

# PHASE I ENVIRONMENTAL SITE ASSESSMENT

Henderson Road  
Shasta County, California  
Assessor's Parcel Nos.

107-400-008, 107-430-059, 107-500-017, -018, -019, -020, -023, -024 and -025

*Prepared for:*

**Dignity Health**

February 26, 2015  
361-04

**ENPLAN**

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## 1.0 SUMMARY

This Phase I Environmental Site Assessment addresses the property and facilities on nine parcels located in the vicinity of Henderson Road, Redding, Shasta County, California. Historical research conducted for this assessment indicates that the property consisted of undeveloped land from 1894 to 1913. The majority of the site consisted of a concrete plant from 1943 to 1963, with the exception of residences located on Assessor's Parcel Number (APN) 107-400-008. Hein J H Co. sand and gravel was located on the property from 1964 to 1967. By 1969, a commercial building was located on the northern end of the property on APN 107-430-059 (2390 Henderson Road), a concrete plant remained located on APNs 107-500-023, -024, and -025 (2511 Henderson Road), and APN 107-400-008 was used as a storage yard. In 1980, a 23,000-square-foot commercial building was constructed on APN 107-500-017 (2440 to 2456 Henderson Road), and by 1983, greenhouses were added to APN 107-430-059. The greenhouses were removed from the property by 1993, the concrete plant was removed from the property by 1998, and the commercial building on APN 107-430-059 was demolished in 2007. The northern end of the property (APNs 107-430-059, 107-500-019, and 107-500-020) was used as a storage yard and staging area for the Cypress Avenue Bridge reconstruction project between 2009 and 2010. From 2012 to 2015, the property contained a commercial building on APN 107-500-017 (2442 to 2456 Henderson Road), old concrete building foundations on APNs 107-500-024 and -025, and vacant land.

The building on APN 107-430-059 (2390 Henderson Road) was occupied by C&L Transmission Repair from 1964 to 2007. Historic photographs indicate that this building consisted of a masonry block structure with a concrete slab foundation. The building was connected to a septic system. This facility contained a warehouse, five storage containers, and a shop/machine shop building. No underground storage tanks (USTs) or aboveground storage tanks (ASTs) were located on this parcel. Six controlled substances were used and stored in the shop/machine shop areas, including: acetylene compressed gas; oxygen compressed gas; argon/carbon dioxide compressed gas; automatic transmission fluid (220 gallons); solvent mineral spirits (55 gallons); and waste automobile transmission fluid (300 gallons). Ten 55-gallon drums

of racing fuel were stored on the property in 1992. A 1,250-gallon sand oil separator was installed at this facility in 1999. All structures have been removed from this parcel, and it has consisted of undeveloped land for the past eight years. Based on the fact that no USTs were reported at this facility, the fact that the building had a concrete slab foundation, and the fact that all structures were removed from this facility in 2007, its previous use as a transmission repair shop is not considered a recognized environmental condition (REC).

The building on APN 107-500-017 (2440 to 2456 Henderson Road) contained numerous tenants between 1980 and 2015. Tenants likely to have used and/or stored regulated quantities of hazardous materials include: ABC Printers, a tenant from 1981 to 1992; Signs & Wonders Custom Lettering and Pinstriping, a tenant from 1981 to 1985; Custom Car Clean auto detailing, a tenant in 1985; Carburetors Unlimited, a tenant from 1985 to 1989; Trim Line Car Care auto detailing, a tenant from 1988 to 2002; Superior Automotive Service, a tenant in 1992 that stored automotive oils and antifreeze in 50-gallon containers; Redding Four Wheel Drive, a tenant from 1993 to 1995; The Blueprint Shop, a tenant from 1994 to 1999 that used and stored liquefied anhydrous ammonia; D&L Auto Repair shop, a tenant from 1999 to 2009; and Augie's Enterprise Mower, a tenant from 2013 to 2015. No records were found to indicate that USTs or underground hoists and/or hydraulic lifts were located on this parcel. Based on the fact that no USTs, underground hoists, and/or hydraulic lifts were reported at this facility, and the fact that the building has a concrete slab foundation, its current and previous uses are not considered a REC.

Occupants of APNs 107-500-023, -024, and -025 (2511 Henderson Road) have included: Redding Transit Mix Inc. concrete from 1952 to 1997; Kettlewell J Rexford ready mix concrete in 1959; Don's Auto Repair from 1988 to 1997; Hard Rock Construction Inc. building contractors from 1985 to 1998; and Dan Palmer Trucking in 1989. A 1997 plot plan shows that these parcels contained a 900-square-foot residence, a 960-square-foot warehouse, a 1,500-square-foot shop area, a 900-square-foot store room, a 576-square-foot barn/shed, a small 4'x6' shed, a gas pump, and three aboveground tanks. An abandoned fuel dispensing station with a UST was located on the property in 1997. City of Redding Staff (S. Tillman, 2006 personal

communication) stated that City files for the property contain a photograph from the early 1990s showing a UST on the ground surface. However, ENPLAN did not find any records indicating that the soil/groundwater was properly tested at the time of the UST removal.

The property currently contains a multi-tenant commercial building, old concrete building foundations, and vacant land. Current tenants of the building (2442 to 2456 Henderson Road) include: Natural Health Care (chiropractor); Pet Care Naturally (out-patient veterinary clinic and pet food store); a private dance studio; and Augie's Lawnmower Repair. Regulated quantities of hazardous materials observed on the property were limited to two 55-gallon drums of used oil in Augie's Lawnmower Repair. Asbury Environmental Services reportedly removes waste oil from the property as needed. ASTs and USTs were not observed to be used, stored, or disposed of on the property. No obvious RECs were identified for the property during the recent site reconnaissance.

One hundred and six (106) federal, state, local, tribal, and proprietary records databases were reviewed for this assessment. The subject property was identified under the following addresses:

1. D&L Auto Repair was listed at 2456 Henderson Road from 1999 to 2009 on the EDR US Historical Automobile Station database. This facility is not identified as having had a reported release or spill of hazardous materials; this listing is therefore not considered a REC.
2. C&L Transmission Incorporated was listed at 2390 Henderson Road from 1999 to 2001 on the EDR US Historical Automobile Station database. This site was also listed on the HAZNET database and the CUPA Listings database. A Hazardous Materials Business Plan was on file for this site with Shasta County. This site was identified as a small-quantity hazardous waste generator (oil/water separation sludge and unspecified oil-containing waste). No USTs or ASTs were located at this facility. This facility is not identified as having had a reported release or spill of hazardous materials; this listing is therefore not considered a REC.
3. Trim Line Auto Trim Design was listed at 2450 Henderson Road from 1999 to 2002 on the EDR US Historical Automobile Station database. This facility is

not identified as having had a reported release or spill of hazardous materials; this listing is therefore not considered a REC.

4. Redding Transit Mix was listed at 2511 Henderson Road on the Historic UST database. One 10,000-gallon unleaded gasoline UST was located at this site. The owner was listed as J.F. Shea Company, Inc. In 1997, the Shasta County Environmental Health Department requested a workplan for the removal of a UST, associated piping, and a fuel dispenser from the property. No response to this request was received. J. F. Shea was contacted by the County on April 3, 2006, to explore the site to attempt to determine if the UST still existed on the property. ENPLAN personnel spoke with Mr. Juan Bernardino of J. F. Shea on April 20, 2006, who was not able to determine if a UST remained located on the property. The fuel dispenser was not observed on the property during ENPLAN's 2006 or 2015 site reconnaissances. City of Redding Staff (S. Tillman, 2006 personal communication) stated that City files for the property contain a photograph from the early 1990s showing a UST on the ground surface. However, ENPLAN did not find any records indicating that the soil/groundwater was properly tested at the time of the UST removal.

The subject property was not identified as a hazardous materials release site on any of the 106 databases reviewed for this assessment. Institutional controls and engineering controls were not identified for the subject property. Oil and gas wells were not identified on the subject property. The search of regulatory lists for hazardous materials sites in the vicinity of the property did not identify any obvious potential off-site sources of contamination within the ASTM-specified approximate minimum search distance of the subject property.

Based on the research conducted for this assessment, it is ENPLAN's opinion that one obvious REC was identified during the course of this assessment:

1. A UST, associated piping, and fuel dispenser were formerly located on the property at the historic Redding Transit Mix facility at 2511 Henderson Road. The fuel dispenser is no longer located on the property. The UST and piping may have been removed, but no records were found to indicate that the soil/groundwater was properly tested at the time of removal. A 1997 plot plan is included in Appendix B, which depicts the location of the former gas pump. It is assumed that the UST is/was located in the vicinity of the former gas pump. ENPLAN recommends further investigation to confirm that the

UST has been removed and to obtain and analyze soil samples (and water samples, if groundwater is encountered) from the UST site.

This opinion is based on the information provided to ENPLAN during the course of this assessment. Any data that is missing or was withheld from ENPLAN could alter our opinion.

## **2.0 INTRODUCTION**

This report presents the findings of ENPLAN's Phase I Environmental Site Assessment (ESA) conducted for Shasta County APNs 107-400-008; 107-430-059; 107-500-017, -018, -019, -020, -023, -024, and -025. The subject property is located in the vicinity of Henderson Road in Redding, Shasta County, California. The property has been formerly identified under the street addresses of 2390, 2440 through 2456, and 2511 Henderson Road. The property currently contains a multi-tenant commercial building, old concrete building foundations, and vacant land.

The purpose of this assessment is to permit the client to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on California Environmental Response, Compensation, and Liability Act (CERCLA) liability. This assessment is intended to constitute "all appropriate inquiry (AAI) into the previous ownership and uses of the property consistent with good commercial or customary practice as defined in CERCLA, 42 U.S.C. §9601(35)(B)." AAI is only the first step to establishing the ability to qualify for CERCLA liability protection – "continuing obligations" apply after purchase.

This evaluation has been performed at the request of Dignity Health to identify, to the extent feasible pursuant to the processes prescribed in ASTM E 1527-13, recognized environmental conditions (RECs) in connection with the subject property. The term "recognized environmental conditions" means the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. Hazardous substances are defined pursuant to CERCLA 42 U.S.C. §9601(14), as interpreted by EPA regulations and the courts. A controlled REC is

defined as “a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.” A historical REC is defined as “a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls.”

ENPLAN performed this Phase I ESA for Dignity Health, in accordance with ASTM Standard E 1527-13, *Standard Practice for Environmental Site Assessments*. This report is prepared for the sole use and benefit of Dignity Health, and is based in part upon data provided by Dignity Health and their representatives. Neither this report, nor any of the information contained herein, shall be used or relied upon for any other purpose by any person or entity other than Dignity Health.

