

**APPENDIX 4.5a**

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**Phase I Environmental Site Assessment**

*Phase I Environmental Site Assessment*

**GREEN VALLEY II PROPERTY**

Business Center Drive

Fairfield, California

WKA No. 11731.02

January 26, 2018

*Prepared for:*

Ms. Karen Garrett

The Spanos Corporation

10100 Trinity Parkway, Suite 500


Stockton, CA 95219

*Phase I Environmental Site Assessment*  
**GREEN VALLEY II PROPERTY**

Business Center Drive  
Fairfield, California  
WKA No. 11731.02  
January 26, 2018

Wallace-Kuhl & Associates (WKA), on behalf of The Spanos Corporation, prepared this Phase I Environmental Site Assessment for the Green Valley II Property located along Business Center Drive in Fairfield, California. We declare that, to the best of our professional knowledge and belief, the report preparer and reviewer meet the definition of *Environmental Professional* as defined in §312.10 of 40 CFR 312 and have 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 general 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**



Nancy M. Malaret  
Project Environmental Scientist



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Senior Hydrogeologist



**GREEN VALLEY II PROPERTY**

WKA No. 11731.02

**TABLE OF CONTENTS**

EXECUTIVE SUMMARY .....	i
1.0 INTRODUCTION .....	1
1.1 Purpose.....	1
1.2 Scope of Services .....	1
1.3 Special Terms and Conditions.....	2
1.4 User Provided Information.....	3
2.0 SITE DESCRIPTION .....	4
2.1 Site and Vicinity General Characteristics.....	4
2.2 Site Reconnaissance.....	4
2.2.1 Municipal Infrastructure and Utilities.....	4
2.3 Adjoining Properties .....	4
3.0 INTERVIEWS .....	5
3.1 Owner or Key Site Manager .....	5
3.2 Occupants (Multi-family or Major).....	5
3.3 Past and Present Owners, Operators, and/or Occupants .....	5
3.4 State and/or Local Government Officials .....	5
3.5 Abandoned Properties.....	5
4.0 RECORDS REVIEW .....	7
4.1 Physical Setting Source(s) .....	7
4.1.1 Regional and Local Geology .....	7
4.1.2 Soil Survey.....	8
4.1.3 Regional and Local Groundwater .....	8
4.2 Historical Use Information .....	8
4.2.1 Sanborn® Maps .....	9
4.2.2 Topographic Maps .....	9
4.2.3 Oil and Gas Well Maps .....	10
4.2.4 Aerial Photographs.....	10
4.2.5 Ownership Records.....	12
4.2.6 Building Department Records .....	12
4.2.7 Local Street Directories.....	12
4.2.8 Zoning and Land Use Records.....	12
4.2.9 Other Historical Sources .....	13
4.2.10 Prior Assessments .....	13



**GREEN VALLEY II PROPERTY**

WKA No. 11731.02

**TABLE OF CONTENTS (Continued)**

4.3	Environmental Record Sources .....	13
4.3.1	Regulatory Agency Databases .....	13
4.3.2	Preliminary Screen for Vapor Encroachment Conditions .....	15
4.3.3	Environmental Lien Search .....	15
5.0	CONCLUSIONS AND RECOMMENDATIONS .....	16
5.1	Data Gaps .....	16
5.2	Conclusions .....	16
5.3	Recommendations .....	16
5.4	Exceptions and/or Deletions .....	17
5.5	Additional Services .....	17
6.0	LIMITATIONS .....	18
7.0	REFERENCES .....	19

**FIGURES**

- 1 Vicinity Map
- 2 Topographic Map
- 3 Parcel Map
- 4 Aerial Site Map
- 5 Color Photographs

**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, Green Valley II Property (WKA No. 11731.02 dated January 26, 2018).



*Phase I Environmental Site Assessment*  
**GREEN VALLEY II PROPERTY**  
WKA No. 11731.02

**EXECUTIVE SUMMARY**

The purpose of this Phase I Environmental Site Assessment (ESA) was to assess the Green Valley II 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 along Business Center Drive in Fairfield, California (Figures 1, 2, 3, and 4) and is comprised of 13.2 acres of vacant land. The Site is identified by two Solano County Assessor's Parcel Numbers (APNs) 0148-540-300 and -270 (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 was vacant land from at least 1896 to at least 1902, planted with vineyards from at least 1937 to at least 1952, fallow land in 1968, vineyard in 1974, and has been fallow or pasture land since at least 1982.
- ) According to an environmental lien search, no environmental liens are associated with the Site.
- ) Given the documentation reviewed concerning the agency listings for neighboring facilities, none of the facilities reviewed is likely to have a negative impact on 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.

WKA has performed this ESA in conformance with the scope and limitations of ASTM Standard Practice E 1527-13 for the Green Valley II Property.

This assessment has revealed no RECs in connection with the Site except the following:

- ) On-site concerns were noted from the historical agriculture activities including the raising of vineyards and the potential for residues of historically applied persistent pesticides.



*Phase I Environmental Site Assessment*  
**GREEN VALLEY II PROPERTY**  
WKA No. 11731.02

## **1.0 INTRODUCTION**

### **1.1 Purpose**

The purpose of this Phase I Environmental Site Assessment (ESA) was to evaluate the Green Valley II 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, 3PR16208, dated September 8, 2016.

### **1.2 Scope of Services**

WKA has completed this ESA for the Site shown on Figures 1 through 4. Ms. Karen Garrett with The Spanos Corporation authorized WKA to proceed with this assessment on December 4, 2017, through a signed Agreement for Consultant Services issued by The Spanos Corporation; however, WKA was requested to put the report on hold pending contract negotiations. Ms. Garrett authorized WKA to proceed via email correspondence on January 16, 2018.

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 E2600-15;
- ) 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 Activity and Use Limitations (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 Environmental Site Assessment Consulting Agreement or the WKA scope of services were requested or performed during the preparation of this report.



The Spanos Corporation 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 4.3.3 of this report.

#### **1.4 User Provided Information**

WKA provided The Spanos Corporation a copy of the User Questionnaire and the Helpful Documents checklist. Ms. Karen Garrett, The Spanos Corporation, completed and returned the documents to WKA. Discussion regarding her responses is provided in the following section. A copy of the completed questionnaire is included in Appendix B.

In summary, Ms. Garrett was not aware of any records of environmental liens or AULs currently recorded against the Site. Ms. Garrett stated she does not possess specialized knowledge or experience related to the Site. Ms. Garrett stated that she is not aware of any obvious indicators that point to the presence or likely presence of contamination at the Site.

Ms. Garrett was not aware of any 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.



## **2.0 SITE DESCRIPTION**

### **2.1 Site and Vicinity General Characteristics**

The Site is located along Business Center Drive in Fairfield, California (Figures 1 and 2). The Site is comprised of two Solano County Assessor's Parcel Numbers (APNs) 0148-540-300 and -270, totaling 13.2 acres of vacant land (Figure 3). Surrounding land use consisted of office buildings (Figure 4).

### **2.2 Site Reconnaissance**

A visual site reconnaissance was conducted by WKA on January 23, 2018. Figure 5 provides color photographs of the Site taken during the site reconnaissance.

On the day of site reconnaissance, the Site was vacant land. The majority of the Site's surface was covered by dense, low-lying volunteer grasses. The central portion of the Site has been disced in the past for weed control.

#### **2.2.1 Municipal Infrastructure and Utilities**

Pacific Gas and Electric (PG&E) provides electricity and natural gas to the Site vicinity. The City of Fairfield provides potable water to the Site vicinity. Suisun Sanitary District provides sanitary sewer service to the Site vicinity. No high-voltage, tower-mounted electrical transmission lines or pole-mounted transformers were observed on or adjacent to the Site.

### **2.3 Adjoining Properties**

The Site is bounded to the north by Business Center Drive followed by two office buildings. Suisun Valley Road followed by vacant land is located to the east of the Site. Vacant land followed by properties undergoing development with office buildings is located to the south of the Site. Business Center Drive followed by two office buildings is located to the west of the Site.



### **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 provided Mr. Harvey Shein, Green Valley Land, LLC, a copy of a questionnaire regarding the Site. Mr. Shein stated that Green Valley Land, LLC has an option agreement for the Site. He said that the Site is owned by the Successor Agency to the City of Fairfield Redevelopment Agency. Mr. Shein did not know when or from whom the Successor Agency to the City of Fairfield Redevelopment Agency acquired the Site. He stated that the Site was pasture land in 2001, but that he did not have any information regarding the history of the Site. Mr. Shein is not aware of any soil that has been imported to the Site. He stated that no aboveground or underground storage tanks, wells, or septic systems are located at the Site. Mr. Shein is not aware of any environmental liens that have been recorded for the Site.

#### **3.2 Occupants (Multi-family or Major)**

The Site is not occupied.

#### **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 the State Water Resources Control Board (SWRCB) regarding files for the regulatory facilities located within the vicinity of the Site. A representative with the SWRCB indicated that all records for facilities are available for review on their GeoTracker website. Information reviewed on the SWRCB GeoTracker website is provided in Section 4.3.

#### **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.



## 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 1980 United States Geological Survey (USGS) 7.5 Minute topographic map of the *Cordelia, California Quadrangle* as planted with a vineyard. The Site is located within Section 6, Township 4 North, Range 2 East, Mount Diablo Base and Meridian, at an elevation of approximately +20 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 500 mile, 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 terrestrial 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 primary source being the Sierra Nevada Range.

The 1981 USGS *Geologic Map of the Sacramento Quadrangle, California*, shows the Site to be underlain by Alluvium consisting of alluvial fan, stream terrace, basin, and channel deposits. Alluvial deposits in the Sacramento Valley typically occur in areas where topography is gently



rolling with little or no original alluvial surfaces preserved and can occur as moderately to deeply dissected.

