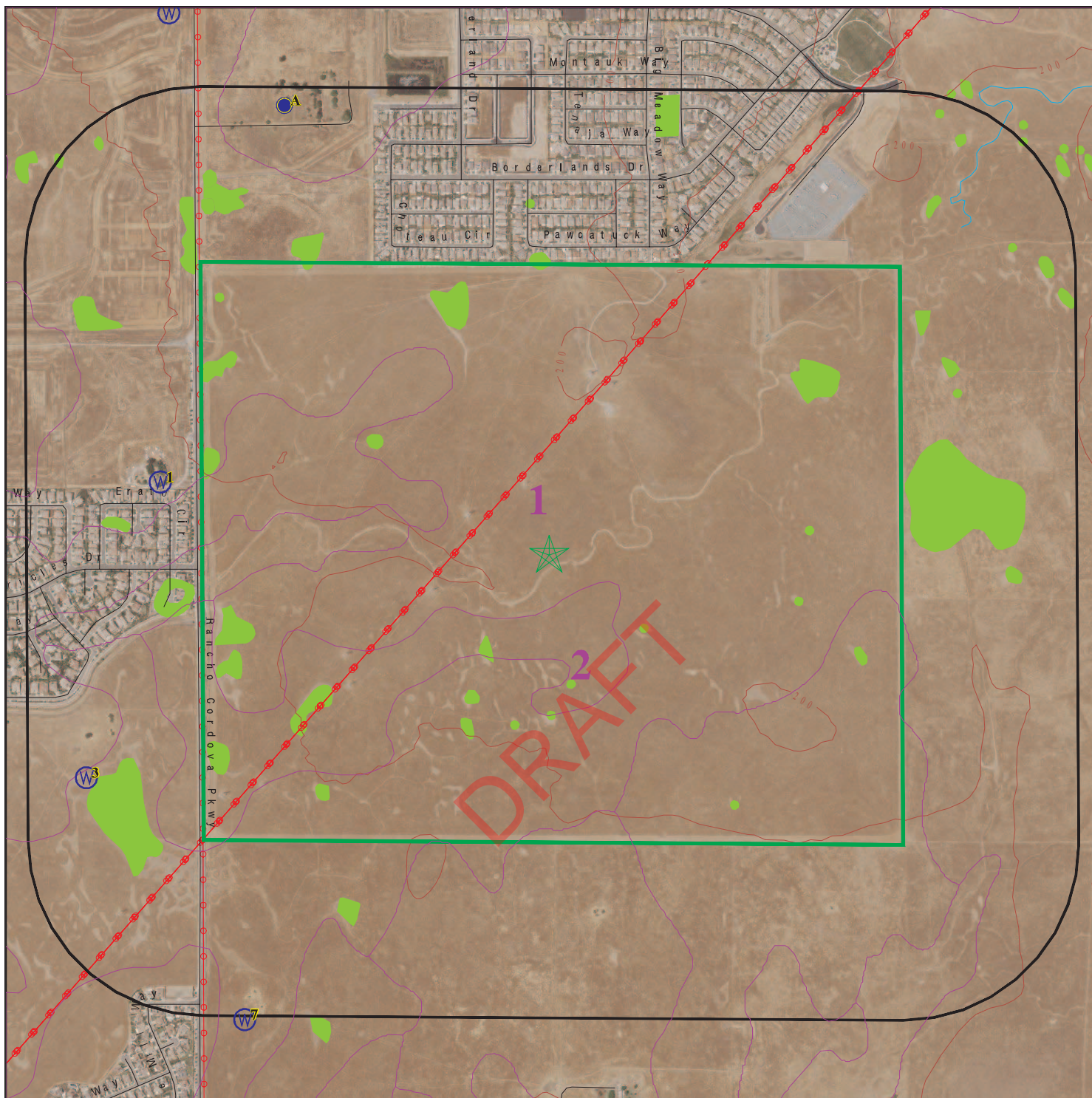









This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.