## **2.1 Scope of Services**

ENPLAN’s services were performed in accordance with the proposal dated February 3, 2015, and in general conformance with the guidelines presented in ASTM Standard E 1527-13, *Standard Practice for Environmental Site Assessments*. ENPLAN performed the following tasks in order to identify RECs on and in the immediate vicinity of the subject site:

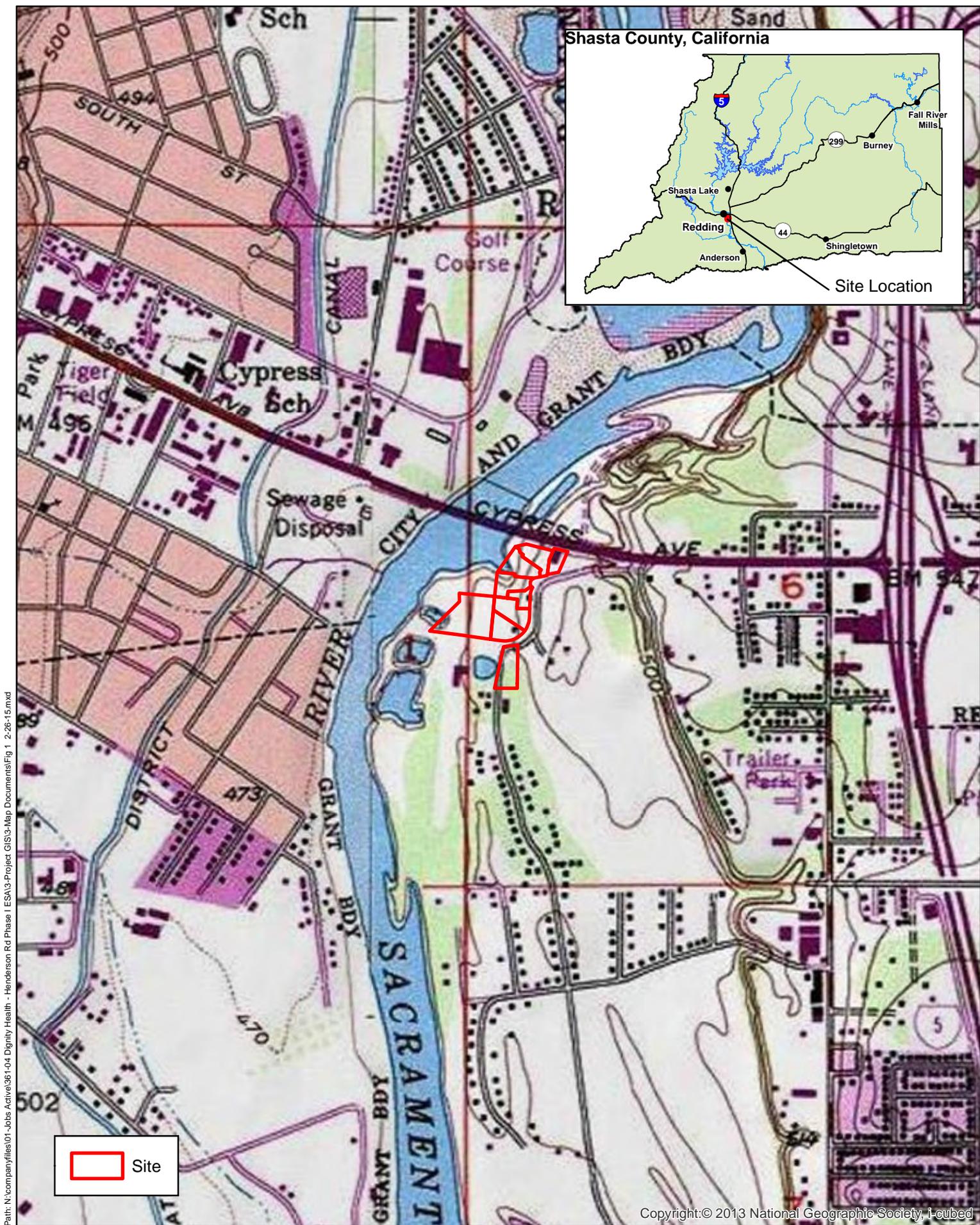
- Conducted a visual survey of the property to evaluate on-site hazardous materials use, storage, and disposal activities.
- Performed a visual reconnaissance of the immediately adjacent sites.
- Interviewed the client representative “user” regarding specialized knowledge, purchase price, and commonly known information via a User-Provided Information Questionnaire. Interviewed one of the current property owners and the current occupants of the property during the recent site reconnaissance.
- Interviewed representatives of the local Environmental Health Department and Fire Department.

- Reviewed readily available literature and historic documentation for the property to determine historic site usage from the time of the property's first developed use. Historical documents prior to 1940 were reviewed when available. Documents reviewed include historic U.S.G.S. topographic maps, historic city directories, local building department records, Sanborn fire insurance maps, and historic aerial photographs.
- Reviewed a Phase I ESA report prepared for a portion of the property (APNs 107-500-023, -024, and -025) by ENPLAN dated April 2006.
- Reviewed 106 reasonably ascertainable regulatory agency databases concerning chemical use, storage, and disposal for the subject property and surrounding sites.
- Searched for environmental cleanup liens and activity and use limitations (AULs).
- Prepared this report presenting our findings, conclusions and recommendations.

### **3.0 SITE DESCRIPTION**

The subject property is located in the vicinity of Henderson Road in Redding, Shasta County, California. The property consists of nine parcels of land identified as Shasta County APNs 107-400-008; 107-430-059; 107-500-017, -018, -019, -020, -023, -024, and -025. The property currently contains a multi-tenant commercial building, old concrete building foundations, and vacant land. The owners of the property were identified as: Sanford F. & Geraldine L. Campbell (APNs 107-430-059; 107-500-017, -018, -019, -020, -024, and -025); Redding Redevelopment Agency (APN 107-400-008); and City of Redding (APN 107-500-023). Access to the property is made from Henderson Road. The property is located in an area comprised of a mix of residences, commercial buildings, undeveloped land, and the Sacramento River.

The elevation of the property is approximately 480 feet above sea level. The topography of the property is relatively flat. The overall topographic gradient in the vicinity of the property slopes gradually downward toward the west. The property is depicted on the United States Geological Survey (USGS) Enterprise, California, 7.5-minute topographic quadrangle (1969), as shown in Figure 1.



Path: N:\companyfiles\01-jobs\Active\361-04 Dignity Health - Henderson Rd Phase 1\ESN3-Project GIS\3-Map Documents\Fig 1\_2-26-15.mxd

Figure 1  
Vicinity Map

### **3.1 Hydrology**

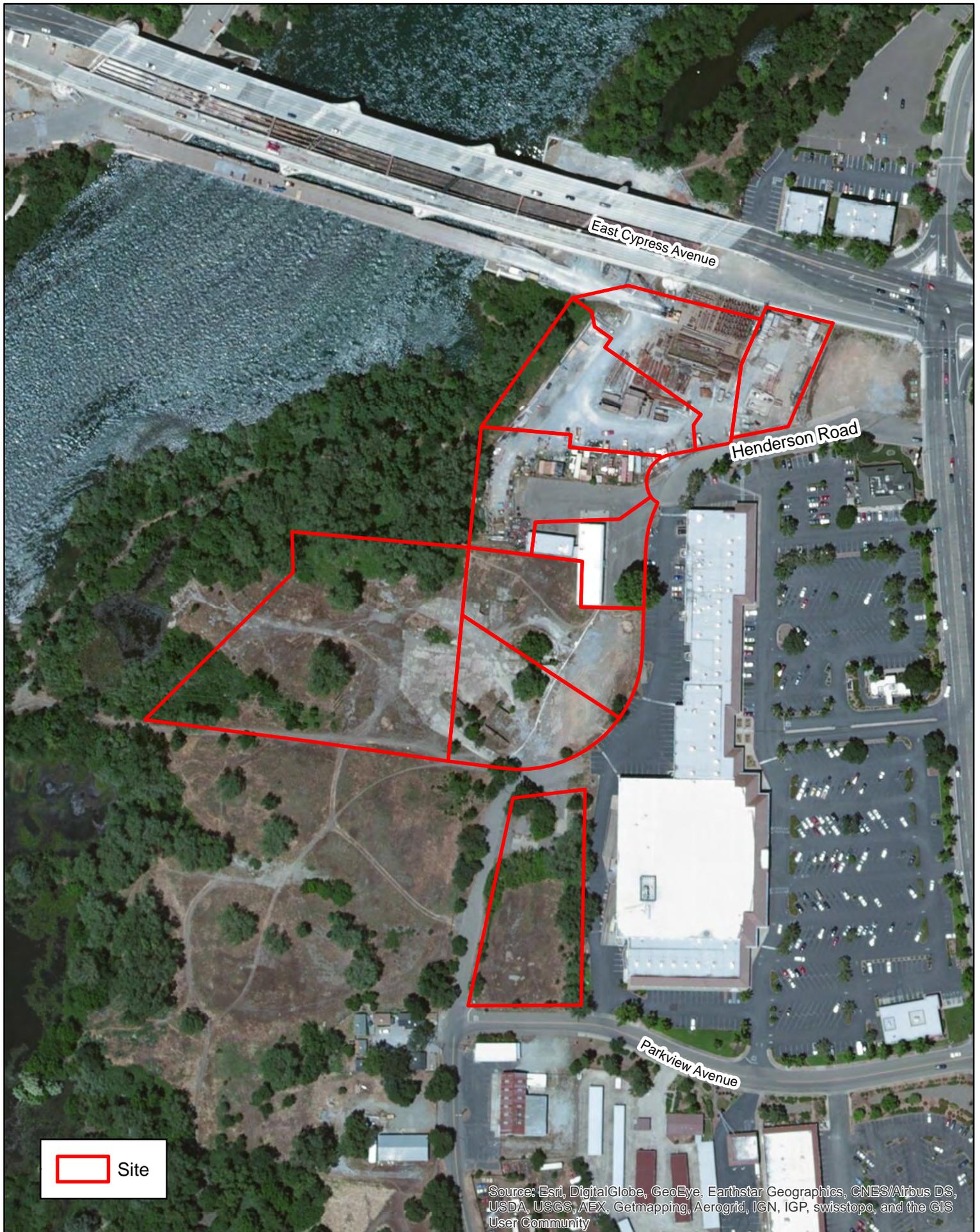
No specific information regarding the depth to groundwater was available for the property. No wells were observed on the property during the recent site reconnaissance. Depth to groundwater was measured between 7.33 and 16.21 feet below the top of the casing on May 10, 1989, in groundwater monitoring wells located adjacent to the south of the subject property. Groundwater flow direction was reported to the southwest in these wells, towards the Sacramento River (RWQCB File Review, Calaran Lumber Corporation).

The property is located within the bounds of a 500-year flood zone, and the western portion of the property is located within the bounds of a 100-year flood zone. The property is not identified as a wetland area on the National Wetland Inventory (EDR Inquiry Number 4201833.2s).

### **4.0 SITE RECONNAISSANCE**

A field reconnaissance of the site was conducted by Amy E. Lee, a Registered Environmental Property Assessor, on February 10, 2015. Mrs. Lee is an Environmental Professional with over twenty (20) years experience conducting Phase I ESAs. The property was visually and/or physically observed by walking throughout the property. Ms. Jeri Campbell, one of the current property owners, and Mr. Chris Haedrich of Haedrich & Company accompanied ENPLAN on the site reconnaissance. Photographs of the subject property are included in Appendix A.