#### 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 Antioch-San Ysidro complex, thick surface, 0 to 2 percent slopes; and, Brentwood clay loam, 0 to 2 percent slopes (USDA, 2017). 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 of the Sacramento River Hydrologic Region. WKA searched data on the DWR website and found no DWR monitored groundwater wells within one-half mile of the Site (DWR, 2017).

WKA also searched the Regional Water Quality Control Board's (RWQCB) GeoTracker website for quarterly groundwater monitoring reports completed for facilities in the immediate vicinity of the Site. No facilities are located within one-half mile of the Site (RWQCB, 2017).

### 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®, 2017a).

#### 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 1896, 1898, 1901, 1902, 1988, 1940, 1942, 1947, 1949, 1951, 1968, 1980, and 2012 were available for review (EDR®, 2017b). 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.

Table 1		
Year	Scale	Observations
1896	1:62,500	Site: Vacant land. North: Vacant land. East: A road is depicted followed by one structure. South: Vacant land. West: Vacant land.
1898	1:62,500	No significant changes noted for the Site or the vicinity.
1901	1:62,500	No significant changes noted for the Site or the vicinity.
1902	1:125,000	No significant changes noted for the Site or the vicinity.
1918	1:31,680	The Site and vicinity are not mapped.
1940	1:62,500	Site: No significant changes noted. North: No significant changes noted. East: Tinting indicating an orchard is depicted. South: No significant changes noted. West: No significant changes noted.
1942	1:62,500	No significant changes noted for the Site or the vicinity.



Table 1		
Year	Scale	Observations
1947	1:50,000	No significant changes noted for the Site or the vicinity.
1949	1:24,000	The Site and vicinity are not mapped.
1951	1: 24,000	Site: Tinting indicating a vineyard is depicted. North: Tinting indicating a vineyard is depicted. East: No significant changes noted. South: Tinting indicating a vineyard is depicted. West: Tinting indicating a vineyard is depicted.
1968	1:24,000	No significant changes noted for the Site or the vicinity.
1980	1:24,000	No significant changes noted for the Site or the vicinity.
2012	1:24,000	Site: No significant changes noted. North: A road labeled as Mangels Boulevard is depicted. East: No significant changes noted. South: No significant changes noted. West: Business Center Drive is depicted.

#### 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, 2017).

#### 4.2.4 Aerial Photographs

Historical aerial photographs of the Site and general vicinity were compiled by EDR®. Photographs covering the years 1937, 1947, 1952, 1968, 1974, 1982, 1993, 2005, 2006, 2009, 2010, and 2012 were available for review (EDR®, 2017c). Table 2 notes the changes on the property and in the vicinity.



Table 2		
Year	Scale	Observations
1937	1" = 500'	Site: The majority of the Site is planted with a vineyard. The southwestern portion is grass-covered land. North: Vineyards. East: A road followed by orchards. South: Vineyards and grass-covered land. West: Vineyards and grass-covered land.
1947	1" = 500'	Site: The southwestern portion appears to be planted with irrigated crop. North: No significant changes noted. East: No significant changes noted. South: No significant changes noted. West: Irrigated crop.
1952	1" = 500'	No significant changes noted for the Site or the vicinity.
1968	1" = 500'	Site: Fallow land. North: Fallow land. East: A commercial development that includes a gasoline station is visible. South: Fallow land. West: Fallow land.
1974	1" = 500'	Only the northeastern portion of the Site is visible, which his planted with vineyard. No other significant changes are noted for areas visible on the photo.
1982	1" = 500'	Site: Fallow land. North: Fallow land and vineyard. East: No significant changes noted. South: Fallow land. West: Fallow land.
1993	1" = 500'	Site: No significant changes noted. North: A road is visible followed by fallow land. East: No significant changes noted. South: No significant changes noted. West: A road is visible followed by vacant land.
2005	1" = 500'	Site: No significant changes noted. North: The existing office building is visible. East: The commercial structure and gasoline station are no longer visible. South: No significant changes noted. West: No significant changes noted.
2006	1" = 500'	No significant changes noted for the Site or the vicinity.



Table 2		
Year	Scale	Observations
2009	1" = 500'	Site: No significant changes noted. North: No significant changes noted. East: No significant changes noted. South: No significant changes noted. West: The existing office building is visible.
2010	1" = 500'	No significant changes noted for the Site or the vicinity.
2012	1" = 500'	Site: No significant changes noted. North: Business Center Drive has been realigned to be adjacent to the northern property boundary. East: No significant changes noted. South: No significant changes noted. West: No significant changes noted.

#### 4.2.5 Ownership Records

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 "Fairfield Redevelopment Agency" (ParcelQuest®, 2017).

#### 4.2.6 Building Department Records

WKA contacted the City of Fairfield Building Department regarding any permits recorded for the Site. Our correspondence was not returned prior to the completion of this report.

#### 4.2.7 Local Street Directories

Local street directories with coverage of the Site and adjoining properties were obtained from EDR® (EDR®, 2017d). These documents contain business listings based on street number identifiers. The Site does not have a current address and WKA did not locate a historical address; therefore, the Site would not have been listed in city directories. A copy of the EDR® City Directory (EDR®, 2017d) is provided on the CD attached to the back cover of this report.

#### 4.2.8 Zoning and Land Use Records

The Site use is listed as miscellaneous (ParcelQuest, 2017).



#### 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

No previous assessments were provided to WKA prior to the completion of this report.

### 4.3 Environmental Record Sources

#### 4.3.1 Regulatory Agency Databases

EDR<sup>®</sup> was contacted to provide a summary of facilities listed on regulatory agency databases (EDR<sup>®</sup>, 2017e). 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<sup>®</sup> report is included in Appendix C. A copy of the entire EDR<sup>®</sup> report is included on the CD attached to the back cover of this report.

<b>Table 3</b>			
	<i>EDR Listed Database</i>	<i>ASTM E 1527-13 Search Distance</i>	No. of Facilities Listed (within Search Radius)
<b>Federal</b>			
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	0
Federal RCRA Generators List:			
Small Quantity and Large Quantity Generators	<i>RCRA SQG</i>	Site & adjoining	0
	<i>RCRA LQG</i>		0
Landfills and Solid Waste Management Units	<i>RCRA TSDF</i>	1/2-mile	0
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
<b>State</b>			
State-equivalent NPL (Hist. Cal-Sites)	<i>Hist. Cal-Sites</i>	1-mile	1
State-equivalent CERCLIS	<i>RESPONSE</i>	1/2-mile	1



<b>Table 3</b>			
	<i>EDR Listed Database</i>	<i>ASTM E 1527-13 Search Distance</i>	No. of Facilities Listed (within Search Radius)
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	8
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
State Brownfield Sites	<i>US Brownfields</i>	1/2-mile	0
<b>Additional Environmental Record Sources</b>			
Hazardous Waste & Substances Sites List	<i>CORTESE</i>	1/2-mile	0
DTSC EnviroStor (includes Cal-Sites)	<i>EnviroStor</i>	1-mile	2
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	6

Review of the EDR® report indicates the Site is not listed on any of the EDR® databases. Regulatory information reviewed concerning the nearest facility in each cardinal direction identified within its respective ASTM search distance is detailed below.

The EDR Radius Report identified six Department of Toxic Substances Control (DTSC) Haznet listings within 0.25 miles of the Site. The DTSC Haznet database is a list of all facilities that have submitted manifests for the disposal of hazardous waste at a landfill. A listing on the database is not considered to be indicative of a release of a hazardous material or petroleum product at a property.

The Mangels Ranch Property, 287 Suisun Valley Road, was located 900 feet north of the Site. The facility is listed on the State Water Resources Control Board's (SWRCB) Leaking Underground Storage Tank (LUST), the Department of Toxic Substances Control's Response, Historic Cal-Sites, and EnviroStor databases. According to information on the SWRCB's GeoTracker website, the LUST investigation received a "completed – case closed" status on July 22, 1998. According to a Final Removal Action Implementation Report, dated November 7, 2003, 3,500 cubic yards of toxaphene impacted soils were excavated and transported to two landfills for disposal. Confirmation samples collected from the excavations following the removal action, indicated that remaining toxaphene concentrations were below clean-up goals.



According to a Removal Action Certification, dated November 13, 2003, the property was awarded a no further action status regarding the toxaphene impacted soils. Based on the information reviewed, this property has not impacted the Site.

The Texaco Terminal Station, Inc. facility, 108 Suisun Valley Road, was located on the eastern adjoining property. According to a Solano County Environmental Management Department letter, dated May 3, 2001, the facility was awarded a no further action status. Based on the information reviewed, this facility has not impacted the Site.

#### 4.3.2 Preliminary Screen for Vapor Encroachment Conditions

WKA conducted a preliminary screening for VEC beneath the Site using the Tier 1 vapor encroachment screening evaluation<sup>1</sup>. 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.

#### 4.3.3 Environmental Lien Search

According to a January 24, 2018, 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.

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<sup>1</sup> The Preliminary Screen for Vapor Encroachment Conditions was based on the guidelines presented in the ASTM E 2600-15 *Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions*.



## 5.0 CONCLUSIONS AND RECOMMENDATIONS

### 5.1 Data Gaps

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).

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 was vacant land from at least 1896 to at least 1902, planted with vineyards from at least 1937 to at least 1952, fallow land in 1968, vineyard in 1974, and has been fallow or pasture land since at least 1982.
- ) According to an environmental lien search, no environmental liens are associated with the Site.
- ) Given the documentation reviewed concerning the agency listings for neighboring facilities, none of the facilities reviewed is likely to have a negative impact on 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 Green Valley II Property. Any exceptions to, or deletions from, this practice are described in Section 5.4 of this report. This assessment has revealed no evidence of RECs in connection with the Site except the following:

- ) On-site concerns were noted from the historical agriculture activities including the raising of vineyards and the potential for residues of historically applied persistent pesticides.

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 makes the following recommendations:



- ) Collecting soil samples to evaluate for the potential presence of organochlorine pesticides, arsenic, and copper related to the past vineyard at the site.