SITE NAME: Jaeger Ranch Property
 ADDRESS: Jaeger Road
 Rancho Cordova CA 95742
 LAT/LONG: 38.545947 / 121.214994

CLIENT: Wallace - Kuhl & Associates
 CONTACT: Bryan C. Yates
 INQUIRY #: 4700133.2s
 DATE: August 15, 2016 1:48 pm

DETAIL MAP - 4700133.2S



-  Target Property
-  Sites at elevations higher than or equal to the target property
-  Sites at elevations lower than the target property
-  Manufactured Gas Plants
-  Sensitive Receptors
-  National Priority List Sites
-  Dept. Defense Sites

-  Indian Reservations BIA
-  Power transmission lines
-  100-year flood zone
-  500-year flood zone
-  National Wetland Inventory
-  State Wetlands
-  Areas of Concern

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Jaeger Ranch Property
 ADDRESS: Jaeger Road
 Rancho Cordova CA 95742
 LAT/LONG: 38.545947 / 121.214994

CLIENT: Wallace - Kuhl & Associates
 CONTACT: Bryan C. Yates
 INQUIRY #: 4700133.2s
 DATE: August 15, 2016 1:50 pm

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
<i>Federal NPL site list</i>								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	0.001		0	NR	NR	NR	NR	0
<i>Federal Delisted NPL site list</i>								
Delisted NPL	1.000		0	0	0	0	NR	0
<i>Federal CERCLIS list</i>								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
<i>Federal CERCLIS NFRAP site list</i>								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
<i>Federal RCRA CORRACTS facilities list</i>								
CORRACTS	1.000		0	0	0	1	NR	1
<i>Federal RCRA non-CORRACTS TSD facilities list</i>								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
<i>Federal RCRA generators list</i>								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-CESQG	0.250		0	0	NR	NR	NR	0
<i>Federal institutional controls / engineering controls registries</i>								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROL	0.500		0	0	0	NR	NR	0
<i>Federal ERNS list</i>								
ERNS	0.001		0	NR	NR	NR	NR	0
<i>State- and tribal - equivalent NPL</i>								
RESPONSE	1.000		0	0	0	0	NR	0
<i>State- and tribal - equivalent CERCLIS</i>								
ENVIROSTOR	1.000		0	0	0	0	NR	0
<i>State and tribal landfill and/or solid waste disposal site lists</i>								
SWF/LF	0.500		0	0	0	NR	NR	0
<i>State and tribal leaking storage tank lists</i>								
LUST	0.500		0	0	0	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
INDIAN LUST	0.500		0	0	0	NR	NR	0
SLIC	0.500		0	0	0	NR	NR	0
Sacramento Co. CS	0.500		0	0	0	NR	NR	0
State and tribal registered storage tank lists								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		0	0	NR	NR	NR	0
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
State and tribal voluntary cleanup sites								
VCP	0.500		0	0	0	NR	NR	0
INDIAN VCP	0.500		0	0	0	NR	NR	0