The subject site is identified as Shasta County APNs 107-400-008; 107-430-059; 107-500-017, -018, -019, -020, -023, -024, and -025. The property is located in the vicinity of Henderson Road in Redding, Shasta County, California. Access to the property is made from Henderson Road. The property is located in an area comprised of a mix of residences, commercial buildings, undeveloped land, and the Sacramento River. Figure 2 depicts the site layout on a 2010 aerial photograph; Figure 3 provides parcel numbers and addresses.



**Figure 2**  
Aerial Photograph

Feature and boundary locations depicted are approximate only. 02.26.15

Sacramento River

East Cypress Avenue

Undeveloped Land

107-500-020

107-430-059  
2390 Henderson Rd.

107-500-019

Henderson Road

107-500-018

107-500-017  
2442-2456 Henderson Rd.

107-500-023  
2511 Henderson Rd.

107-500-024  
2511 Henderson Rd.

107-500-025  
2511 Henderson Rd.

Undeveloped Land

Undeveloped Land

Cobblestone Shopping Center

107-400-008

D & L Auto Repair  
2651 Henderson Rd.

Parkview Avenue



Path: N:\companyfiles\01-jobs\active\361-04 Dignity Health - Henderson Rd Phase I\ESA\3-Project GIS\3-Map Documents\Fig 3 2-26-15.mxd

Feature and boundary locations depicted are approximate only. 02.26.15



Figure 3  
Parcel Map

APNs 107-430-059; 107-500-018, -019, -020, -023, -024, -025; and 107-400-008 currently consist of vacant land, although concrete barricades and old concrete building foundations are located on APNs 107-500-024 and -025.

APN 107-500-017 currently contains a single-story multi-unit commercial building identified as 2442 through 2456 Henderson Road. The building consists of a masonry-block structure with a concrete slab foundation. The following information was obtained about the current tenants during the site reconnaissance:

- Unit 2442 is currently vacant. It was previously occupied by a church for approximately 20 years.
- Unit 2446 is currently used by Ms. Jeri Campbell as a private dance studio.
- Unit 2448 is currently occupied by Natural Health Care, a chiropractic clinic.
- Unit 2450 is currently occupied by Pet Care Naturally, an out-patient veterinary clinic and pet food store. Pet Care Naturally has occupied this unit for approximately 9 years. This unit was previously occupied by an auto trim detail shop.
- Unit 2456 is currently occupied by Augie's Lawnmower Repair. Augie's has occupied this unit for approximately 6 years. This unit was previously occupied by D&L Automotive. No underground hoists or lifts were observed in this unit. Augie's currently has three aboveground lifts.

Regulated quantities of hazardous materials observed on the property were limited to two 55-gallon drums of used oil in Augie's Lawnmower Repair. Asbury Environmental Services reportedly removes waste oil from the property as needed. A sharps container for medical waste is located in Pet Care Naturally. No x-ray equipment was observed on the property.

ASTs and USTs were not observed to be used, stored, or disposed of on the property. Waste management and solid waste disposal activities were not observed on the property. Electric, water, and refuse collection services are provided to the property by the City of Redding. Pacific Gas and Electric Company provides gas service to the

property. The property is connected to an on-site septic system. No floor drains, storm drains, wells, basements, elevators, sumps, underground hoists, or underground hydraulic lifts were observed on the property. Pad-mounted transformers are located along the east end of the property adjacent to Henderson Road.

Neither discolored water, stained soils, stained pavement, distressed vegetation, nor the presence of an obvious wastewater discharge were noticeable on the subject property. No strong, pungent, or noxious odors were noticeable during the site reconnaissance. No standing surface waters, including pits, ponds, and lagoons, were observed on the property. Minor amounts of standing surface waters from recent rains were observed on the property. Storm water flows onto adjacent parcels and streets, and into the Sacramento River. No obvious RECs were observed for the property during the site reconnaissance.

## **5.0 SURROUNDING PROPERTIES**

The following current uses of adjoining properties were visually and/or physically observed during the recent site reconnaissance:

- Adjacent to the north of the property is Cypress Avenue, followed by commercial buildings and the Sacramento River.
- Adjacent to the south of the property are vacant land and D&L Auto Repair, located at 2651 Henderson Road.
- Adjacent to the west of the property is vacant land, Henderson Open Space Park, Edgewater Disc Golf Course, and the Sacramento River.
- Adjacent to the east of the property are vacant land, Henderson Road, and Cobblestone Shopping Center.

## **6.0 INTERVIEWS AND USER-PROVIDED INFORMATION**

All interviews were conducted by Amy E. Lee, a Registered Environmental Property Assessor with over twenty (20) years experience conducting Phase I ESAs.

ENPLAN conducted an interview with the client representative, Ms. Jennifer Tanner of Dignity Health, via a User Provided Information Questionnaire. A copy of the completed questionnaire is included in Appendix C. Ms. Tanner is not aware of any

RECs for the property, including environmental cleanup liens, activity and land use limitations, engineering controls, land use restrictions, or institutional controls.

Ms. Tanner is not aware of any obvious indicators that point to the presence or likely presence of contamination at the property. This Phase I ESA is being performed for possible acquisition of the property. A title report was not provided to ENPLAN for review.

ENPLAN personnel spoke with occupants of the building during the recent site reconnaissance. The information obtained from the tenants is included in Section 4.0, Site Reconnaissance. The current tenants were not aware of any USTs, ASTs, or wells located on the property.

ENPLAN interviewed Ms. Jeri Campbell, one of the current property owners, during the recent site reconnaissance. Ms. Campbell has owned APNs 107-430-059; and 107-500-017, -018, -019, and -020 for approximately 20 years. She has owned APNs 107-500-024 and -025 since 2014. Ms. Campbell is not aware of any USTs, ASTs, or wells located on the property.

ENPLAN interviewed Mr. Chris Haedrich of Haedrich & Company during the recent site reconnaissance. Mr. Haedrich stated that an automobile detailing business formerly occupied a building on APN 107-430-059. The building was removed from the property prior to the most recent Cypress Avenue Bridge reconstruction project, and the property was used as a storage yard/staging area from approximately 2009 to 2010.

## **6.1 Local Environmental Health Department**

ENPLAN interviewed representatives of the Shasta County Environmental Health Department on February 23, 2015. Records are on file for the subject property under the following addresses:

### 2390 Henderson Road

C&L Transmissions Inc. was previously located at this address. A site map indicates that this property contained a warehouse, five storage containers, and a shop/machine shop building. Hazardous Materials Management Plans, and Hazardous Materials Inventory/Business Response Plans are on file dated 1996 to 2004. The owner was identified as Randy Laskowsky. No USTs or ASTs were located on the property. Six controlled substances were used and stored in

the shop/machine shop areas, including: acetylene compressed gas; oxygen compressed gas; argon/carbon dioxide compressed gas; automatic transmission fluid (220 gallons); solvent mineral spirits (55 gallons); and waste automobile transmission fluid (300 gallons).

#### 2511 Henderson Road

Redding Transit Mix Inc. was formerly located at this address. In 1997, the Shasta County Environmental Health Department requested a workplan for the removal of a UST, associated piping, and a fuel dispenser from the property. No response to this request was received. J. F. Shea was contacted by the County on April 3, 2006, to explore the site to attempt to determine if the UST still existed on the property.

Records were also reviewed for the following adjoining parcel:

#### 2380 Henderson Road

Gasamat Service Station #956 and a private home were formerly located at this address from at least 1971 to 2003. The owner was identified as Mr. Jerry McConnell. Hazardous Materials Business Plans are on file for this facility dated 1990 to 2001. Two USTs consisting of 15,000-gallon unleaded and supreme gasoline tanks were located at this site. This property was sold to Miller Auto Center in 2003, and the USTs were removed from the property by 2004. The status of this case is "closed."

## **6.2 Local Fire Department**

ENPLAN interviewed representatives of the City of Redding Fire Department on February 25, 2015. Records are on file for the subject property under the following addresses:

#### 2390 Henderson Road

Laskowsky Racing C&L Transmission occupied this site from 1992 to 2007. Ten 55-gallon drums of racing fuel were stored on the property in 1992. Historic photographs indicate that this building was a masonry block structure with a concrete slab foundation. This building was demolished in 2007.

#### 2452 Henderson Road

Redding Four Wheel Drive occupied this site in 1993. The Blueprint Shop occupied this property from 1994 to 1999, and used and stored liquefied anhydrous ammonia.

### 2511 Henderson Road

Don's Auto Repair occupied this site from 1994 to 1997. The building was removed from this site by 1998. Hard Rock Construction was listed as the property owner from 1993 to 1998.

## **7.0 RECORDS REVIEW**

In order to obtain information regarding current and past RECs at the site, reasonably ascertainable information from several sources was researched. The results of this research are outlined below.

### **7.1 Aerial Photographs**

In an attempt to identify the likelihood of past property uses having led to RECs in connection with the property or surrounding area, select aerial photographs of the subject property and surrounding areas were reviewed. Photographs taken in 1943, 1952, 1963, 1972, 1983, 1993, 1998, 2005, 2006, 2009, 2010, and 2012 were available for review.

1943 to 1963: The majority of the property consists of a concrete plant. Several small buildings, possibly residences, are located on APN 107-400-008.

1972: A concrete plant remains located on the southern portion of the property in the vicinity of APNs 107-500-023, -024, and -025. A new commercial building is located on APN 107-430-059. APN 107-400-008 now appears to be used as a storage yard or parking area.

1983 to 1993: A concrete plant remains located on the southern portion of the property in the vicinity of APNs 107-500-023, -024, and -025. A new commercial building is located on APN 107-500-017. Greenhouses and the previously observed commercial building are located on APN 107-430-059. The greenhouses were no longer present in 1993. APN 107-400-008 appears vacant with a few leftover foundations from former buildings.

1998 to 2006: Commercial buildings remain located on APNs 107-430-059 and 107-500-017. Foundations from the former concrete plant remain located on APNs 107-500-023, -024, and -025. However, the buildings have been removed. APN 107-400-008 consists of a vacant lot.

2009 to 2010: Only one building remains located on the property, on APN 107-500-017. The northern end of the property is being used as a storage

yard and staging area for construction on the adjacent Cypress Avenue Bridge. Several foundations remain located on APNs 107-500-023, -024, and -025 from the former concrete plant. The remainder of the property consists of vacant land.

2012: The property appears similar to the previous photograph, with the exception that the northern portion of the property is now vacant, and is no longer being used as a storage yard and staging area.

Land use in the vicinity of the property was predominantly undeveloped land in 1943. By 1952, the predominant land use was commercial, with a lumber mill located to the south of the property from 1952 to 1983, and a gasoline service station located adjacent to the northeast the property from 1972 to 1998. The gas station and lumber mill will be discussed under section 9.0, Regulatory Agency Database Review, starting on page 22 of this report.

## **7.2 Historical Topographic Maps**

In an attempt to assess past property uses that may have had an environmental impact on the property or surrounding area, select historical topographic maps depicting the subject property and surrounding areas were reviewed. Maps dated 1894, 1913, 1944, 1946, 1957, and 1969 were available for review.

The property consisted of undeveloped land from 1894 to 1913. By 1944, several buildings were located on and adjacent to APN 107-400-008, while the remainder of the property remained undeveloped land. Two additional buildings were located on the property by 1957, in the vicinity of APNs 107-500-017 and 107-500-025. By 1969, the buildings previously located on and adjacent to APN 107-400-008 were gone, and a new building was located on the northern end of the property on APN 107-430-059. The remainder of the property consisted of undeveloped land.