#### **5.4 Exceptions and/or Deletions**

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 2600-15 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, January 23, 2018. 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

ASTM International. 2013. American Society for Testing and Materials, ASTM Standard E 1527-13, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*, 100 Barr Harbor Drive, P.O. Box C700, West Conshohocken, Pennsylvania (November 2013).

ASTM International. 2015. American Society for Testing and Materials, ASTM Standard E 2600-15, *Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions*, 100 Barr Harbor Drive, P.O. Box C700, West Conshohocken, Pennsylvania (December 2015).

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-2018a. *Certified Sanborn Map Report, Green Valley II Property, Business Center Drive, Fairfield, California, Inquiry Number 5160701.3*, Shelton, Connecticut, (January 16, 2018).

-2018b. *The EDR Historical Topographic Map Report, Green Valley II Property, Business Center Drive, Fairfield, California, Inquiry Number 5160701.4*, Shelton, Connecticut, (January 16, 2018).

-2018c. *The EDR Aerial Photo Decade Package Report Green Valley II Property, Business Center Drive, Fairfield, California, Inquiry Number 5160701.5*, Shelton, Connecticut, (January 17, 2018).

-2018d. *The EDR City Directory Abstract Green Valley II Property, Business Center Drive, Fairfield, Inquiry Number 5160701.6*, Shelton, Connecticut, (January 18, 2018).

-2018e. *The EDR Radius Map Report with GeoCheck, Green Valley II Property, Business Center Drive, Fairfield, California, Inquiry Number 5160701.2s*, Shelton, Connecticut, (January 16, 2018).

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Norris, R. M., Webb, R. W., 1990, *Geology of California* Second Edition, John Wiley and Sons, Inc. New York.

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<<http://www.parcelquest.com/>>.



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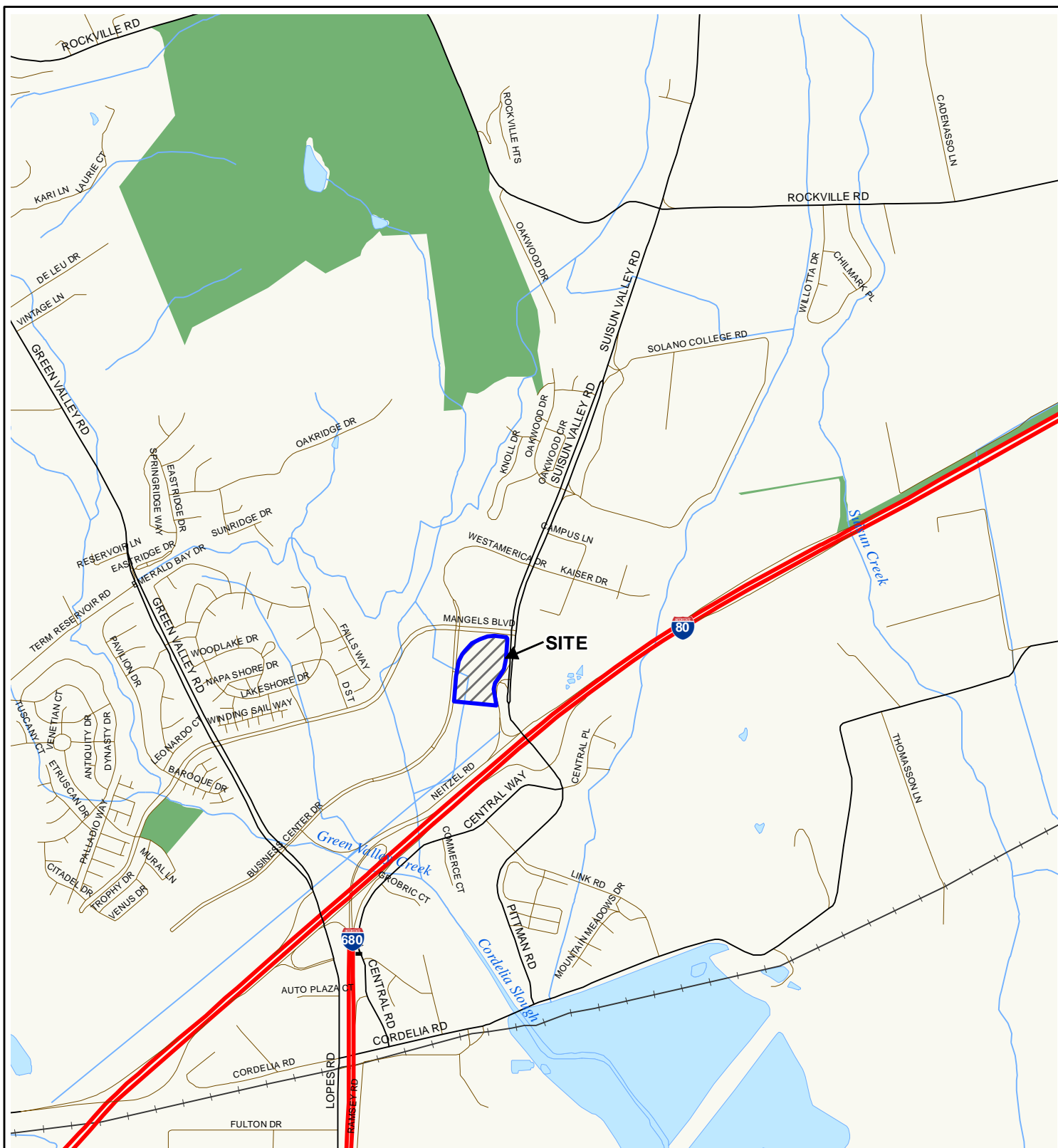
United States Department of Agriculture, Natural Resources Conservation Service, *Web Soil Survey*, <<http://soils.usda.gov/technical/classification/osd/index.html>> (January 2018).

Wagner, D.L., et al, State of California Department of Mines and Geology, 1981, *Geologic Map of the Sacramento Valley and Sierra Foothills, California* [map]. 1:250,000, Regional Geologic Map Series, Map No. 1A (Geology). Capitol Heights, MD: William Heintz Map Corporation.

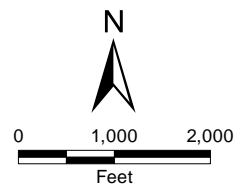


## FIGURES





Street data courtesy of ESRI, 2010.  
 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

GREEN VALLEY II PROPERTY

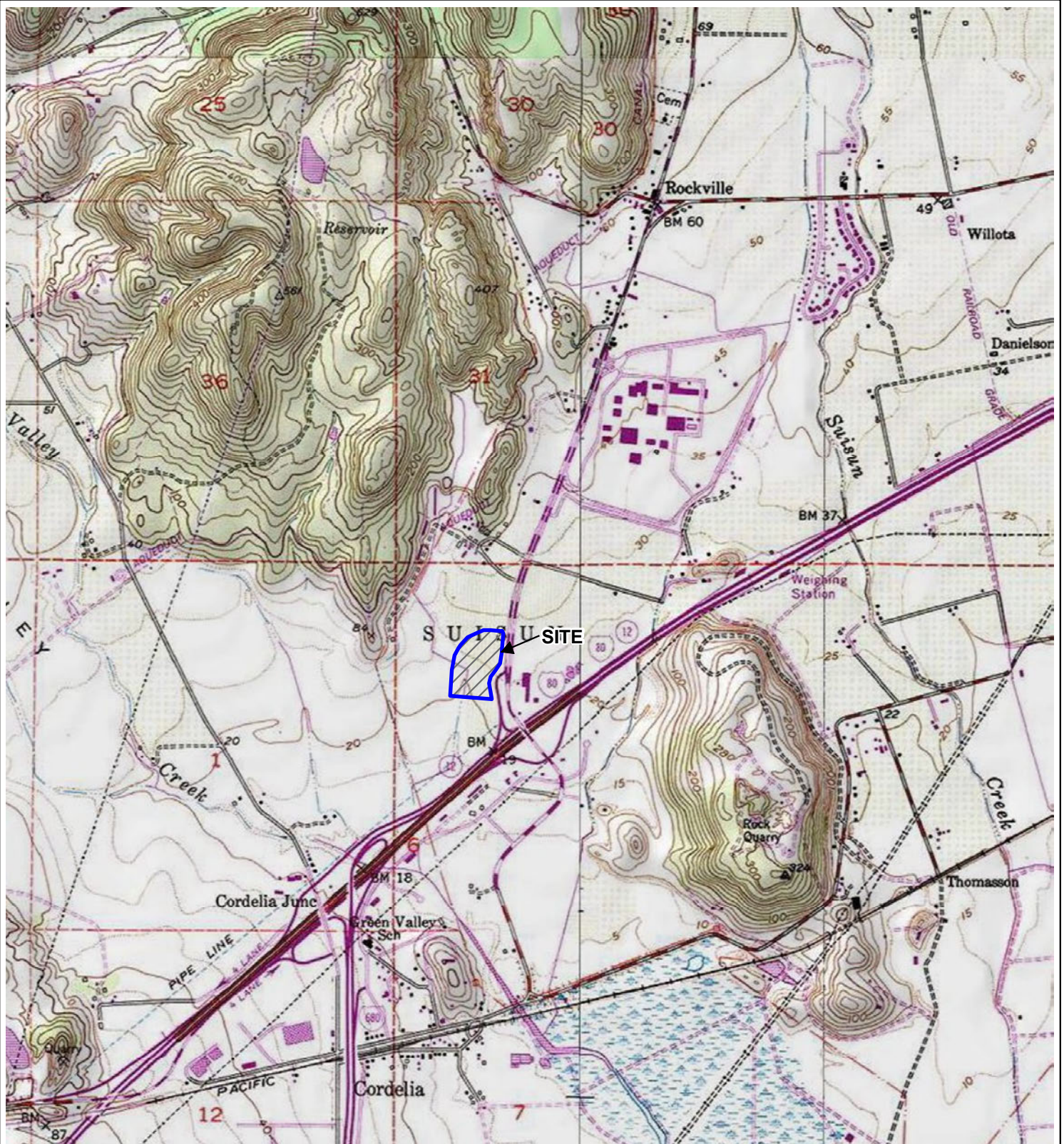
Fairfield, California

## FIGURE 1

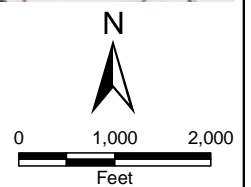
DRAWN BY	RWO
CHECKED BY	NMM
PROJECT MGR	KMB
DATE	01/18

WKA NO. 11731.02





Adapted from U.S. Geological Survey 7.5 minute topographic maps of the Fairfield South and Cordelia quadrangles, California, 1980, Fairfield North quadrangle, California, 1981 and Mount George quadrangle, California, 1969.  
Projection: NAD 83, California State Plane, Zone II