State and tribal Brownfields sites								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
WMUDS/SWAT	0.500		0	0	0	NR	NR	0
SWRCY	0.500		0	0	0	NR	NR	0
HAULERS	0.001		0	NR	NR	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	0.001		0	NR	NR	NR	NR	0
HIST Cal-Sites	1.000		0	0	0	0	NR	0
SCH	0.250		0	0	NR	NR	NR	0
CDL	0.001		0	NR	NR	NR	NR	0
Toxic Pits	1.000		0	0	0	0	NR	0
US CDL	0.001		0	NR	NR	NR	NR	0
Local Lists of Registered Storage Tanks								
SWEEPS UST	0.250		0	0	NR	NR	NR	0
HIST UST	0.250		0	0	NR	NR	NR	0
CA FID UST	0.250		0	0	NR	NR	NR	0
Local Land Records								
LIENS	0.001		0	NR	NR	NR	NR	0
LIENS 2	0.001		0	NR	NR	NR	NR	0
DEED	0.500		0	0	0	NR	NR	0
Records of Emergency Release Reports								
HMIRS	0.001		0	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
CHMIRS	0.001		0	NR	NR	NR	NR	0
LDS	0.001		0	NR	NR	NR	NR	0
MCS	0.001		0	NR	NR	NR	NR	0
SPILLS 90	0.001		0	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		0	0	NR	NR	NR	0
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	0.001		0	NR	NR	NR	NR	0
EPA WATCH LIST	0.001		0	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	0.001		0	NR	NR	NR	NR	0
TRIS	0.001		0	NR	NR	NR	NR	0
SSTS	0.001		0	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	0.001		0	NR	NR	NR	NR	0
RAATS	0.001		0	NR	NR	NR	NR	0
PRP	0.001		0	NR	NR	NR	NR	0
PADS	0.001		0	NR	NR	NR	NR	0
ICIS	0.001		0	NR	NR	NR	NR	0
FTTS	0.001		0	NR	NR	NR	NR	0
MLTS	0.001		0	NR	NR	NR	NR	0
COAL ASH DOE	0.001		0	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	0.001		0	NR	NR	NR	NR	0
RADINFO	0.001		0	NR	NR	NR	NR	0
HIST FTTS	0.001		0	NR	NR	NR	NR	0
DOT OPS	0.001		0	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	0.001		0	NR	NR	NR	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	0.001		0	NR	NR	NR	NR	0
US AIRS	0.001		0	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
FINDS	0.001		0	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
DOCKET HWC	0.001		0	NR	NR	NR	NR	0
CA BOND EXP. PLAN	1.000		0	0	0	0	NR	0
Cortese	0.500		0	0	0	NR	NR	0
CUPA Listings	0.250		0	0	NR	NR	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
EMI	0.001		0	NR	NR	NR	NR	0
ENF	0.001		0	NR	NR	NR	NR	0
Financial Assurance	0.001		0	NR	NR	NR	NR	0
HAZNET	0.001		0	NR	NR	NR	NR	0
HIST CORTESE	0.500		0	0	0	NR	NR	0
HWP	1.000		0	0	0	1	NR	1
HWT	0.250		0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
MINES	0.001		0	NR	NR	NR	NR	0
Sacramento Co. ML	0.250		0	0	NR	NR	NR	0
MWMP	0.250		0	0	NR	NR	NR	0
NPDES	0.001		0	NR	NR	NR	NR	0
PEST LIC	0.001		0	NR	NR	NR	NR	0
PROC	0.500		0	0	0	NR	NR	0
Notify 65	1.000		0	0	0	0	NR	0
UIC	0.001		0	NR	NR	NR	NR	0
WASTEWATER PITS	0.500		0	0	0	NR	NR	0
WDS	0.001		0	NR	NR	NR	NR	0
WIP	0.250		0	0	NR	NR	NR	0
ECHO	0.001		0	NR	NR	NR	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125		0	NR	NR	NR	NR	0
EDR Hist Cleaner	0.125		0	NR	NR	NR	NR	0