Land use in the vicinity of the property was predominantly undeveloped land from 1894 to 1913, with the exception of a bridge over the Sacramento River. A new bridge (Cypress Avenue Bridge) was constructed by 1944. The area in the vicinity of the property was developed with residential and commercial buildings from 1944 to 1969.

### 7.3 Sanborn Fire Insurance Maps

Sanborn fire insurance maps for Redding were reviewed. Coverage of the property was not available (EDR Inquiry 4201833.3).

### 7.4 City Directories

Business directories including city, cross reference, and telephone directories were reviewed, if available, at approximate five-year intervals for the years spanning from 1938 through 2014. During the course of this study, ENPLAN utilized Environmental Data Resources, Inc. (EDR) as an information source for historic city directories. City Directories were also reviewed at the Shasta County Library in Redding. The following listings are on file for the property addresses:

2390 Henderson Road

1964 to 2007: C&L Transmission Repair

2400 Henderson Road

1964 to 1967: Hein J H Co. sand and gravel

2420 Henderson Road

1981: Vacant

1985 to 1989: Solar Greens Inc.

2442 Henderson Road

1981 to 1992: ABC Printers

1994 to 2003: Kimball Car Stereo

2444 Henderson Road

1981: The Ice Cream Man

2446 Henderson Road

1981 to 1982: Prince James Warehouse

1985: Dictograph Security Systems alarm systems

1988: Health Care International

1989: Dean's Canvas canvas specialties

1991 to 1995: Bennett's Audio and Video Repair

1998: Not Verified

1999: Faith Christian Fellowship

2006 to 2010: Potter's House church

2448 Henderson Road

1981: Rontree Cabinets  
1982: North Central Realty  
1985 to 1988: Redding Kirby Company vacuum cleaners  
1989: Vacant  
1991 to 2014: Natural Health Care chiropractors, Dr. Gary Land

2450 Henderson Road

1971 to 1972: Glass Mountain Block Inc.  
1981 to 1985: Signs & Wonders Custom Lettering and Pinstriping  
1988 to 1989: Carburetors Unlimited  
1991 to 2006: Auto Trim Design auto and truck accessories  
2010 to 2014: Lewiston Animal Clinic, Pet Care Naturally

2452 Henderson Road

1985: Carburetors Unlimited  
1988 to 1989: Northern Sharpening Service  
1991 to 1992: Wax N Time  
1994: The Blue Print Shop  
1995: Redding Four Wheel Drive

2454 Henderson Road

1985: Vacant  
1988 to 1989: Trim Line Car Care auto detailing work area

2456 Henderson Road

1985: Custom Car Clean auto detailing  
1988 to 1995: Trim Line Car Care auto detailing  
Solar Control Glass Tinting  
1999 to 2006: D&L Auto Repair shop  
2013 to 2014: Augie's Enterprise Mower

2511 Henderson Road

1959: Kettlewell J Rexford ready mix concrete  
1963 to 1982: Redding Transit Mix Inc. concrete  
1985: Hard Rock Construction Inc. building contractors  
1988 to 1995: Don's Auto Repair  
1989: Dan Palmer Trucking

**7.5 Building Permits**

Building permits were reviewed at the City of Redding Building Department on February 23, 2015. The following permits were on file for the property addresses:

2390 Henderson Road

1980: A permit is on file to remodel a storage building for C&L Transmission Service. The property was connected to a septic system.

1999: A permit is on file to install a 1,250-gallon sand oil separator.

2420 Henderson Road

1983: Permits are on file for the construction of a new 23,000-square-foot commercial building.

1989: A use permit is on file for two greenhouses.

2442 Henderson Road

1992: Automotive oils and antifreeze are stored in 50-gallon containers. Evergreen removes waste products from the property. The tenant is listed as Superior Automotive Service retail and wholesale sales.

2450 Henderson Road

1980: Permits are on file for the construction of a new 23,000-square-foot commercial building. The proposed use is listed as mini shops and offices.

1992: A permit is on file for a new roof.

2452 Henderson Road

1985: The property was occupied by Carburetors Unlimited and used for automobile repair.

2456 Henderson Road

2005: A permit is on file for a new roof.

2511 Henderson Road

1993: Demolition permits are on file for the removal of a one-story block building.

1997: A plot plan shows that the property was occupied by Redding Transit Mix, Inc., and contained a 900-square-foot residence, a 960-square-foot warehouse, a 1,500-square-foot shop area, a 900-square-foot store room, a 576-square-foot barn/shed, a 4'x6' shed, a gas pump, and three aboveground tanks. Demolition permits were on file for the removal of a house, a commercial building, and an outbuilding. An abandoned fuel dispensing station with a UST was located on the property in 1997.

A site map dated 1980 indicates that a gravel plant was located on the southern portion of the property on APNs 107-500-023, -024, and -025. APN 107-400-008 is identified as "storage" in 1980.

## **7.6 Munger Oil and Gas Maps**

Locations of oil and gas wells were reviewed in the Munger Map Book of California and Alaska Oil and Gas Fields. According to page W-1, no oil or gas wells have been drilled on or adjacent to the subject property.

## **7.7 Environmental Liens and AULs**

During the course of this assessment, ENPLAN utilized EDR as an information source for environmental cleanup liens and AULs. A search was made for the existence of environmental cleanup liens and AULs against the subject property that are filed or recorded under federal, tribal, state, or local law. The owners of the property were identified as: Sanford F. & Geraldine L. Campbell (APNs 107-430-059; and 107-500-017, -018, -019, -020, -024, and -025); Redding Redevelopment Agency (APN 107-400-008); and City of Redding (APN 107-500-023).

## **8.0 PREVIOUS ENVIRONMENTAL REPORT REVIEW**

A Phase I ESA report prepared for a portion of the property by ENPLAN dated April 2006 was reviewed. The 2006 report included APN 107-500-014, which has since been subdivided into APNs 107-500-023, -024, and -025. Historical research indicated that these parcels consisted of undeveloped land from 1901 to 1944. Redding Transit Mix Inc. Concrete occupied these parcels from 1952 to 1980. During that time period these parcels contained a house, a warehouse, a shop area, a store room, a barn/shed, a shed, a gas pump, a UST, and three aboveground tanks. Hard Rock Construction Inc. Building Contractors occupied these parcels in 1985. From 1989 to 1997, these parcels were occupied by Dan Palmer Trucking and Don's Auto Repair, and owned by Hard Rock Construction. These parcels consisted of vacant land with old concrete foundations from 1998 to 2006. The historical address for these parcels was 2511 Henderson Road. The 2006 report also noted that the building at 2456 Henderson Road was occupied by D&L Auto Repair and Truck Tops & Toys in 2006.

2511 Henderson Road was identified on the Historic UST database in 2006 under the name of Redding Transit Mix. J. F. Shea Company Inc. was listed as the owner. One unleaded UST was reported on the property. The file for this case was

reviewed at the Shasta County Environmental Health Department in 2006. In 1997, the Shasta County Environmental Health Department requested a workplan for the removal of a UST, associated piping, and a fuel dispenser from the property. No response to this request was received. J. F. Shea was contacted by the County on April 3, 2006, to explore the site to attempt to determine if the UST still existed on the property. ENPLAN personnel spoke with Mr. Juan Bernardino of J. F. Shea on April 20, 2006, who was not able to determine if a UST remained located on the property. The fuel dispenser was not observed on the property during ENPLAN's 2006 site reconnaissance. City of Redding Staff (S. Tillman) stated that City files for the property contain a photograph from the early 1990s showing a UST on the ground surface. However, ENPLAN did not find any records indicating that the soil/groundwater was properly tested at the time of the UST removal.

It was ENPLAN's opinion that one obvious REC was identified for the property during the course of the 2006 assessment. A UST, associated piping, and fuel dispenser were formerly located on the property at the historic Redding Transit Mix facility at 2511 Henderson Road. The fuel dispenser was no longer located on the property. The UST and piping may have been removed, but no records were found to indicate that the soil/groundwater was properly tested at the time of removal. ENPLAN recommended further investigation to confirm that the UST has been removed and to obtain and analyze soil samples (and water samples, if groundwater is encountered) from the UST site.

## **9.0 REGULATORY AGENCY DATABASE REVIEW**

To ascertain reported areas of possible environmental impairment on or in the vicinity of the subject property, one hundred and six (106) federal, state, local, tribal, and proprietary records databases were reviewed. During the course of this study, ENPLAN utilized EDR as an information source for environmental records. Records were also reviewed on the California Regional Water Quality Control Board's (RWQCB) GeoTracker website. A summary of the EDR Radius Map Report with GeoCheck is provided in Appendix D; a copy of the complete report is available upon request.

The property was identified under the following addresses:

1. D&L Auto Repair was listed at 2456 Henderson Road from 1999 to 2009 on the EDR US Historical Automobile Station database. This facility is not identified as having had a reported release or spill of hazardous materials; this listing is therefore not considered a REC.
2. C&L Transmission Incorporated was listed at 2390 Henderson Road from 1999 to 2001 on the EDR US Historical Automobile Station database. This site was also listed on the HAZNET database and the CUPA Listings database. A Hazardous Materials Business Plan was on file for this site with Shasta County. This site was identified as a small-quantity hazardous waste generator (oil/water separation sludge and unspecified oil-containing waste). No USTs or ASTs were located at this facility. This facility is not identified as having had a reported release or spill of hazardous materials; this listing is therefore not considered a REC.
3. Trim Line Auto Trim Design was listed at 2450 Henderson Road from 1999 to 2002 on the EDR US Historical Automobile Station database. This facility is not identified as having had a reported release or spill of hazardous materials; this listing is therefore not considered a REC.
4. Redding Transit Mix was listed at 2511 Henderson Road on the Historic UST database. One 10,000-gallon unleaded gasoline UST was located at this site. The owner was listed as J.F. Shea Company, Inc. In 1997, the Shasta County Environmental Health Department requested a workplan for the removal of a UST, associated piping, and a fuel dispenser from the property. No response to this request was received. J. F. Shea was contacted by the County on April 3, 2006, to explore the site to attempt to determine if the UST still existed on the property. The possible presence of a historic UST on the subject property is considered a REC.

The subject property was not identified as a hazardous materials release site on any of the 106 databases reviewed. No institutional controls or engineering controls were identified for the subject property. No oil or gas wells were identified on the subject property. Five adjoining parcels were identified:

1. Gasamat Station/Gasamat Oil Corporation, located adjacent to the northeast of the property at 2380 Henderson Road, is identified on several databases including the Leaking Underground Storage Tank (LUST) database. A gasoline leak resulted in soil contamination at this facility in 1992. This case

received regulatory agency closure in 1993, following the excavation and removal of contaminated soils. This case has received regulatory agency closure, and is therefore not considered a REC for the subject property.