**TOPOGRAPHIC MAP**  
**GREEN VALLEY II PROPERTY**  
Fairfield, California

**FIGURE 2**

DRAWN BY	RWO
CHECKED BY	NMM
PROJECT MGR	KMB
DATE	01/18
WKA NO. 11731.02	



Parcel Map provided by the county of Solano  
Assessor's Map Book 148, Page 54.  
Projection: NAD 83, California State Plane, Zone II

#### Legend

 Approximate Site Boundary

N



0 350 700  
Feet



## PARCEL MAP

### GREEN VALLEY II PROPERTY

Fairfield, California


## FIGURE 3

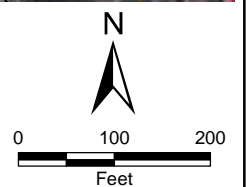
DRAWN BY	RWO
CHECKED BY	NMM
PROJECT MGR	KMB
DATE	01/18
WKA NO. 11731.02	



Aerial provided by ESRI.  
Projection: NAD 83, California State Plane, Zone II

#### Legend

 Approximate Site Boundary



## AERIAL SITE MAP

### GREEN VALLEY II PROPERTY

Fairfield, California

## FIGURE 4

DRAWN BY	RWO
CHECKED BY	NMM
PROJECT MGR	KMB
DATE	01/18
WKA NO. 11731.02	



Looking northeast northern portion of the Site.



Looking southern portion of the Site.



Looking northwest at the general view of the Site.



Looking south at the general view of the Site.

## **APPENDIX A**

### **RESUMES**



## NANCY M. MALARET

### PROJECT ENVIRONMENTAL SCIENTIST

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Ms. Malaret has been employed in the environmental field since 2003. She graduated from University of California, Davis with a degree in Hydrologic Science.

Ms. Malaret worked for the Florida Department of Health for four years. She assisted with the coordination of sampling potable water wells throughout the state of Florida. Ms. Malaret used GIS mapping techniques to identify private potable wells located near commercial and industrial facilities that may have contaminated the groundwater. She coordinated the sampling of the wells and the analysis of water samples collected. She worked with the Florida Department of Environmental Protection to place filters on the private wells with contaminated water. Ms. Malaret also worked with the Health Assessment Team at the Florida Department of Health. She conducted human health risk assessments based on groundwater and soil data collected during contamination assessments of industrial facilities. Ms. Malaret used the Agency for Toxic Substances and Disease Registry's Public Health Assessment Guidelines to evaluate resident's risk of illness from exposure to contaminated groundwater and surface soils. Ms. Malaret used Risk Assistant software to determine dose estimates and compared the results with toxicological studies. Ms. Malaret's human health risk assessments focused on sites with Volatile Organic Compounds, Semi-volatile Organic Compounds, and metals contamination.

Ms. Malaret has six years of experience in due diligence. Her Phase I Environmental Site Assessment experience includes wooded, rural, and urban properties. Her investigations have involved multiple parcel sites with extensive history, large-scale residential subdivisions, office buildings, gasoline stations, dry cleaners, and heavy equipment manufacturing and repair facilities. Ms. Malaret has conducted multiple corridor assessments along roadways being prepared for expansion or improvements. She also conducted a Hazardous, Toxic, and Radioactive Waste Assessment for the United States Army Corps of Engineers on a 20-mile stretch of the St. Johns River in Jacksonville, Florida. Ms. Malaret conducted soil and groundwater sampling associated with Phase II Environmental Site Assessments. Ms. Malaret coordinated long-term groundwater sampling events for sites with residual petroleum contamination.

Ms. Malaret has worked with communities impacted by contamination, local, state, and federal government agencies, banks and developers.

**Moody Property, Vacaville, CA:** Ms. Malaret managed the Phase I Environmental Site Assessment of a 38.5-acre property of undeveloped land located in Vacaville to support the redevelopment of the property into a residential development.

**Woodmere Property, Folsom, CA:** Ms. Malaret managed the Phase I Environmental Site Assessment of a 2.5-acre property developed with an office building. Historical research of the property included evaluating former mining operations at the site.

**Mercantile Property, Rancho Cordova, CA:** Ms. Malaret managed the Phase I Environmental Site Assessment of a 4.1-acre property developed with a commercial building. Evaluation of regulatory facilities within the site vicinity included the former Aerojet Facility.

#### **HIGHER EDUCATION:**

University of California, Davis  
Bachelor of Science, Hydrologic Science (1999)

## KURT M. BALASEK

### SENIOR HYDROGEOLOGIST/DIRECTOR OF ENVIRONMENTAL SERVICES

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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.

**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. Provided emergency consultation related to peroxide release at city water treatment plant and provides on-going management and monitoring of groundwater pump and treat system at the Port of Sacramento

**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.

#### HIGHER EDUCATION:

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

#### 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



**E 1527-13 USER QUESTIONNAIRE  
GREEN VALLEY II 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*<sup>2</sup> 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*? **yes**

(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*? **NO** If so, what were they?

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

**N/A**

<sup>2</sup> 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.)  
GREEN VALLEY II PROPERTY

Questions 6 continued:

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

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

(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*? NO

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: Karen Garrett

Date: 1/18/18

Title: Development Manager - Northern CA.

Signature: [Signature]

Phone Number: (209) 955-2574

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



**HELPFUL DOCUMENTS  
GREEN VALLEY II 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 (if some become available)

Completed by Karen Garrett

Date: 1/18/18

Title: Development Manager - Northern CA.

Signature: [Signature]



**APPENDIX C**  
EDR® Radius Map Report Executive Summary



**Green Valley II Property**

Business Center Drive

Fairfield, CA 94534

Inquiry Number: 5160701.2s

January 16, 2018

# The EDR Radius Map™ Report with GeoCheck®



6 Armstrong Road, 4th floor  
Shelton, CT 06484  
Toll Free: 800.352.0050  
[www.edrnet.com](http://www.edrnet.com)

# TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE</u>
Executive Summary .....	ES1
Overview Map .....	2
Detail Map .....	3
Map Findings Summary .....	4
Map Findings .....	8
Orphan Summary .....	72
Government Records Searched/Data Currency Tracking .....	GR-1
 <b><u>GEOCHECK ADDENDUM</u></b>	
Physical Setting Source Addendum .....	A-1
Physical Setting Source Summary .....	A-2
Physical Setting SSURGO Soil Map .....	A-6
Physical Setting Source Map .....	A-10
Physical Setting Source Map Findings .....	A-12
Physical Setting Source Records Searched .....	PSGR-1

*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), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E 2247-16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E 1528-14) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

### TARGET PROPERTY INFORMATION

#### ADDRESS

BUSINESS CENTER DRIVE  
FAIRFIELD, CA 94534

#### COORDINATES

Latitude (North): 38.2256290 - 38° 13' 32.26"  
Longitude (West): 122.1311650 - 122° 7' 52.19"  
Universal Transverse Mercator: Zone 10  
UTM X (Meters): 576049.7  
UTM Y (Meters): 4231000.0  
Elevation: 27 ft. above sea level

### USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map: 5602186 CORDELIA, CA  
Version Date: 2012  
  
Southeast Map: 5602114 FAIRFIELD SOUTH, CA  
Version Date: 2012

### AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from: 20140608  
Source: USDA

# MAPPED SITES SUMMARY

Target Property Address:  
BUSINESS CENTER DRIVE  
FAIRFIELD, CA 94534

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
<a href="#">A1</a>	MARCEL S. TOUGAS	289 SUISUN VALLEY RD	UST	Lower	370, 0.070, SSE
<a href="#">A2</a>	MANGELS RANCH PROPER	287 SUISUN VALLEY RD	RGA LUST	Lower	371, 0.070, SSE
<a href="#">A3</a>	MANGELS RANCH	287 SUISUN VALLEY RD	RESPONSE, ENVIROSTOR, LUST, HIST CORTESE	Lower	371, 0.070, SSE
<a href="#">A4</a>	MANGELS RANCH	287 SUISUN VALLEY RD	HIST Cal-Sites	Lower	371, 0.070, SSE
<a href="#">A5</a>	TERMINAL STATIONS IN	108 SUISUN VALLEY RD	UST	Lower	498, 0.094, SSE
<a href="#">A6</a>	TERMINAL STATIONS IN	108 SUISUN VALLEY RD	LUST	Lower	498, 0.094, SSE
<a href="#">A7</a>	TEXACO TERMINAL STAT	100 SUISUN VALLEY RO	RGA LUST	Lower	504, 0.095, SSE
<a href="#">A8</a>	G & S TRUCK WASH	100 SUISUN VALLEY RO	HAZNET	Lower	504, 0.095, SSE
<a href="#">A9</a>	J S & J SERVICE INC	100 SUISUN VALLEY RD	EDR Hist Auto	Lower	504, 0.095, SSE
<a href="#">A10</a>	CALTEC ENVIRONMENTAL	100 SUISUN VALLEY RD	HAZNET	Lower	504, 0.095, SSE
<a href="#">A11</a>	LARRY EMCHICK	100 SUISUN VALLEY RD	HAZNET	Lower	504, 0.095, SSE
<a href="#">A12</a>	TEXACO TERMINAL STAT	100 SUISUN VALLEY RO	LUST, SWEEPS UST, HIST CORTESE	Lower	504, 0.095, SSE
<a href="#">A13</a>	TEXACO TERMINAL STAT	100 SUISUN VALLEY RD	RGA LUST	Lower	504, 0.095, SSE
<a href="#">A14</a>	TERMINAL STATIONS, I	100 SUISUN VALLEY RD	UST	Lower	504, 0.095, SSE
<a href="#">15</a>	MANGELS RANCH	287 SUISUN VALLEY RD	UST, SWEEPS UST	Higher	881, 0.167, NNE
<a href="#">B16</a>	CHEVRON	4490 CENTRAL WY	LUST	Lower	1155, 0.219, SSE
<a href="#">B17</a>	CHEVRON	4490 CENTRAL WY	RGA LUST	Lower	1155, 0.219, SSE
<a href="#">B18</a>	H&S 47	4490 CENTRAL WAY	UST	Lower	1155, 0.219, SSE
<a href="#">B19</a>	SUPER SERVICE CHEVRO	4490 CENTRAL WAY	EDR Hist Auto	Lower	1155, 0.219, SSE
<a href="#">B20</a>	CHEVRON 91342 H&S 47	4490 CENTRAL WAY	LUST, SWEEPS UST, CA FID UST, CHMIRS	Lower	1155, 0.219, SSE
<a href="#">B21</a>	UNKNOWN	4510 CENTRAL WY	RGA LUST	Lower	1198, 0.227, SSE
<a href="#">B22</a>	ARCO, ABANDONED	4510 CENTRAL WAY	CA FID UST	Lower	1198, 0.227, SSE
<a href="#">B23</a>	ARCO	4510 CENTRAL WY	RGA LUST	Lower	1198, 0.227, SSE
<a href="#">B24</a>	UNKNOWN	4510 CENTRAL WY	LUST	Lower	1198, 0.227, SSE
<a href="#">B25</a>	ARCO, ABANDONED	4510 CENTRAL WAY	LUST, UST, SWEEPS UST	Lower	1198, 0.227, SSE
<a href="#">B26</a>	CHEVRON 91342 H&S 47	4490 CENTRAL WAY	UST	Lower	1248, 0.236, SSE
<a href="#">C27</a>	CORDELIA SHELL #105	4450 CENTRAL WAY	UST	Lower	1282, 0.243, SSE
<a href="#">C28</a>	SHELL SERVICE STATIO	4450 CENTRAL WAY	RCRA-SQG, FINDS, ECHO	Lower	1282, 0.243, SSE
<a href="#">C29</a>	PAT JACKL	4450 CENTRAL WAY	LUST, HIST UST	Lower	1282, 0.243, SSE
<a href="#">C30</a>	AU ENERGY-CORDELIA S	4450 CENTRAL WAY	HAZNET	Lower	1282, 0.243, SSE
<a href="#">C31</a>	SHELL, RACEN INC./DB	4450 CENTRAL WAY	SWEEPS UST, CA FID UST	Lower	1282, 0.243, SSE
<a href="#">C32</a>	SHELL	4450 CENTRAL	HIST CORTESE	Lower	1282, 0.243, SSE
<a href="#">C33</a>	SHELL	4450 CENTRAL WY	LUST, HIST UST	Lower	1282, 0.243, SSE
<a href="#">C34</a>	SHELL	4450 CENTRAL WAY	HAZNET	Lower	1282, 0.243, SSE
<a href="#">D35</a>	UNOCAL SERVICE STATI	134 PITTMAN ROAD	LUST, SWEEPS UST, HIST UST, HAZNET, HIST CORTESE	Lower	1304, 0.247, SE
<a href="#">D36</a>	CIRCLE K #31197	134 PITTMAN RD # 311	UST	Lower	1304, 0.247, SE
<a href="#">D37</a>	UNOCAL SERVICE STATI	134 PITTMAN ROAD	RGA LUST	Lower	1304, 0.247, SE
<a href="#">D38</a>	UNOCAL	134 PITTMAN RD	RGA LUST	Lower	1304, 0.247, SE
<a href="#">D39</a>	76 GAS STATION	134 PITTMAN RD	UST	Lower	1304, 0.247, SE

# MAPPED SITES SUMMARY

Target Property Address:  
BUSINESS CENTER DRIVE  
FAIRFIELD, CA 94534

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
<a href="#">D40</a>	DENMULLER MECHANICAL	134 PITTMAN RD	EDR Hist Auto	Lower	1304, 0.247, SE
<a href="#">D41</a>	PROPEL FUELS - 20102	4444 CENTRAL PLACE	UST	Lower	1491, 0.282, SE
<a href="#">C42</a>	7-ELEVEN #34158	4449 CENTRAL PL	LUST	Lower	1499, 0.284, SSE
<a href="#">C43</a>	TOSCO FUTURE	4475 CENTRAL WAY	UST	Lower	1499, 0.284, SSE
<a href="#">C44</a>	ARCO	4449 CENTRAL WY	RGA LUST	Lower	1499, 0.284, SSE
<a href="#">C45</a>	UNKNOWN	4449 CENTRAL WY	RGA LUST	Lower	1499, 0.284, SSE
<a href="#">C46</a>	UNKNOWN	4449 CENTRAL WY	LUST	Lower	1499, 0.284, SSE
<a href="#">47</a>	7-ELEVEN #34158	4449 CENTRAL PL	UST	Lower	1678, 0.318, SE
<a href="#">48</a>	SKANDIA FUN CENTER	4300 CENTRAL PL	UST	Lower	1690, 0.320, ESE
<a href="#">49</a>	NELDA MUNDY ELEMENTA	570 VINTAGE VALLEY D	ENVIROSTOR, SCH	Higher	4680, 0.886, WSW

## 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 CORRACTS facilities list***

CORRACTS..... Corrective Action Report

#### ***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-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

## EXECUTIVE SUMMARY

### ***Federal ERNS list***

ERNS..... Emergency Response Notification System

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

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

### ***State and tribal leaking storage tank lists***

INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land

SLIC..... Statewide SLIC Cases

### ***State and tribal registered storage tank lists***

FEMA UST..... Underground Storage Tank Listing

AST..... Aboveground Petroleum Storage Tank Facilities

INDIAN UST..... Underground Storage Tanks on Indian Land

### ***State and tribal voluntary cleanup sites***

INDIAN VCP..... Voluntary Cleanup Priority Listing

VCP..... Voluntary Cleanup Program Properties

### ***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

IHS OPEN DUMPS..... Open Dumps on Indian Land

#### ***Local Lists of Hazardous waste / Contaminated Sites***

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

SCH..... School Property Evaluation Program

CDL..... Clandestine Drug Labs

Toxic Pits..... Toxic Pits Cleanup Act Sites

US CDL..... National Clandestine Laboratory Register

#### ***Local Land Records***

LIENS..... Environmental Liens Listing

## EXECUTIVE SUMMARY

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

### ***Other Ascertainable Records***

RCRA NonGen / NLR..... RCRA - Non Generators / No Longer Regulated  
 FUDS..... Formerly Used Defense Sites  
 DOD..... Department of Defense Sites  
 SCR 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  
 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  
 ABANDONED MINES..... Abandoned Mines  
 FINDS..... Facility Index System/Facility Registry System  
 UXO..... Unexploded Ordnance Sites  
 ECHO..... Enforcement & Compliance History Information  
 DOCKET HWC..... Hazardous Waste Compliance Docket Listing  
 FUELS PROGRAM..... EPA Fuels Program Registered Listing  
 CA BOND EXP. PLAN..... Bond Expenditure Plan  
 Cortese..... "Cortese" Hazardous Waste & Substances Sites List  
 CUPA Listings..... CUPA Resources List  
 DRYCLEANERS..... Cleaner Facilities  
 EMI..... Emissions Inventory Data

## EXECUTIVE SUMMARY

ENF.....	Enforcement Action Listing
Financial Assurance.....	Financial Assurance Information Listing
ICE.....	ICE
HWP.....	EnviroStor Permitted Facilities Listing
HWT.....	Registered Hazardous Waste Transporter Database
MINES.....	Mines Site Location Listing
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

### EDR HIGH RISK HISTORICAL RECORDS

#### ***EDR Exclusive Records***

EDR MGP.....	EDR Proprietary Manufactured Gas Plants
EDR Hist Cleaner.....	EDR Exclusive Historical Cleaners

### EDR RECOVERED GOVERNMENT ARCHIVES

#### ***Exclusive Recovered Govt. Archives***

RGA LF.....	Recovered Government Archive Solid Waste Facilities List
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### 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.

### STANDARD ENVIRONMENTAL RECORDS

#### ***Federal RCRA generators list***

RCRA-SQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

A review of the RCRA-SQG list, as provided by EDR, and dated 09/13/2017 has revealed that there is 1

## EXECUTIVE SUMMARY

RCRA-SQG site within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>SHELL SERVICE STATIO</b>	<b>4450 CENTRAL WAY</b>	<b>SSE 1/8 - 1/4 (0.243 mi.)</b>	<b>C28</b>	<b>44</b>

### **State- and tribal - equivalent NPL**

RESPONSE: Identifies confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk.