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF	0.001		0	NR	NR	NR	NR	0
RGA LUST	0.001		0	NR	NR	NR	NR	0

- Totals --			0	0	0	0	2	0	2
-------------	--	--	---	---	---	---	---	---	---

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

A1
NNE
1/2-1
0.624 mi.
3297 ft.

GENERAL ELECTRIC MEDICAL SYSTEMS
3920 SECURITY PARK
RANCHO CORDOVA, CA 95670

HWP S111865965
N/A

Site 1 of 2 in cluster A

Relative:
Higher

HWP:

EPA Id: CAD000819680
Cleanup Status: CLOSED
Latitude: 38.56405
Longitude: -121.2178
Facility Type: Historical - Non-Operating
Facility Size: Not reported
Team: Not reported
Supervisor: Not reported
Site Code: 100393
Assembly District: 08
Senate District: 08
Public Information Officer: Not reported
Public Information Officer: Not reported

Actual:
208 ft.

Activities:

EPA Id: CAD000819680
Facility Type: Historical - Non-Operating
Unit Names: CONTAIN1, TANKTRT, TANKTRT1
Event Description: New Operating Permit - APPLICATION PART A RECEIVED
Actual Date: 11/19/1980

EPA Id: CAD000819680
Facility Type: Historical - Non-Operating
Unit Names: CONTAIN1, TANKTRT, TANKTRT1
Event Description: New Operating Permit - FINAL PERMIT - WITHDRAWAL REQUEST ACKNOWLEDGED
Actual Date: 10/21/1988

EPA Id: CAD000819680
Facility Type: Historical - Non-Operating
Unit Names: CONTAIN1, TANKTRT, TANKTRT1
Event Description: New Operating Permit - APPLICATION PART B RECEIVED
Actual Date: 06/10/1982

EPA Id: CAD000819680
Facility Type: Historical - Non-Operating
Unit Names: CONTAIN1, TANKTRT, TANKTRT1
Event Description: New Operating Permit - CALL-IN LETTER ISSUED
Actual Date: 02/15/1982

EPA Id: CAD000819680
Facility Type: Historical - Non-Operating
Unit Names: CONTAIN1, TANKTRT, TANKTRT1
Event Description: New Operating Permit - FINAL PERMIT - WITHDRAWAL REQUEST RECEIVED
Actual Date: 11/30/1987

EPA Id: CAD000819680
Facility Type: Historical - Non-Operating
Unit Names: CONTAIN1, TANKTRT, TANKTRT1
Event Description: New Operating Permit - FINAL PERMIT
Actual Date: 06/29/1987

EPA Id: CAD000819680
Facility Type: Historical - Non-Operating

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

GENERAL ELECTRIC MEDICAL SYSTEMS (Continued)

S111865965

Unit Names: CONTAIN1, TANKTRT, TANKTRT1
Event Description: New Operating Permit - FINAL PERMIT (EXPIRES)
Actual Date: 06/29/1992

EPA Id: CAD000819680
Facility Type: Historical - Non-Operating
Unit Names: CONTAIN1, TANKTRT, TANKTRT1
Event Description: New Operating Permit - FINAL PERMIT (EFFECTIVE)
Actual Date: 06/29/1987

Closure:
EPA Id: CAD000819680
Facility Type: Historical - Non-Operating
Unit Names: CONTAIN1, TANKTRT, TANKTRT1
Event Description: Closure Final - RECEIVE CLOSURE CERTIFICATION
Actual Date: 12/22/1988

EPA Id: CAD000819680
Facility Type: Historical - Non-Operating
Unit Names: CONTAIN1, TANKTRT, TANKTRT1
Event Description: Closure Final - CLOSURE PLAN RECEIVED
Actual Date: 11/30/1987

EPA Id: CAD000819680
Facility Type: Historical - Non-Operating
Unit Names: CONTAIN1, TANKTRT, TANKTRT1
Event Description: Closure Final - CLOSURE PLAN APPROVED
Actual Date: 10/21/1988

EPA Id: CAD000819680
Facility Type: Historical - Non-Operating
Unit Names: CONTAIN1, TANKTRT, TANKTRT1
Event Description: Closure Final - ISSUE CLOSURE VERIFICATION
Actual Date: 06/28/1991

Alias:
EPA Id: CAD000819680
Facility Type: Historical - Non-Operating
Alias Type: Project Code (Site Code)
Alias: 100393

A2
NNE
1/2-1
0.624 mi.
3297 ft.

GENERAL ELECTRIC MEDICAL SYSTEMS
3920 SECURITY PARK DR
RANCHO CORDOVA, CA 95742

Site 2 of 2 in cluster A

Relative:
Higher

Actual:
208 ft.

SEMS-ARCHIVE:
Site ID: 903397
EPA ID: CAD000819680
Federal Facility: N
NPL: Not on the NPL
Non NPL Status: Deferred to RCRA

SEMS-ARCHIVE 1000214137
CORRACTS CAD000819680
RCRA-TSDF
RCRA-SQG
FINDS
HAZNET
ECHO

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

GENERAL ELECTRIC MEDICAL SYSTEMS (Continued)

1000214137

Following information was gathered from the prior CERCLIS update completed in 10/2013:

Site ID: 0903397
Federal Facility: Not a Federal Facility
NPL Status: Not on the NPL
Non NPL Status: Deferred to RCRA

CERCLIS-NFRAP Site Contact Details:

Contact Sequence ID: 13287961.00000
Person ID: 13003854.00000

Contact Sequence ID: 13293556.00000
Person ID: 13003858.00000

Contact Sequence ID: 13299414.00000
Person ID: 13004003.00000

Program Priority:
Description: RCRA Deferral - Lead Confirmed

CERCLIS-NFRAP Assessment History:

Action: DISCOVERY
Date Started: / /
Date Completed: 03/01/91
Priority Level: Not reported

Action: PRELIMINARY ASSESSMENT
Date Started: / /
Date Completed: 09/16/91
Priority Level: Deferred to RCRA (Subtitle C)

Action: ARCHIVE SITE
Date Started: / /
Date Completed: 01/23/96
Priority Level: Not reported

CORRACTS:

EPA ID: CAD000819680
EPA Region: 09
Area Name: ENTIRE FACILITY
Actual Date: 19980911
Action: CA050RF - RFA Completed, Assessment was an RFA
NAICS Code(s): Not reported
Original schedule date: Not reported
Schedule end date: Not reported

EPA ID: CAD000819680
EPA Region: 09
Area Name: ENTIRE FACILITY
Actual Date: 19910831
Action: CA075ME - CA Prioritization, Facility or area was assigned a medium corrective action priority
NAICS Code(s): Not reported
Original schedule date: Not reported
Schedule end date: Not reported

Map ID
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MAP FINDINGS

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EDR ID Number
EPA ID Number

GENERAL ELECTRIC MEDICAL SYSTEMS (Continued)

1000214137

EPA ID: CAD000819680
EPA Region: 09
Area Name: ENTIRE FACILITY
Actual Date: 19910831
Action: CA029WQ
NAICS Code(s): Not reported
Original schedule date: Not reported
Schedule end date: Not reported

EPA ID: CAD000819680
EPA Region: 09
Area Name: ENTIRE FACILITY
Actual Date: 19910831
Action: CA074ME
NAICS Code(s): Not reported
Original schedule date: Not reported
Schedule end date: Not reported

EPA ID: CAD000819680
EPA Region: 09
Area Name: ENTIRE FACILITY
Actual Date: 19910831
Action: CA049PA
NAICS Code(s): Not reported
Original schedule date: Not reported
Schedule end date: Not reported

EPA ID: CAD000819680
EPA Region: 09
Area Name: ENTIRE FACILITY
Actual Date: Not reported
Action: CA03193
NAICS Code(s): Not reported
Original schedule date: 19931001
Schedule end date: Not reported

RCRA-TSDF:

Date form received by agency: 09/01/1996
Facility name: GENERAL ELECTRIC MEDICAL SYSTEMS
Facility address: 3920 SECURITY PARK DR
RANCHO CORDOVA, CA 95742
EPA ID: CAD000819680
Contact: Not reported
Contact address: Not reported
Not reported
Contact country: US
Contact telephone: Not reported
Contact email: Not reported
EPA Region: 09
Land type: Private
Classification: TSDF
Description: Handler is engaged in the treatment, storage or disposal of hazardous waste

Owner/Operator Summary:

Owner/operator name: GENERAL ELECTRIC CO

Map ID
Direction
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MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

GENERAL ELECTRIC MEDICAL SYSTEMS (Continued)

1000214137

Owner/operator address: 3920 SECURITY PARK
CITY NOT REPORTED, CA 99999
Owner/operator country: Not reported
Owner/operator telephone: (916) 361-4202
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: MCDONNELL DOUGLAS CORP
Owner/operator address: 11505 DOUGLAS RD
RANCHO CORDOVA, CA 95670

Owner/operator country: Not reported
Owner/operator telephone: (916) 351-0550
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Historical Generators:

Date form received by agency: 02/14/1996
Site name: GENERAL ELECTRIC MEDICAL SYSTEMS
Classification: Large Quantity Generator

Corrective Action Summary:

Event date: 08/31/1991
Event: CA029WQ

Event date: 08/31/1991
Event: CA049PA

Event date: 08/31/1991
Event: CA074ME

Event date: 08/31/1991
Event: CA Prioritization, Facility or area was assigned a medium corrective action priority.

Event date: 09/11/1998

Map ID
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MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

GENERAL ELECTRIC MEDICAL SYSTEMS (Continued)

1000214137

Event: RFA Completed, Assessment was an RFA.