2. Calaran Lumber Corporation, located adjacent to the south and west of the property at 2502 Henderson Road, is identified on the Spills, Leaks, Investigations, and Cleanups (SLIC) database. A file for this property was reviewed at the Redding Regional Water Quality Control Board office in 2006. A sawmill was built on this property in 1944, and operated by the Beeman family from 1944 to 1979. Calaran Lumber Corporation leased the property and operated the sawmill from 1980 to 1988. The sawmill has not been operated since 1988. The sawmill building was destroyed by a fire in September 1988. Wood preservative chemicals were historically used on the property for treating lumber. These chemicals have included chlorinated phenols, arsenic, chromium, copper, and mercury. The surface drainage on the property is into the Sacramento River. Soils contaminated with pentachlorophenol were identified on the property in 1987. Contaminated soils were excavated and removed from the property in April and May 1990.

Three groundwater monitoring wells were installed at this site in May 1989. A maximum of 170 ppb pentachlorophenol was detected in the groundwater. The maximum allowable level at that time was 2.2 ppb. Quarterly groundwater monitoring was conducted on the property between December 1990 and June 1992. Depth to groundwater was recorded between 7.33 and 16.21 feet below the top of the casing. Groundwater flow direction was reported to the southwest in these wells, towards the Sacramento River. This case received regulatory agency closure in 1992. The future land use reported at the time of closure was commercial. This site was required to maintain monitoring wells in operational condition should future sampling become necessary. This property is listed as a brownfield (abandoned property not redeveloped due to contamination and liability cost concerns). Based on the flow of groundwater beneath this site (towards the Sacramento River), and the fact that this case has received regulatory agency closure, it is not considered a REC for the subject property.

3. Raleys 284, located adjacent to the east of the property at 100 Hartnell Avenue, is identified on the Resource, Conservation, and Recovery Act Small Quantity Generator (RCRA-SQG) database. No violations were reported at this facility. This site is not identified as having had a reported spill or release of hazardous materials; it is therefore not considered a REC for the subject property.

4. D&L Auto Repair, located adjacent to the south of the property at 2651 Henderson Road, is identified on the EDR US Historical Automobile Station database and the CUPA listings database. This parcel was occupied by Finish Line Collision Center from 2001 to 2008, and by D&L Auto Repair from 2010 to 2012. This site is not identified as having had a reported spill or release of hazardous materials and is therefore not considered a REC for the subject property.
5. McDemos Metals & Scrap, located adjacent to the west of the property at 2580 Henderson Road, is identified on the ENVIROSTOR database. This facility is not identified as having had a reported spill or release of hazardous materials; it is therefore not considered a REC for the property.

Forty-two (42) additional hazardous materials use, storage, disposal, or release sites were identified within the approximate minimum search distance<sup>1</sup> of the subject property. Twenty-two (22) of the 42 identified sites have not had a reported spill or release of hazardous materials, and are therefore not considered a REC for the subject property. Sixteen (16) of the twenty (20) identified hazardous materials release sites have received regulatory agency closure, and are therefore not considered a REC for the subject property. The following four (4) identified hazardous materials release sites have not received regulatory agency closure:

1. The Iron Mountain Mine (IMM) National Priority List (NPL) Superfund site includes the Sacramento River as a surface water pathway for the IMM contamination plume. Remediation is underway at this site, and the responsible party has been identified. Iron Mountain has been commercially mined since 1879, and was one of the largest copper mines in the United States in the early twentieth century. Underground mining ceased in 1956, and surface mining ceased in 1963. The mines and waste rock piles have discharged acidic waters, typically with a high content of heavy metals. Completed and ongoing remedial actions to control the sources of acid mine drainage (AMD) at IMM have significantly reduced the acidity and metals content in surface water from IMM. At its closest point, the Sacramento River is located just past the northwestern property boundary, where it flows in a southerly direction. Due to the fact that remediation is ongoing, and the fact that the responsible party has been identified, the inclusion of the

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<sup>1</sup> Minimum search distances prescribed in the ASTM standard are based on the specific database being reviewed and vary from the target parcel only through to all lands within a one-mile radius of the subject parcel.

Sacramento River in the IMM contamination plume is not considered a REC for the subject property.

2. Redding Beacon Service Station, former Redding One Stop Food Mart, located approximately 0.1 miles east of the property at 225 East Cypress Avenue, is included in several databases including the LUST database. A gasoline leak resulted in groundwater contamination at this site in 1998. The status of this case as of December 2008 is listed as “open – remediation.” Quarterly groundwater monitoring took place at this site from 2006 to 2012. Due to the fact that remediation is ongoing, and the fact that the responsible party has been identified, this site is not considered a REC for the subject property.
3. USA Gasoline Service Station #202, located approximately 0.25 miles east of the property at 382 East Cypress Avenue, is included on the HIST CORTESE database and LUST database. A gasoline leak resulted in groundwater contamination at this site in 1999. Corrective action/remediation has taken place at this site. The status of this case as of November 2013 is “open – eligible for closure.” Based on the status of this case, the fact that the responsible party has been identified, and the distance of this site from the property, it is not considered a REC for the subject property.
4. Village Plaza Cleaners, located approximately 0.5 miles northwest of the property at 2325 Athens Avenue, is included on several databases including the SLIC database. The groundwater at this facility is potentially contaminated with tetrachloroethylene. The status of this case as of March 2010 is listed as “open – site assessment.” Based on the distance of this site from the subject property, and the fact that the responsible party has been identified, it is not considered a REC for the subject property.

No obvious potential off-site sources of contamination were identified within the ASTM-specified approximate minimum search distance of the subject property.

## 10.0 FINDINGS AND OPINION

Historical research conducted for this assessment indicates that the property consisted of undeveloped land from 1894 to 1913. The majority of the site consisted of a concrete plant from 1943 to 1963, with the exception of residences located on APN 107-400-008. Hein J H Co. sand and gravel was located on the property from 1964 to 1967. By 1969, a commercial building was located on the northern end of the property on APN 107-430-059 (2390 Henderson Road), a concrete plant remained located on APNs 107-500-023, -024, and -025 (2511 Henderson Road), and APN 107-400-008 was used as a storage yard. In 1980, a 23,000-square-foot commercial building was constructed on APN 107-500-017 (2440 to 2456 Henderson Road), and by 1983, greenhouses were added to APN 107-430-059. The greenhouses were removed from the property by 1993, the concrete plant was removed from the property by 1998, and the commercial building on APN 107-430-059 was demolished in 2007. The northern end of the property (APNs 107-430-059, 107-500-019, and 107-500-020) was used as a storage yard and staging area for the Cypress Avenue Bridge reconstruction project between 2009 and 2010. From 2012 to 2015, the property contained a commercial building on APN 107-500-017 (2442 to 2456 Henderson Road), old concrete building foundations on APNs 107-500-024 and -025, and vacant land.

The building on APN 107-430-059 (2390 Henderson Road) was occupied by C&L Transmission Repair from 1964 to 2007. Historic photographs indicate that this building consisted of a masonry block structure with a concrete slab foundation. The building was connected to a septic system. This facility contained a warehouse, five storage containers, and a shop/machine shop building. No USTs or ASTs were located on this parcel. Six controlled substances were used and stored in the shop/machine shop areas, including: acetylene compressed gas; oxygen compressed gas; argon/carbon dioxide compressed gas; automatic transmission fluid (220 gallons); solvent mineral spirits (55 gallons); and waste automobile transmission fluid (300 gallons). Ten 55-gallon drums of racing fuel were stored on the property in 1992. A 1,250-gallon sand oil separator was installed at this facility in 1999. All structures have been removed from this parcel, and it has consisted of undeveloped land for the past eight years. Based on the fact that no USTs were reported at this facility, the fact that

the building had a concrete slab foundation, and the fact that all structures were removed from this facility in 2007, its previous use as a transmission repair shop is not considered a REC.

The building on APN 107-500-017 (2440 to 2456 Henderson Road) contained numerous tenants between 1980 and 2015. Tenants likely to have used and/or stored regulated quantities of hazardous materials include: ABC Printers, a tenant from 1981 to 1992; Signs & Wonders Custom Lettering and Pinstriping, a tenant from 1981 to 1985; Custom Car Clean auto detailing, a tenant in 1985; Carburetors Unlimited, a tenant from 1985 to 1989; Trim Line Car Care auto detailing, a tenant from 1988 to 2002; Superior Automotive Service, a tenant in 1992 that stored automotive oils and antifreeze in 50-gallon containers; Redding Four Wheel Drive, a tenant from 1993 to 1995; The Blueprint Shop, a tenant from 1994 to 1999 that used and stored liquefied anhydrous ammonia; D&L Auto Repair shop, a tenant from 1999 to 2009; and Augie's Enterprise Mower, a tenant from 2013 to 2015. No records were found to indicate that USTs or underground hoists and/or hydraulic lifts were located on this parcel. Based on the fact that no USTs, underground hoists, and/or hydraulic lifts were reported at this facility, and the fact that the building has a concrete slab foundation, its current and previous uses are not considered a REC.

Occupants of APNs 107-500-023, -024, and -025 (2511 Henderson Road) have included: Redding Transit Mix Inc. concrete from 1952 to 1997; Kettlewell J Rexford ready mix concrete in 1959; Don's Auto Repair from 1988 to 1997; Hard Rock Construction Inc. building contractors from 1985 to 1998; and Dan Palmer Trucking in 1989. A 1997 plot plan shows that these parcels contained a 900-square-foot residence, a 960-square-foot warehouse, a 1,500-square-foot shop area, a 900-square-foot store room, a 576-square-foot barn/shed, a small 4'x6' shed, a gas pump, and three aboveground tanks. An abandoned fuel dispensing station with a UST was located on the property in 1997. City of Redding Staff (S. Tillman, 2006 personal communication) stated that City files for the property contain a photograph from the early 1990s showing a UST on the ground surface. However, ENPLAN did not find any records indicating that the soil/groundwater was properly tested at the time of the UST removal.

The property currently contains a multi-tenant commercial building, old concrete building foundations, and vacant land. Current tenants of the building (2442 to 2456 Henderson Road) include: Natural Health Care (chiropractor); Pet Care Naturally (out-patient veterinary clinic and pet food store); a private dance studio; and Augie's Lawnmower Repair. Regulated quantities of hazardous materials observed on the property were limited to two 55-gallon drums of used oil in Augie's Lawnmower Repair. Asbury Environmental Services reportedly removes waste oil from the property as needed. ASTs and USTs were not observed to be used, stored, or disposed of on the property. No obvious RECs were identified for the property during the recent site reconnaissance.