A review of the RESPONSE list, as provided by EDR, has revealed that there is 1 RESPONSE site within approximately 1 mile of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>MANGELS RANCH</b>	<b>287 SUISUN VALLEY RD</b>	<b>SSE 0 - 1/8 (0.070 mi.)</b>	<b>A3</b>	<b>8</b>

Database: RESPONSE, Date of Government Version: 10/30/2017

Status: Certified

Facility Id: 48020001

### **State- and tribal - equivalent CERCLIS**

ENVIROSTOR: The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifies sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

A review of the ENVIROSTOR list, as provided by EDR, and dated 10/30/2017 has revealed that there are 2 ENVIROSTOR sites 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>
<b>NELDA MUNDY ELEMENTA</b>	<b>570 VINTAGE VALLEY D</b>	<b>WSW 1/2 - 1 (0.886 mi.)</b>	<b>49</b>	<b>69</b>
Facility Id: 48000001				
Status: No Action Required				

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>MANGELS RANCH</b>	<b>287 SUISUN VALLEY RD</b>	<b>SSE 0 - 1/8 (0.070 mi.)</b>	<b>A3</b>	<b>8</b>
Facility Id: 48020001				
Status: Certified				

## EXECUTIVE SUMMARY

### State and tribal leaking storage tank lists

LUST: Leaking Underground Storage Tank (LUST) Sites included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

A review of the LUST list, as provided by EDR, has revealed that there are 12 LUST sites within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
<b>MANGELS RANCH</b> Database: LUST REG 2, Date of Government Version: 09/30/2004 Database: LUST, Date of Government Version: 12/11/2017 Status: Completed - Case Closed Facility Id: 48-0346 Facility Status: Case Closed Global Id: T0609500315 date9: 7/22/1998	<b>287 SUISUN VALLEY RD</b>	<b>SSE 0 - 1/8 (0.070 mi.)</b>	<b>A3</b>	<b>8</b>
TERMINAL STATIONS IN Database: SOLANO CO. LUST, Date of Government Version: 12/14/2017 Facility Id: 30113 Facility Status: I	108 SUISUN VALLEY RD	SSE 0 - 1/8 (0.094 mi.)	A6	22
<b>TEXACO TERMINAL STAT</b> Database: LUST REG 2, Date of Government Version: 09/30/2004 Database: LUST, Date of Government Version: 12/11/2017 Status: Completed - Case Closed Facility Id: 48-0164 Facility Status: Case Closed Global Id: T0609500154 date9: 7/2/2001	<b>100 SUISUN VALLEY RO</b>	<b>SSE 0 - 1/8 (0.095 mi.)</b>	<b>A12</b>	<b>25</b>
CHEVRON Database: LUST REG 2, Date of Government Version: 09/30/2004 Facility Id: 48-0037 Facility Status: Case Closed date9: 7/20/1998	4490 CENTRAL WY	SSE 1/8 - 1/4 (0.219 mi.)	B16	32
<b>CHEVRON 91342 H&amp;S 47</b> Database: LUST, Date of Government Version: 12/11/2017 Database: SOLANO CO. LUST, Date of Government Version: 12/14/2017 Status: Completed - Case Closed Facility Id: 30018 Global Id: T0609500035 Facility Status: I	<b>4490 CENTRAL WAY</b>	<b>SSE 1/8 - 1/4 (0.219 mi.)</b>	<b>B20</b>	<b>33</b>
UNKNOWN Database: LUST REG 2, Date of Government Version: 09/30/2004 Facility Id: 48-0359 Facility Status: Case Closed date9: 7/2/2001	4510 CENTRAL WY	SSE 1/8 - 1/4 (0.227 mi.)	B24	38
<b>ARCO, ABANDONED</b> Database: LUST, Date of Government Version: 12/11/2017 Database: SOLANO CO. LUST, Date of Government Version: 12/14/2017 Status: Completed - Case Closed Facility Id: 30116	<b>4510 CENTRAL WAY</b>	<b>SSE 1/8 - 1/4 (0.227 mi.)</b>	<b>B25</b>	<b>39</b>

## EXECUTIVE SUMMARY

Global Id: T0609591217

Facility Status: I

**PAT JACKL** **4450 CENTRAL WAY** **SSE 1/8 - 1/4 (0.243 mi.)** **C29** **46**

Database: SOLANO CO. LUST, Date of Government Version: 12/14/2017

Facility Id: 30064

Facility Status: I

**SHELL** **4450 CENTRAL WY** **SSE 1/8 - 1/4 (0.243 mi.)** **C33** **51**

Database: LUST, Date of Government Version: 12/11/2017

Status: Completed - Case Closed

Global Id: T0609500136

**UNOCAL SERVICE STATI** **134 PITTMAN ROAD** **SE 1/8 - 1/4 (0.247 mi.)** **D35** **53**

Database: LUST REG 2, Date of Government Version: 09/30/2004

Database: LUST, Date of Government Version: 12/11/2017

Database: SOLANO CO. LUST, Date of Government Version: 12/14/2017

Status: Completed - Case Closed

Facility Id: 48-0228

Facility Status: Case Closed

Facility Id: 30083

Global Id: T0609573191

Global Id: T0609500213

Facility Status: I

date9: 2/10/1999

**7-ELEVEN #34158** **4449 CENTRAL PL** **SSE 1/4 - 1/2 (0.284 mi.)** **C42** **65**

Database: LUST, Date of Government Version: 12/11/2017

Database: SOLANO CO. LUST, Date of Government Version: 12/14/2017

Status: Completed - Case Closed

Facility Id: 30006

Global Id: T0609591214

Facility Status: I

**UNKNOWN** **4449 CENTRAL WY** **SSE 1/4 - 1/2 (0.284 mi.)** **C46** **67**

Database: LUST REG 2, Date of Government Version: 09/30/2004

Facility Id: 48-0358

Facility Status: Case Closed

date9: 7/2/2001

### State and tribal registered storage tank lists

UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the State Water Resources Control Board's Hazardous Substance Storage Container Database.

A review of the UST list, as provided by EDR, has revealed that there are 14 UST sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>MANGELS RANCH</b>	<b>287 SUISUN VALLEY RD</b>	<b>NNE 1/8 - 1/4 (0.167 mi.)</b>	<b>15</b>	<b>31</b>
Database: SOLANO CO. UST, Date of Government Version: 09/26/2017				
Facility Id: 80093				
Facility Status: I				
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>MARCEL S. TOUGAS</b>	<b>289 SUISUN VALLEY RD</b>	<b>SSE 0 - 1/8 (0.070 mi.)</b>	<b>A1</b>	<b>8</b>
Database: SOLANO CO. UST, Date of Government Version: 09/26/2017				
Database: UST, Date of Government Version: 09/11/2017				

## EXECUTIVE SUMMARY

Facility Id: 80207 Facility Status: I Facility Id: 80207				
TERMINAL STATIONS IN Database: SOLANO CO. UST, Date of Government Version: 09/26/2017 Facility Id: 30113 Facility Status: I	108 SUISUN VALLEY RD	SSE 0 - 1/8 (0.094 mi.)	A5	19
TERMINAL STATIONS, I Database: UST, Date of Government Version: 09/11/2017 Facility Id: 30113	100 SUISUN VALLEY RD	SSE 0 - 1/8 (0.095 mi.)	A14	31
H&S 47 Database: UST, Date of Government Version: 09/11/2017	4490 CENTRAL WAY	SSE 1/8 - 1/4 (0.219 mi.)	B18	32
<b>ARCO, ABANDONED</b> Database: SOLANO CO. UST, Date of Government Version: 09/26/2017 Facility Id: 30116 Facility Status: I	<b>4510 CENTRAL WAY</b>	<b>SSE 1/8 - 1/4 (0.227 mi.)</b>	<b>B25</b>	<b>39</b>
CHEVRON 91342 H&S 47 Database: SOLANO CO. UST, Date of Government Version: 09/26/2017 Database: UST, Date of Government Version: 09/11/2017 Facility Id: 30018 Facility Status: I Facility Status: A Facility Id: 30018	4490 CENTRAL WAY	SSE 1/8 - 1/4 (0.236 mi.)	B26	41
CORDELIA SHELL #105 Database: SOLANO CO. UST, Date of Government Version: 09/26/2017 Database: UST, Date of Government Version: 09/11/2017 Facility Id: 30064 Facility Status: A Facility Id: 30064	4450 CENTRAL WAY	SSE 1/8 - 1/4 (0.243 mi.)	C27	43
CIRCLE K #31197 Database: UST, Date of Government Version: 09/11/2017 Facility Id: 30083	134 PITTMAN RD # 311	SE 1/8 - 1/4 (0.247 mi.)	D36	61
76 GAS STATION Database: SOLANO CO. UST, Date of Government Version: 09/26/2017 Database: UST, Date of Government Version: 09/11/2017 Facility Id: 30083 Facility Status: I Facility Status: A Facility Id: 48-000-030083	134 PITTMAN RD	SE 1/8 - 1/4 (0.247 mi.)	D39	61
PROPEL FUELS - 20102 Database: SOLANO CO. UST, Date of Government Version: 09/26/2017 Database: UST, Date of Government Version: 09/11/2017 Facility Id: 31001 Facility Status: A Facility Status: I Facility Id: 48-000-031001	4444 CENTRAL PLACE	SE 1/4 - 1/2 (0.282 mi.)	D41	63
TOSCO FUTURE Database: SOLANO CO. UST, Date of Government Version: 09/26/2017 Facility Id: 30972 Facility Status: I	4475 CENTRAL WAY	SSE 1/4 - 1/2 (0.284 mi.)	C43	66
7-ELEVEN #34158 Database: SOLANO CO. UST, Date of Government Version: 09/26/2017 Database: UST, Date of Government Version: 09/11/2017	4449 CENTRAL PL	SE 1/4 - 1/2 (0.318 mi.)	47	67

## EXECUTIVE SUMMARY

Facility Id: 30006  
 Facility Status: A  
 Facility Id: 48-000-030006

SKANDIA FUN CENTER                      4300 CENTRAL PL                      ESE 1/4 - 1/2 (0.320 mi.)      48                      68  
 Database: SOLANO CO. UST, Date of Government Version: 09/26/2017  
 Database: UST, Date of Government Version: 09/11/2017  
 Facility Id: 30093  
 Facility Status: I  
 Facility Id: 30093

### ADDITIONAL ENVIRONMENTAL RECORDS

#### **Local Lists of Hazardous waste / Contaminated Sites**

HIST Cal-Sites: Formerly known as ASPIS, this database contains both known and potential hazardous substance sites. The source is the California Department of Toxic Substance Control. No longer updated by the state agency. It has been replaced by ENVIROSTOR.