Event date: Not reported
Event: CA03193

Facility Has Received Notices of Violations:

Regulation violated: Not reported
Area of violation: TSD - Financial Requirements
Date violation determined: 05/19/1988
Date achieved compliance: 07/23/1988
Violation lead agency: State
Enforcement action: WRITTEN INFORMAL
Enforcement action date: 05/26/1988
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Evaluation Action Summary:

Evaluation date: 05/30/1991
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: Not reported
Date achieved compliance: Not reported
Evaluation lead agency: State

Evaluation date: 02/22/1989
Evaluation: FOCUSED COMPLIANCE INSPECTION
Area of violation: Not reported
Date achieved compliance: Not reported
Evaluation lead agency: State

Evaluation date: 02/21/1989
Evaluation: FINANCIAL RECORD REVIEW
Area of violation: Not reported
Date achieved compliance: Not reported
Evaluation lead agency: State

Evaluation date: 05/19/1988
Evaluation: FINANCIAL RECORD REVIEW
Area of violation: TSD - Financial Requirements
Date achieved compliance: 07/23/1988
Evaluation lead agency: State

Evaluation date: 01/19/1988
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: Not reported
Date achieved compliance: Not reported
Evaluation lead agency: State

Evaluation date: 12/22/1987
Evaluation: FINANCIAL RECORD REVIEW
Area of violation: Not reported
Date achieved compliance: Not reported
Evaluation lead agency: State

Map ID
Direction
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MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

GENERAL ELECTRIC MEDICAL SYSTEMS (Continued)

1000214137

FINDS:

Registry ID: 110009552607

Environmental Interest/Information System

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

Registry ID: 110000609173

Environmental Interest/Information System

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

HAZNET:

envid: 1000214137
Year: 1996
GEPaid: CAD000819680
Contact: MCDONNELL DOUGLAS CORPORATION
Telephone: 0000000000
Mailing Name: Not reported
Mailing Address: 3920 SECURITY PARK
Mailing City, St, Zip: RANCHO CORDOVA, CA 956700000
Gen County: Not reported
TSD EPA ID: WAD000812909
TSD County: Not reported
Waste Category: Other inorganic solid waste
Disposal Method: Not reported
Tons: 1.9836
Cat Decode: Other inorganic solid waste
Method Decode: Not reported
Facility County: Sacramento

envid: 1000214137
Year: 1996
GEPaid: CAD000819680
Contact: MCDONNELL DOUGLAS CORPORATION
Telephone: 0000000000
Mailing Name: Not reported
Mailing Address: 3920 SECURITY PARK
Mailing City, St, Zip: RANCHO CORDOVA, CA 956700000
Gen County: Not reported
TSD EPA ID: CA0000084517
TSD County: Not reported
Waste Category: Hydrocarbon solvents (benzene, hexane, Stoddard, Etc.)
Disposal Method: Transfer Station
Tons: 1.6262

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

GENERAL ELECTRIC MEDICAL SYSTEMS (Continued)

1000214137

Cat Decode: Hydrocarbon solvents (benzene, hexane, Stoddard, Etc.)
Method Decode: Transfer Station
Facility County: Sacramento

envid: 1000214137
Year: 1996
GEPaid: CAD000819680
Contact: MCDONNELL DOUGLAS CORPORATION
Telephone: 0000000000
Mailing Name: Not reported
Mailing Address: 3920 SECURITY PARK
Mailing City,St,Zip: RANCHO CORDOVA, CA 956700000
Gen County: Not reported
TSD EPA ID: WAD000812909
TSD County: Not reported
Waste Category: Asbestos containing waste
Disposal Method: Not reported
Tons: 2.2500
Cat Decode: Asbestos containing waste
Method Decode: Not reported
Facility County: Sacramento