One hundred and six (106) federal, state, local, tribal, and proprietary records databases were reviewed for this assessment. The subject property was identified under the following addresses:

1. D&L Auto Repair was listed at 2456 Henderson Road from 1999 to 2009 on the EDR US Historical Automobile Station database. This facility is not identified as having had a reported release or spill of hazardous materials; this listing is therefore not considered a REC.
2. C&L Transmission Incorporated was listed at 2390 Henderson Road from 1999 to 2001 on the EDR US Historical Automobile Station database. This site was also listed on the HAZNET database and the CUPA Listings database. A Hazardous Materials Business Plan was on file for this site with Shasta County. This site was identified as a small-quantity hazardous waste generator (oil/water separation sludge and unspecified oil-containing waste). No USTs or ASTs were located at this facility. This facility is not identified as having had a reported release or spill of hazardous materials; this listing is therefore not considered a REC.
3. Trim Line Auto Trim Design was listed at 2450 Henderson Road from 1999 to 2002 on the EDR US Historical Automobile Station database. This facility is not identified as having had a reported release or spill of hazardous materials; this listing is therefore not considered a REC.
4. Redding Transit Mix was listed at 2511 Henderson Road on the Historic UST database. One 10,000-gallon unleaded gasoline UST was located at this site. The owner was listed as J.F. Shea Company, Inc. In 1997, the Shasta

County Environmental Health Department requested a workplan for the removal of a UST, associated piping, and a fuel dispenser from the property. No response to this request was received. J. F. Shea was contacted by the County on April 3, 2006, to explore the site to attempt to determine if the UST still existed on the property. ENPLAN personnel spoke with Mr. Juan Bernardino of J. F. Shea on April 20, 2006, who was not able to determine if a UST remained located on the property. The fuel dispenser was not observed on the property during ENPLAN's 2006 or 2015 site reconnaissances. City of Redding Staff (S. Tillman, 2006 personal communication) stated that City files for the property contain a photograph from the early 1990s showing a UST on the ground surface. However, ENPLAN did not find any records indicating that the soil/groundwater was properly tested at the time of the UST removal.

The subject property was not identified as a hazardous materials release site on any of the 106 databases reviewed for this assessment. Institutional controls and engineering controls were not identified for the subject property. Oil and gas wells were not identified on the subject property. The search of regulatory lists for hazardous materials sites in the vicinity of the property did not identify any obvious potential off-site sources of contamination within the ASTM-specified approximate minimum search distance of the subject property.

Based on the research conducted for this assessment, it is ENPLAN's opinion that one obvious REC was identified during the course of this assessment:

1. A UST, associated piping, and fuel dispenser were formerly located on the property at the historic Redding Transit Mix facility at 2511 Henderson Road. The fuel dispenser is no longer located on the property. The UST and piping may have been removed, but no records were found to indicate that the soil/groundwater was properly tested at the time of removal. A 1997 plot plan is included in Appendix B, which depicts the location of the former gas pump. It is assumed that the UST is/was located in the vicinity of the former gas pump. ENPLAN recommends further investigation to confirm that the UST has been removed and to obtain and analyze soil samples (and water samples, if groundwater is encountered) from the UST site.

This opinion is based on the information provided to ENPLAN during the course of this assessment. Any data that is missing or was withheld from ENPLAN could alter our opinion.

## 11.0 CONCLUSIONS

ENPLAN has performed a Phase I ESA in general conformance with the scope and limitations of ASTM Practice E 1527-13, addressing Shasta County APNs 107-400-008; 107-430-059; 107-500-017, -018, -019, -020, -023, -024, and -025, located in the vicinity of Henderson Road in Redding, Shasta County, California. Any exceptions to, or deletions from, this practice are described under the Scope of Services on page 6 of this report. This assessment has revealed one obvious REC in connection with the subject property:

1. A UST, associated piping, and fuel dispenser were formerly located on the property at the historic Redding Transit Mix facility at 2511 Henderson Road. The fuel dispenser is no longer located on the property. The UST and piping may have been removed, but no records were found to indicate that the soil/groundwater was properly tested at the time of removal. A 1997 plot plan is included in Appendix B, which depicts the location of the former gas pump. It is assumed that the UST is/was located in the vicinity of the former gas pump. ENPLAN recommends further investigation to confirm that the UST has been removed and to obtain and analyze soil samples (and water samples, if groundwater is encountered) from the UST site.

## 12.0 CERTIFICATION

This Phase I ESA Report has been prepared by ENPLAN at the request of Dignity Health, and has been reviewed and approved by the undersigned. The research, interviews, and field work conducted for this assessment were completed by Amy E. Lee, a Registered Environmental Property Assessor with over twenty (20) years experience conducting Phase I ESAs.

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in 40 CFR §312.10(b). I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the "all appropriate inquiries" in conformance with the standards and practices set forth in 40 CFR Part 312.

The scope of effort upon which this report is based is intended to provide a reasonable assessment of environmental risk for the client. This effort was not absolutely exhaustive and the quality of the assessment is necessarily dependent on the quality of the information supplied to ENPLAN by all sources cited. No geology was performed during the course of this assessment. No information contained in this report is intended to be relied upon by any party as geology. Inspection and data collection were carried out by ENPLAN staff according to accepted standards. However, inspection was mainly surficial and the identification of possible environmental risks or contamination was limited accordingly. No ESA can wholly eliminate uncertainty regarding the potential for RECs in connection with a property. Performance of this assessment is intended to reduce, but not eliminate, uncertainty regarding the potential for RECs in connection with a property. Therefore, this report does not carry with it any express or implied warranty that environmental risks associated with the subject site have been totally excluded or precisely characterized.

*Reviewed and Approved by:*



Amy E. Lee, REPA #157732  
Environmental Assessor

February 2015

## 13.0 LIMITATIONS

This report has been prepared for the exclusive use of Dignity Health, as it pertains to the property described herein. The conclusions in this report are opinions, based on readily available information obtained to date, within the scope of work authorized by Dignity Health. Use of, or reliance on the information and opinions contained in this report by other parties without first consulting this office is at those parties' own risk.

The results contained in this report are based upon the information acquired during this assessment. It is possible that variations could exist beyond or between points observed during the course of this assessment. Also, changes in observed conditions could occur at some time in the future due to contamination migration, variations in rainfall, temperature, and/or other factors not apparent at the time of the field evaluation.

It should be noted that any level of environmental assessment cannot ascertain that a property is completely free of chemical or toxic substances; therefore, ENPLAN cannot offer the certification of a "clean" site. ENPLAN believes that the scope of work performed has been appropriate to allow the client to make informed business decisions.

ENPLAN has strived to prepare this report in accordance with generally accepted environmental practices in this community, as well as good commercial and customary practice for ESAs. No warranty or guarantee is expressed or implied.

## 14.0 REFERENCES

- AVERILL H. MUNGER, 1994, Munger Map Book of California and Alaska Oil and Gas Fields.
- CITY OF REDDING BUILDING DEPARTMENT, Personal Communication, February 23, 2015.
- CITY OF REDDING FIRE DEPARTMENT, Personal Communication, February 25, 2015.
- ENPLAN, Phase I Environmental Site Assessment, Job Number 127-13, April 2006.
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- ENVIRONMENTAL DATA RESOURCES, INC., The EDR Certified Sanborn Map Report, Inquiry Number: 4201833.3, February 6, 2015.
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- ENVIRONMENTAL DATA RESOURCES, INC., The EDR Environmental Lien and AUL Search, Inquiry Number: 4201833.7, February 12, 2015.
- ENVIRONMENTAL DATA RESOURCES, INC., The EDR Environmental Lien and AUL Search, Inquiry Number: 4206765.1S, February 23, 2015.
- ENVIRONMENTAL DATA RESOURCES, INC., EDR Building Permit Report, Inquiry Number: 4201833.8, February 6, 2015.
- ENVIRONMENTAL DATA RESOURCES, INC., The EDR Aerial Photo Decade Package, Inquiry Number: 4201833.12, February 11, 2015.
- REGIONAL WATER QUALITY CONTROL BOARD, GeoTracker website, February 24, 2015.
- SHASTA COUNTY ENVIRONMENTAL HEALTH DEPARTMENT, Personal Communication, February 23 and 25, 2015.
- USGS. 1894. Red Bluff, California Quadrangle, 60-minute topographic map
- \_\_\_\_\_. 1913. Redding, California Quadrangle, 30-minute topographic map.
- \_\_\_\_\_. 1944 and 1946. Redding, California Quadrangle, 15-minute topographic map.
- \_\_\_\_\_. 1957 and 1969. Enterprise, California Quadrangle, 7.5-minute topographic map.

## **APPENDIX A**

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### **Site Photographs**

## PHOTOGRAPHS



Photo 1. View facing northeast from the southwest portion of the property.



Photo 2. View facing northwest from the southeast portion of the property.



Photo 3. View facing southeast from the northwest portion of the property.



Photo 4. View facing southwest from the northeast portion of the property.

## PHOTOGRAPHS



Photo 5. Interior view of 2442 Henderson Road, currently vacant.



Photo 6. Interior view of 2446 Henderson Road, currently occupied by a private dance studio.



Photo 7. Interior view of 2450 Henderson Road, currently occupied by Pet Care Naturally.



Photo 8. Interior view of 2456 Henderson Road, currently occupied by Augie's Lawnmower Repair.

## PHOTOGRAPHS



Photo 9. 55-gallon drums of used oil located in 2456 Henderson Road.



Photo 10. Aboveground hoist located in 2456 Henderson Road.



Photo 11. Interior view of 2456 Henderson Road.

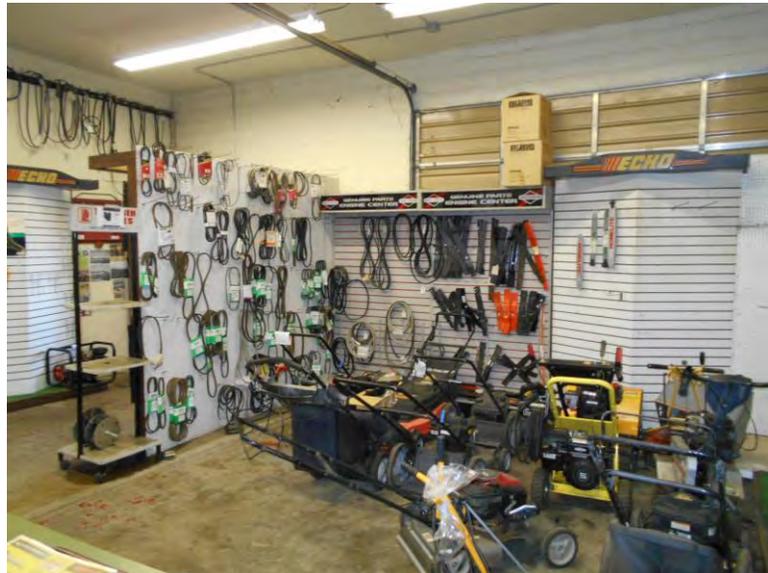


Photo 12. Interior view of 2456 Henderson Road.