A review of the HIST Cal-Sites list, as provided by EDR, and dated 08/08/2005 has revealed that there is 1 HIST Cal-Sites site within approximately 1 mile of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
MANGELS RANCH	287 SUISUN VALLEY RD	SSE 0 - 1/8 (0.070 mi.)	A4	15

#### **Local Lists of Registered Storage Tanks**

SWEEPS UST: Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

A review of the SWEEPS UST list, as provided by EDR, and dated 06/01/1994 has revealed that there are 6 SWEEPS UST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>MANGELS RANCH</b> Comp Number: 80093	<b>287 SUISUN VALLEY RD</b>	<b>NNE 1/8 - 1/4 (0.167 mi.)</b>	<b>15</b>	<b>31</b>
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>TEXACO TERMINAL STAT</b> Status: A Tank Status: A Comp Number: 30113	<b>100 SUISUN VALLEY RO</b>	<b>SSE 0 - 1/8 (0.095 mi.)</b>	<b>A12</b>	<b>25</b>
<b>CHEVRON 91342 H&amp;S 47</b> Status: A Tank Status: A	<b>4490 CENTRAL WAY</b>	<b>SSE 1/8 - 1/4 (0.219 mi.)</b>	<b>B20</b>	<b>33</b>

## EXECUTIVE SUMMARY

Comp Number: 30018				
<b>ARCO, ABANDONED</b>	<b>4510 CENTRAL WAY</b>	<b>SSE 1/8 - 1/4 (0.227 mi.)</b>	<b>B25</b>	<b>39</b>
Comp Number: 30116				
<b>SHELL, RACEN INC./DB</b>	<b>4450 CENTRAL WAY</b>	<b>SSE 1/8 - 1/4 (0.243 mi.)</b>	<b>C31</b>	<b>49</b>
Status: A				
Tank Status: A				
Comp Number: 30064				
<b>UNOCAL SERVICE STATI</b>	<b>134 PITTMAN ROAD</b>	<b>SE 1/8 - 1/4 (0.247 mi.)</b>	<b>D35</b>	<b>53</b>
Status: A				
Tank Status: A				
Comp Number: 30083				

HIST UST: Historical UST Registered Database.

A review of the HIST UST list, as provided by EDR, and dated 10/15/1990 has revealed that there are 3 HIST UST sites within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>PAT JACKL</b>	<b>4450 CENTRAL WAY</b>	<b>SSE 1/8 - 1/4 (0.243 mi.)</b>	<b>C29</b>	<b>46</b>
Facility Id: 00000056754				
<b>SHELL</b>	<b>4450 CENTRAL WY</b>	<b>SSE 1/8 - 1/4 (0.243 mi.)</b>	<b>C33</b>	<b>51</b>
Facility Id: 00000013722				
<b>UNOCAL SERVICE STATI</b>	<b>134 PITTMAN ROAD</b>	<b>SE 1/8 - 1/4 (0.247 mi.)</b>	<b>D35</b>	<b>53</b>
Facility Id: 00000030724				

CA FID UST: The Facility Inventory Database contains active and inactive underground storage tank locations. The source is the State Water Resource Control Board.

A review of the CA FID UST list, as provided by EDR, and dated 10/31/1994 has revealed that there are 3 CA FID UST sites within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>CHEVRON 91342 H&amp;S 47</b>	<b>4490 CENTRAL WAY</b>	<b>SSE 1/8 - 1/4 (0.219 mi.)</b>	<b>B20</b>	<b>33</b>
Facility Id: 48000048				
Status: A				
<b>ARCO, ABANDONED</b>	<b>4510 CENTRAL WAY</b>	<b>SSE 1/8 - 1/4 (0.227 mi.)</b>	<b>B22</b>	<b>38</b>
Facility Id: 48002047				
Status: I				
<b>SHELL, RACEN INC./DB</b>	<b>4450 CENTRAL WAY</b>	<b>SSE 1/8 - 1/4 (0.243 mi.)</b>	<b>C31</b>	<b>49</b>
Facility Id: 48000156				
Status: A				

## EXECUTIVE SUMMARY

### Other Ascertainable Records

HAZNET: The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000-1,000,000 annually, representing approximately 350,000-500,000 shipments. Data from non-California manifests & continuation sheets are not included at the present time. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, & disposal method. The source is the Department of Toxic Substance Control is the agency. This database begins with calendar year 1993.

A review of the HAZNET list, as provided by EDR, and dated 12/31/2016 has revealed that there are 6 HAZNET sites within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
G & S TRUCK WASH GEPAID: CAC001026408	100 SUISUN VALLEY RO	SSE 0 - 1/8 (0.095 mi.)	A8	22
CALTEC ENVIRONMENTAL GEPAID: CAC002456327	100 SUISUN VALLEY RD	SSE 0 - 1/8 (0.095 mi.)	A10	23
LARRY EMCHICK GEPAID: CAC002569846	100 SUISUN VALLEY RD	SSE 0 - 1/8 (0.095 mi.)	A11	23
AU ENERGY-CORDELIA S GEPAID: CAL000350919	4450 CENTRAL WAY	SSE 1/8 - 1/4 (0.243 mi.)	C30	47
SHELL GEPAID: CAL000077830	4450 CENTRAL WAY	SSE 1/8 - 1/4 (0.243 mi.)	C34	53
<b>UNOCAL SERVICE STATI</b> GEPAID: CAL000359008	<b>134 PITTMAN ROAD</b>	<b>SE 1/8 - 1/4 (0.247 mi.)</b>	<b>D35</b>	<b>53</b>

HIST CORTESE: The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSITES]. This listing is no longer updated by the state agency.

A review of the HIST CORTESE list, as provided by EDR, and dated 04/01/2001 has revealed that there are 4 HIST CORTESE sites within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>MANGELS RANCH</b> Reg Id: 48-0346	<b>287 SUISUN VALLEY RD</b>	<b>SSE 0 - 1/8 (0.070 mi.)</b>	<b>A3</b>	<b>8</b>
<b>TEXACO TERMINAL STAT</b> Reg Id: 48-0164	<b>100 SUISUN VALLEY RO</b>	<b>SSE 0 - 1/8 (0.095 mi.)</b>	<b>A12</b>	<b>25</b>
SHELL Reg Id: 48-0145	4450 CENTRAL	SSE 1/8 - 1/4 (0.243 mi.)	C32	50
<b>UNOCAL SERVICE STATI</b> Reg Id: 48-0228	<b>134 PITTMAN ROAD</b>	<b>SE 1/8 - 1/4 (0.247 mi.)</b>	<b>D35</b>	<b>53</b>

## EXECUTIVE SUMMARY

### EDR HIGH RISK HISTORICAL RECORDS

#### ***EDR Exclusive Records***

EDR Hist Auto: EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

A review of the EDR Hist Auto list, as provided by EDR, has revealed that there are 3 EDR Hist Auto sites within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
J S & J SERVICE INC	100 SUISUN VALLEY RD	SSE 0 - 1/8 (0.095 mi.)	A9	23
SUPER SERVICE CHEVRO	4490 CENTRAL WAY	SSE 1/8 - 1/4 (0.219 mi.)	B19	33
DENMULLER MECHANICAL	134 PITTMAN RD	SE 1/8 - 1/4 (0.247 mi.)	D40	63

### EDR RECOVERED GOVERNMENT ARCHIVES

#### ***Exclusive Recovered Govt. Archives***

RGA LUST: The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the State Water Resources Control Board in California.

A review of the RGA LUST list, as provided by EDR, has revealed that there are 10 RGA LUST sites within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
MANGELS RANCH PROPER	287 SUISUN VALLEY RD	SSE 0 - 1/8 (0.070 mi.)	A2	8
TEXACO TERMINAL STAT	100 SUISUN VALLEY RO	SSE 0 - 1/8 (0.095 mi.)	A7	22
TEXACO TERMINAL STAT	100 SUISUN VALLEY RD	SSE 0 - 1/8 (0.095 mi.)	A13	30
CHEVRON	4490 CENTRAL WY	SSE 1/8 - 1/4 (0.219 mi.)	B17	32
UNKNOWN	4510 CENTRAL WY	SSE 1/8 - 1/4 (0.227 mi.)	B21	37
ARCO	4510 CENTRAL WY	SSE 1/8 - 1/4 (0.227 mi.)	B23	38
UNOCAL SERVICE STATI	134 PITTMAN ROAD	SE 1/8 - 1/4 (0.247 mi.)	D37	61
UNOCAL	134 PITTMAN RD	SE 1/8 - 1/4 (0.247 mi.)	D38	61
ARCO	4449 CENTRAL WY	SSE 1/4 - 1/2 (0.284 mi.)	C44	66
UNKNOWN	4449 CENTRAL WY	SSE 1/4 - 1/2 (0.284 mi.)	C45	67

## EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 2 records.

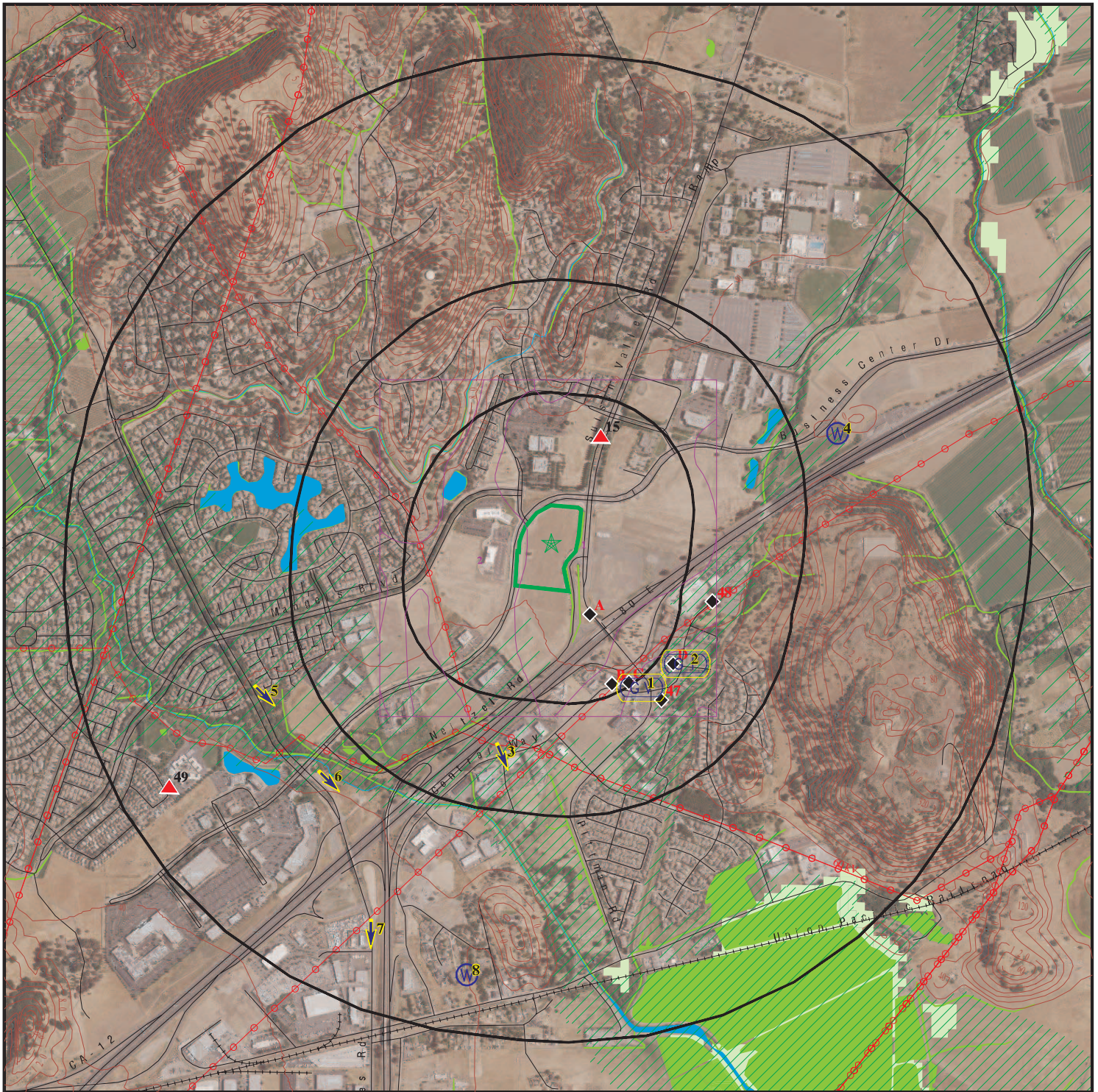
Site Name

GREEN VALLEY APARTMENTS  
GREEN VALLEY RETAIL SHOPS


Database(s)


NPDES  
NPDES

# OVERVIEW MAP - 5160701.2S



 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

 Upgradient Area

 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: Green Valley II Property  
ADDRESS: Business Center Drive  
Fairfield CA 94534  
LAT/LONG: 38.225629 / 122.131165


CLIENT: Wallace - Kuhl & Associates  
CONTACT: Nancy Malaret  
INQUIRY #: 5160701.2s  
DATE: January 16, 2018 9:39 pm

# DETAIL MAP - 5160701.2S



 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

0 1/16 1/8 1/4 Miles



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: Green Valley II Property  
ADDRESS: Business Center Drive  
Fairfield CA 94534  
LAT/LONG: 38.225629 / 122.131165

CLIENT: Wallace - Kuhl & Associates  
CONTACT: Nancy Malaret  
INQUIRY #: 5160701.2s  
DATE: January 16, 2018 9:42 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
<b>STANDARD ENVIRONMENTAL RECORDS</b>								
<b><i>Federal NPL site list</i></b>								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	TP		NR	NR	NR	NR	NR	0
<b><i>Federal Delisted NPL site list</i></b>								
Delisted NPL	1.000		0	0	0	0	NR	0
<b><i>Federal CERCLIS list</i></b>								
FEDERAL FACILITY	1.000		0	0	0	0	NR	0
SEMS	0.500		0	0	0	NR	NR	0
<b><i>Federal CERCLIS NFRAP site list</i></b>								
SEMS-ARCHIVE	0.250		0	0	NR	NR	NR	0
<b><i>Federal RCRA CORRACTS facilities list</i></b>								
CORRACTS	1.000		0	0	0	0	NR	0
<b><i>Federal RCRA non-CORRACTS TSD facilities list</i></b>								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
<b><i>Federal RCRA generators list</i></b>								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	1	NR	NR	NR	1
RCRA-CESQG	0.250		0	0	NR	NR	NR	0
<b><i>Federal institutional controls / engineering controls registries</i></b>								
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
<b><i>Federal ERNS list</i></b>								
ERNS	TP		NR	NR	NR	NR	NR	0
<b><i>State- and tribal - equivalent NPL</i></b>								
RESPONSE	1.000		1	0	0	0	NR	1
<b><i>State- and tribal - equivalent CERCLIS</i></b>								
ENVIROSTOR	1.000		1	0	0	1	NR	2
<b><i>State and tribal landfill and/or solid waste disposal site lists</i></b>								
SWF/LF	0.500		0	0	0	NR	NR	0
<b><i>State and tribal leaking storage tank lists</i></b>								
LUST	0.500		3	7	2	NR	NR	12

## 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
<b>State and tribal registered storage tank lists</b>								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.500		3	7	4	NR	NR	14
AST	TP		NR	NR	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
<b>State and tribal voluntary cleanup sites</b>								
INDIAN VCP	0.500		0	0	0	NR	NR	0
VCP	0.500		0	0	0	NR	NR	0
<b>State and tribal Brownfields sites</b>								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
<b>ADDITIONAL ENVIRONMENTAL RECORDS</b>								
<b>Local Brownfield lists</b>								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
<b>Local Lists of Landfill / Solid Waste Disposal Sites</b>								
WMUDS/SWAT	0.500		0	0	0	NR	NR	0
SWRCY	0.500		0	0	0	NR	NR	0
HAULERS	TP		NR	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	TP		NR	NR	NR	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
<b>Local Lists of Hazardous waste / Contaminated Sites</b>								
US HIST CDL	TP		NR	NR	NR	NR	NR	0
HIST Cal-Sites	1.000		1	0	0	0	NR	1
SCH	0.250		0	0	NR	NR	NR	0
CDL	TP		NR	NR	NR	NR	NR	0
Toxic Pits	1.000		0	0	0	0	NR	0
US CDL	TP		NR	NR	NR	NR	NR	0
<b>Local Lists of Registered Storage Tanks</b>								
SWEEPS UST	0.250		1	5	NR	NR	NR	6
HIST UST	0.250		0	3	NR	NR	NR	3
CA FID UST	0.250		0	3	NR	NR	NR	3
<b>Local Land Records</b>								
LIENS	TP		NR	NR	NR	NR	NR	0
LIENS 2	TP		NR	NR	NR	NR	NR	0
DEED	TP		NR	NR	NR	NR	NR	0
<b>Records of Emergency Release Reports</b>								
HMIRS	TP		NR	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	TP		NR	NR	NR	NR	NR	0
LDS	TP		NR	NR	NR	NR	NR	0
MCS	TP		NR	NR	NR	NR	NR	0
<b>Other Ascertainable Records</b>								
RCRA NonGen / NLR	TP		NR	NR	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	TP		NR	NR	NR	NR	NR	0
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
DOT OPS	TP		NR	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	TP		NR	NR	NR	NR	NR	0
US AIRS	TP		NR	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	TP		NR	NR	NR	NR	NR	0
FINDS	TP		NR	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
ECHO	TP		NR	NR	NR	NR	NR	0
DOCKET HWC	TP		NR	NR	NR	NR	NR	0
FUELS PROGRAM	0.250		0	0	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	TP		NR	NR	NR	NR	NR	0
ENF	TP		NR	NR	NR	NR	NR	0
Financial Assurance	TP		NR	NR	NR	NR	NR	0
HAZNET	0.250		3	3	NR	NR	NR	6
ICE	TP		NR	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
HIST CORTESE	0.500		2	2	0	NR	NR	4
HWP	1.000		0	0	0	0	NR	0
HWT	0.250		0	0	NR	NR	NR	0
MINES	TP		NR	NR	NR	NR	NR	0
MWMP	0.250		0	0	NR	NR	NR	0
NPDES	TP		NR	NR	NR	NR	NR	0
PEST LIC	TP		NR	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	TP		NR	NR	NR	NR	NR	0
WASTEWATER PITS	0.500		0	0	0	NR	NR	0
WDS	TP		NR	NR	NR	NR	NR	0
WIP	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	0.250		1	2	NR	NR	NR	3
EDR Hist Cleaner	0.250		0	0	NR	NR	NR	0

### EDR RECOVERED GOVERNMENT ARCHIVES

#### ***Exclusive Recovered Govt. Archives***

RGA LF	0.500		0	0	0	NR	NR	0
RGA LUST	0.500		3	5	2	NR	NR	10

- Totals --		0	19	38	8	1	0	66
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#### NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

## **APPENDIX D**

### Preliminary Screen for Vapor Encroachment Conditions Matrix



Screen for Vapor Encroachment Conditions Matrix  
GREEN VALLEY II PROPERTY  
WKA No. 11731.02

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**<sup>[1]</sup>.

**(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**<sup>[2]</sup> **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 2600-15.

[1] Based on guidance presented in the ASTM E 2600-15 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 2600-15 Standard).