envid: 1000214137
Year: 1995
GEPaid: CAD000819680
Contact: MCDONNELL DOUGLAS CORPORATION
Telephone: 0000000000
Mailing Name: Not reported
Mailing Address: 3920 SECURITY PARK
Mailing City,St,Zip: RANCHO CORDOVA, CA 956700000
Gen County: Not reported
TSD EPA ID: WAD000812909
TSD County: Not reported
Waste Category: Other inorganic solid waste
Disposal Method: Not reported
Tons: .7129
Cat Decode: Other inorganic solid waste
Method Decode: Not reported
Facility County: Sacramento

envid: 1000214137
Year: 1993
GEPaid: CAD000819680
Contact: MCDONNELL DOUGLAS CORPORATION
Telephone: 0000000000
Mailing Name: Not reported
Mailing Address: 3920 SECURITY PARK
Mailing City,St,Zip: RANCHO CORDOVA, CA 956700000
Gen County: Not reported
TSD EPA ID: CAT000613950
TSD County: Not reported
Waste Category: Liquids with halogenated organic compounds >= 1,000 Mg./L
Disposal Method: Transfer Station
Tons: 3.74999999999
Cat Decode: Liquids with halogenated organic compounds >= 1,000 Mg./L
Method Decode: Transfer Station
Facility County: Sacramento

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MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

GENERAL ELECTRIC MEDICAL SYSTEMS (Continued)

1000214137

[Click this hyperlink](#) while viewing on your computer to access additional CA_HAZNET: detail in the EDR Site Report.

ECHO:

Envid: 1000214137
Registry ID: 11000609173
DFR URL: http://echo.epa.gov/detailed_facility_report?fid=11000609173

Envid: 1000214137
Registry ID: 110009552607
DFR URL: http://echo.epa.gov/detailed_facility_report?fid=110009552607

DRAFT

APPENDIX D
Preliminary Screen for Vapor Encroachment Conditions Matrix

DRAFT



Screen for Vapor Encroachment Conditions Matrix
Jaeger Ranch Property
WKA No. 11103.01

Phase I ESA Screen for Vapor Encroachment Conditions (VEC) matrix includes a (1) **Search Radius Test**, (2) **Chemicals of Concern Test (COC)**, and (3) a **Critical Distance Test**^[1].

(1) Search Radius Test: Are there any known or suspect contaminated sites in the primary area of concern within the corresponding search radii? (if yes, see attached Table A).

Yes No

If No, then screening for a VEC is complete and no VEC *currently* exists, go to #4. If Yes, then:

(2) Chemicals of Concern^[2] **Test:** Are COC likely to be present within the area of concern for those known or suspect contaminated sites identified based on the Search Distance Test?

Yes No

If No, then screening for a VEC is complete and no VEC *currently* exists, go to #4. If Yes, then:

If Yes, check all COC that apply on attached Table B.

(3) Critical Distance Test: A plume test to determine whether or not COC in the contaminated plume(s) may be within the critical distance.

(3a) Is information related to the contaminated(s) plume available (i.e. isoconcentration maps, site drawings, etc.)?

Yes No

(3b) If **No**, then screening for a VEC is complete and no VEC *currently* exists, go to #4. If **Yes**, then:

(3c) Is the site less than 100 feet to the nearest edge of a contaminated [non-petroleum hydrocarbon] plume(s)?

Yes No

(3d) Is the site less than 30 feet to the nearest edge of a dissolved petroleum hydrocarbon plume(s)?

Yes No

If the distance from the nearest edge of a contaminated plume to the nearest existing or planned structure on the site is less than 100 feet for non-petroleum hydrocarbon COC, or less than 30 feet for dissolved petroleum hydrocarbons, then it is presumed that a VEC *currently* exists beneath the site. If the distance from the nearest edge of the contaminated plume is greater than or equal to 100 feet for non-petroleum hydrocarbons, or 30 feet for dissolved petroleum hydrocarbon chemicals of concern, then it is presumed unlikely that a VEC *currently* exists beneath the site.

(4) Is it likely that a VEC *currently* exists beneath the site?

Yes No

If Yes, then recommend performing a full scope VEC assessment according to ASTM E 2600-10.

[1] Based on guidance presented in the ASTM E 2600-10 Standard.

[2] Chemical(s) of concern (COC): See attached table for typical chemicals of concern (as presented in Appendix X6.1 of the ASTM E 2600-10 Standard).