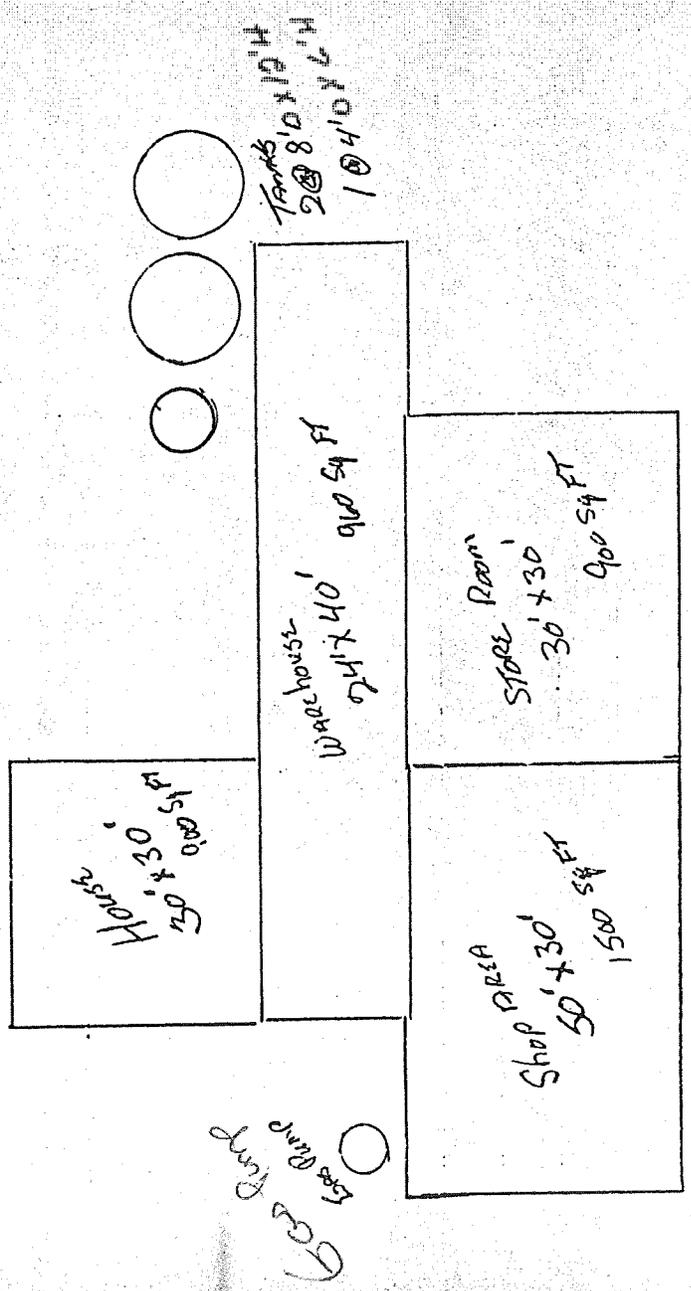
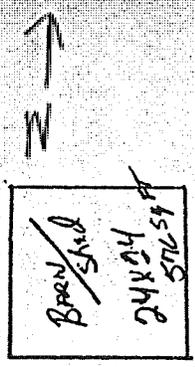
**APPENDIX B**

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**1997 Plot Plan of Redding Transit Mix, 2511 Henderson Road**

RIDDING TRANSIT MIX  
Permit # 107-SD-14  
2511 HANCOCK ROAD

W ↑



1997

## **APPENDIX C**

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### **User-Provided Information Questionnaire**

**USER-PROVIDED INFORMATION QUESTIONNAIRE**

**DATE:** February 6, 2015

**CLIENT CONTACT:** Nick Bussick, Dignity Health

**PROPERTY:** Henderson Road Parcels, Redding, Shasta County, CA.

**APN's** 107-430-059; 107-500-017, -018, -019, -020, -024, and -025.

THE FOLLOWING INFORMATION **MUST** BE PROVIDED TO ENPLAN IN ORDER TO MEET ASTM STANDARD E 1527-13.

PLEASE COMPLETE THIS FORM AND E-MAIL OR FAX IT TO **ENPLAN** AT **530-221-6963** AT YOUR EARLIEST CONVENIENCE. THANK YOU.

1. **TITLE REPORT** – PLEASE PROVIDE ENPLAN WITH A COPY.
  
2. Are you aware of any pending, threatened, or past litigation or administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the property?  

\_\_\_\_\_ YES                        X   NO
  
3. Are you aware of any notices from any governmental entity regarding any possible violation or environmental laws or possible liability relating to hazardous substances or petroleum products?  

\_\_\_\_\_ YES                        X   NO
  
4. Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state, or local law?  

\_\_\_\_\_ YES                        X   NO
  
5. Are you aware of any activity and land use limitations, 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?  

\_\_\_\_\_ YES                        X   NO
  
6. Do you have any specialized knowledge or experience related to the property or nearby properties?  

\_\_\_\_\_ YES                        X   NO

7. Are you aware of any commonly known or reasonably ascertainable information about the property or nearby properties that would help identify conditions indicative of releases or threatened releases?

\_\_\_\_\_ YES        X   NO

8. Do you know the past uses of the property?

\_\_\_\_\_ YES        X   NO  
(If yes, please list)

9. Do you know of specific chemicals that are present or once were present at the property?

\_\_\_\_\_ YES        X   NO  
(If yes, please list)

10. Do you know of spills or other chemical releases that have taken place at the property?

\_\_\_\_\_ YES        X   NO  
(If yes, please list)

11. Do you know of any environmental cleanups that have taken place at the property?

\_\_\_\_\_ YES        X   NO  
(If yes, please list)

12. Does the purchase price being paid for this property reasonably reflect the fair market value of the property?

\_\_\_\_\_ YES \_\_\_\_\_ NO

\* NO appraisal has been completed

If no, is the lower purchase price due to contamination that is known or believed to be present at the property?

\_\_\_\_\_ YES \_\_\_\_\_ NO

\* See above

13. 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?

\_\_\_\_\_ YES \_\_\_\_\_ X \_\_\_\_\_ NO

14. Property owner

NAME Sanford Campbell and Jeri Campbell 1992 Trust  
PHONE NUMBER \_\_\_\_\_

15. Property manager

NAME \_\_\_\_\_  
PHONE NUMBER \_\_\_\_\_

Also, Sanford and Jeri Campbell 1999 Trust

16. Occupant

NAME \_\_\_\_\_  
PHONE NUMBER \_\_\_\_\_

17. Reason for performing Phase I Environmental Site Assessment?

\_\_\_\_\_ To qualify for land owner liability protections to CERCLA liability

X OTHER: Possible acquisition

18. Are you aware of any of the following documents that may exist for the property?

a. Environmental Site Assessment Reports \_\_\_\_\_ YES X NO

b. Environmental Compliance Audit Reports \_\_\_\_\_ YES X NO

c. Environmental Permits (e.g. solid waste disposal permits, hazardous waste disposal permits, wastewater permits, npdes permits, underground injection permits)

\_\_\_\_\_ YES X NO

d. Registrations for underground and aboveground storage tanks

\_\_\_\_\_ YES X NO

- e. Registrations for underground injection systems \_\_\_\_\_ YES  NO
- f. Material safety data sheets \_\_\_\_\_ YES  NO
- g. Community right-to-know plan \_\_\_\_\_ YES  NO
- h. Safety plans, preparedness and prevention plans, spill prevention, countermeasure, and control plans \_\_\_\_\_ YES  NO
- i. Reports regarding hydro geologic conditions on the property or surrounding area \_\_\_\_\_ YES  NO
- j. 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 \_\_\_\_\_ YES  NO
- k. Hazardous waste generator notices or reports \_\_\_\_\_ YES  NO
- l. Geotechnical studies \_\_\_\_\_ YES  NO
- m. Risk assessments \_\_\_\_\_ YES  NO
- n. Recorded activity and use limitations \_\_\_\_\_ YES  NO

If yes on (a-n) above, will copies be provided to ENPLAN for review?  
\_\_\_\_\_ YES \_\_\_\_\_ NO

COMPLETED BY:

SIGNATURE   
PRINT NAME JENNIFER TANNER  
DATE 2-9-15

## APPENDIX D

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**Executive Summary, *The EDR Radius Map with GeoCheck***  
*(Full report available upon request)*

## EXECUTIVE SUMMARY

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

### TARGET PROPERTY INFORMATION

#### ADDRESS

2456 HENDERSON ROAD  
SHASTA County, CA 96002

#### COORDINATES

Latitude (North): 40.5703000 - 40° 34' 13.08"  
Longitude (West): 122.3718000 - 122° 22' 18.48"  
Universal Transverse Mercator: Zone 10  
UTM X (Meters): 553175.8  
UTM Y (Meters): 4491036.5  
Elevation: 482 ft. above sea level

### USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map: 40122-E3 ENTERPRISE, CA  
Most Recent Revision: 1969  
  
West Map: 40122-E4 REDDING, CA  
Most Recent Revision: 1969

### AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from: 20120703  
Source: USDA

### TARGET PROPERTY SEARCH RESULTS

The target property was identified in the following records. For more information on this property see page 8 of the attached EDR Radius Map report:

<u>Site</u>	<u>Database(s)</u>	<u>EPA ID</u>
2456 HENDERSON RD 2456 HENDERSON RD REDDING, CA 96002	EDR US Hist Auto Stat	N/A

## EXECUTIVE SUMMARY

### 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***

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

#### ***Federal CERCLIS NFRAP site List***

CERC-NFRAP..... CERCLIS No Further Remedial Action Planned

#### ***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

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

ERNS..... Emergency Response Notification System

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

RESPONSE..... State Response Sites

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

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

# EXECUTIVE SUMMARY

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

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

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

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

FEMA UST..... Underground Storage Tank Listing

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

INDIAN VCP..... Voluntary Cleanup Priority Listing

VCP..... Voluntary Cleanup Program Properties

## **ADDITIONAL ENVIRONMENTAL RECORDS**

### **Local Brownfield lists**

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

### **Local Lists of Landfill / Solid Waste Disposal Sites**

ODI..... Open Dump Inventory

DEBRIS REGION 9..... Torres Martinez Reservation Illegal Dump Site Locations

SWRCY..... Recycler Database

HAULERS..... Registered Waste Tire Haulers Listing

INDIAN ODI..... Report on the Status of Open Dumps on Indian Lands

WMUDS/SWAT..... Waste Management Unit Database

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

US CDL..... Clandestine Drug Labs

HIST Cal-Sites..... Historical Calsites Database

SCH..... School Property Evaluation Program

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

CDL..... Clandestine Drug Labs

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

### **Local Land Records**

LIENS 2..... CERCLA Lien Information

LIENS..... Environmental Liens Listing

DEED..... Deed Restriction Listing

### **Records of Emergency Release Reports**

HMIRS..... Hazardous Materials Information Reporting System

CHMIRS..... California Hazardous Material Incident Report System

LDS..... Land Disposal Sites Listing

MCS..... Military Cleanup Sites Listing

SPILLS 90..... SPILLS 90 data from FirstSearch

### **Other Ascertainable Records**

DOT OPS..... Incident and Accident Data

## EXECUTIVE SUMMARY

DOD.....	Department of Defense Sites
FUDS.....	Formerly Used Defense Sites
UMTRA.....	Uranium Mill Tailings Sites
TRIS.....	Toxic Chemical Release Inventory System
TSCA.....	Toxic Substances Control Act
FTTS.....	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
HIST FTTS.....	FIFRA/TSCA Tracking System Administrative Case Listing
SSTS.....	Section 7 Tracking Systems
ICIS.....	Integrated Compliance Information System
PADS.....	PCB Activity Database System
MLTS.....	Material Licensing Tracking System
RADINFO.....	Radiation Information Database
FINDS.....	Facility Index System/Facility Registry System
RAATS.....	RCRA Administrative Action Tracking System
RMP.....	Risk Management Plans
CA BOND EXP. PLAN.....	Bond Expenditure Plan
NPDES.....	NPDES Permits Listing
UIC.....	UIC Listing
Cortese.....	"Cortese" Hazardous Waste & Substances Sites List
DRYCLEANERS.....	Cleaner Facilities
WIP.....	Well Investigation Program Case List
ENF.....	Enforcement Action Listing
HAZNET.....	Facility and Manifest Data
EMI.....	Emissions Inventory Data
INDIAN RESERV.....	Indian Reservations
SCRD DRYCLEANERS.....	State Coalition for Remediation of Drycleaners Listing
HWT.....	Registered Hazardous Waste Transporter Database
WDS.....	Waste Discharge System
PROC.....	Certified Processors Database
Financial Assurance.....	Financial Assurance Information Listing
MWMP.....	Medical Waste Management Program Listing
LEAD SMELTERS.....	Lead Smelter Sites
US AIRS.....	Aerometric Information Retrieval System Facility Subsystem
US FIN ASSUR.....	Financial Assurance Information
EPA WATCH LIST.....	EPA WATCH LIST
COAL ASH EPA.....	Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER.....	PCB Transformer Registration Database
2020 COR ACTION.....	2020 Corrective Action Program List
PRP.....	Potentially Responsible Parties
COAL ASH DOE.....	Steam-Electric Plant Operation Data

### EDR HIGH RISK HISTORICAL RECORDS

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

EDR MGP.....	EDR Proprietary Manufactured Gas Plants
EDR US Hist Cleaners.....	EDR Exclusive Historic Dry Cleaners

### EDR RECOVERED GOVERNMENT ARCHIVES

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

RGA LUST.....	Recovered Government Archive Leaking Underground Storage Tank
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## EXECUTIVE SUMMARY

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

### 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 NPL site list***

NPL: Also known as Superfund, the National Priority List database is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund program. The source of this database is the U.S. EPA.

A review of the NPL list, as provided by EDR, and dated 09/29/2014 has revealed that there is 1 NPL site within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b><i>IRON MOUNTAIN MINE</i></b>	<b><i>OFF HWY 299 9 MI NW OF</i></b>	<b><i>0 - 1/8 (0.000 mi.)</i></b>	<b><i>0</i></b>	<b><i>8</i></b>

#### ***Federal CERCLIS list***

CERCLIS: The Comprehensive Environmental Response, Compensation and Liability Information System contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

A review of the CERCLIS list, as provided by EDR, and dated 10/25/2013 has revealed that there is 1 CERCLIS site 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><i>IRON MOUNTAIN MINE</i></b>	<b><i>OFF HWY 299 9 MI NW OF</i></b>	<b><i>0 - 1/8 (0.000 mi.)</i></b>	<b><i>0</i></b>	<b><i>8</i></b>

## EXECUTIVE SUMMARY

### ***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 12/09/2014 has revealed that there are 4 RCRA-SQG 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><i>MINIT LUBE 1314</i></b>	<b><i>125 CYPRESS AVE</i></b>	<b><i>NNE 0 - 1/8 (0.009 mi.)</i></b>	<b><i>C10</i></b>	<b><i>62</i></b>
<b><i>RALEYS 284</i></b>	<b><i>100 HARTNELL RD</i></b>	<b><i>ESE 0 - 1/8 (0.099 mi.)</i></b>	<b><i>G27</i></b>	<b><i>81</i></b>
<b><i>UHAUL CENTER OF REDDING</i></b>	<b><i>205 E CYPRESS AVENUE</i></b>	<b><i>ENE 0 - 1/8 (0.111 mi.)</i></b>	<b><i>F30</i></b>	<b><i>86</i></b>
<b><i>PACIFIC BELL</i></b>	<b><i>225 HARTNELL AVENUE</i></b>	<b><i>SE 1/8 - 1/4 (0.188 mi.)</i></b>	<b><i>40</i></b>	<b><i>100</i></b>

### ***Federal institutional controls / engineering controls registries***

US ENG CONTROLS: A listing of sites with engineering controls in place.

A review of the US ENG CONTROLS list, as provided by EDR, and dated 09/18/2014 has revealed that there is 1 US ENG CONTROLS site 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><i>IRON MOUNTAIN MINE</i></b>	<b><i>OFF HWY 299 9 MI NW OF</i></b>	<b><i>0 - 1/8 (0.000 mi.)</i></b>	<b><i>0</i></b>	<b><i>8</i></b>

US INST CONTROL: A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

A review of the US INST CONTROL list, as provided by EDR, and dated 09/18/2014 has revealed that there is 1 US INST CONTROL site 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><i>IRON MOUNTAIN MINE</i></b>	<b><i>OFF HWY 299 9 MI NW OF</i></b>	<b><i>0 - 1/8 (0.000 mi.)</i></b>	<b><i>0</i></b>	<b><i>8</i></b>

### ***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

## EXECUTIVE SUMMARY

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 11/03/2014 has revealed that there are 3 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>
CALTRANS REDDING MAINTENANCE S Status: Refer: RWQCB	804 WEST CYPRESS AVENUE	WNW 1/2 - 1 (0.529 mi.)	Q66	161
TAYLOR-MADE ELECTROPLATING Status: Refer: RWQCB	869 INDUSTRIAL STREET	ENE 1/2 - 1 (0.795 mi.)	68	162
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
MCDEMOS METALS & SCRAP Status: Refer: Other Agency	2580 HENDERSON ROAD	SSW 0 - 1/8 (0.067 mi.)	21	74

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

LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the State Water Resources Control Board Leaking Underground Storage Tank Information System.

A review of the LUST list, as provided by EDR, and dated 01/20/2015 has revealed that there are 18 LUST 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>GASAMAT SS #956</b> Status: Completed - Case Closed	<b>2380 HENDERSON RD</b>	<b>0 - 1/8 (0.000 mi.)</b>	<b>A4</b>	<b>57</b>
GASAMAT SS #956	2380 HENDERSON RD	0 - 1/8 (0.000 mi.)	A5	60
<b>RODWAY CHEVROLET</b> Status: Completed - Case Closed	<b>200 CYPRESS AVE E</b>	<b>NE 0 - 1/8 (0.058 mi.)</b>	<b>D19</b>	<b>70</b>
<b>REDDING TOYOTA</b> Status: Completed - Case Closed	<b>250 CYPRESS AVE E</b>	<b>ENE 0 - 1/8 (0.098 mi.)</b>	<b>F26</b>	<b>78</b>
<b>U-HAUL</b> Status: Completed - Case Closed	<b>205 CYPRESS AVE E</b>	<b>ENE 0 - 1/8 (0.109 mi.)</b>	<b>F28</b>	<b>82</b>
REDDING BEACON SS, FORMER REDD Status: Open - Remediation	225 CYPRESS AVE E	ENE 0 - 1/8 (0.125 mi.)	F33	88
<b>USA GASOLINE SS #202 REDDING</b> Status: Open - Eligible for Closure	<b>382 CYPRESS AVE E</b>	<b>E 1/4 - 1/2 (0.260 mi.)</b>	<b>M51</b>	<b>108</b>
WHIRLWIND CAR WASH Status: Completed - Case Closed	570 CYPRESS AVE W	NW 1/4 - 1/2 (0.348 mi.)	N54	118
<b>CYPRESS SHELL</b> Status: Completed - Case Closed	<b>510 E. CYPRESS AVE.</b>	<b>NW 1/4 - 1/2 (0.348 mi.)</b>	<b>N56</b>	<b>120</b>
<b>UNOCAL SS #5770 REDDING</b> Status: Completed - Case Closed	<b>482 CYPRESS AVE E</b>	<b>E 1/4 - 1/2 (0.379 mi.)</b>	<b>O57</b>	<b>128</b>
<b>TINGEYS MART GAS/SUNNY MA</b> Status: Completed - Case Closed	<b>495 CYPRESS</b>	<b>E 1/4 - 1/2 (0.391 mi.)</b>	<b>O58</b>	<b>130</b>
<b>CROWN HONDA</b> Status: Completed - Case Closed	<b>575 CYPRESS AVE W</b>	<b>WNW 1/4 - 1/2 (0.391 mi.)</b>	<b>59</b>	<b>132</b>

## EXECUTIVE SUMMARY

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>CITY OF REDDING CITY HALL SITE</b> Status: Completed - Case Closed	<b>760 PARKVIEW AVE</b>	<b>W 1/4 - 1/2 (0.490 mi.)</b>	<b>P63</b>	<b>154</b>
REDDING CITY OF CORPORATION YD <b>UNOCAL SS #5967</b> Status: Completed - Case Closed	760 PARKVIEW AVE <b>755 CYPRESS AVE E</b>	W 1/4 - 1/2 (0.490 mi.) <b>WNW 1/4 - 1/2 (0.498 mi.)</b>	P64 <b>Q65</b>	158 <b>159</b>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>WILSON PROPERTY</b> Status: Completed - Case Closed	<b>2705 PARK MARINA DR</b>	<b>N 1/4 - 1/2 (0.267 mi.)</b>	<b>52</b>	<b>115</b>
REDDING CITY OF CIVIC CENTER <b>USA GASOLINE SS #93 REDDING</b> Status: Completed - Case Closed	PARKVIEW & CYPRESS AVE <b>2350 ATHENS AVE</b>	NW 1/4 - 1/2 (0.279 mi.) <b>NNW 1/4 - 1/2 (0.432 mi.)</b>	53 <b>61</b>	117 <b>139</b>

SLIC: SLIC Region comes from the California Regional Water Quality Control Board.

A review of the SLIC list, as provided by EDR, and dated 01/20/2015 has revealed that there are 4 SLIC 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>
CROWN ESTATES, UNIT 2 Facility Status: Completed - Case Closed	APN NUMBER 050-500-02	NE 0 - 1/8 (0.026 mi.)	D16	69
<b>BECHELLI CLEANERS</b> Facility Status: Open - Remediation	<b>2572 BECHELLI LANE</b>	<b>E 1/4 - 1/2 (0.406 mi.)</b>	<b>60</b>	<b>134</b>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CALARAN LUMBER CORPORATION Facility Status: Completed - Case Closed	HENDERSON RD	W 0 - 1/8 (0.091 mi.)	25	78
<b>VILLAGE PLAZA CLEANERS</b> Facility Status: Open - Site Assessment	<b>2325 ATHENS AVE</b>	<b>NNW 1/4 - 1/2 (0.476 mi.)</b>	<b>62</b>	<b>148</b>

### **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, and dated 01/20/2015 has revealed that there is 1 UST site 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>JIFFY LUBE</b>	<b>125 E CYPRESS</b>	<b>NNE 0 - 1/8 (0.009 mi.)</b>	<b>C9</b>	<b>62</b>

## EXECUTIVE SUMMARY

AST: A listing of aboveground storage tank petroleum storage tank locations.

A review of the AST list, as provided by EDR, and dated 08/01/2009 has revealed that there are 4 AST 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>JIFFY LUBE</b>	<b>125 E CYPRESS</b>	<b>NNE 0 - 1/8 (0.009 mi.)</b>	<b>C9</b>	<b>62</b>
LITHIA CHEVROLET OF REDDING	200 E CYPRESS AVE	NE 0 - 1/8 (0.058 mi.)	D18	70
AUTO LUBE	133 PARKVIEW DR	S 0 - 1/8 (0.087 mi.)	E22	75
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>AUTO LUBE I</b>	<b>195 LOCUST ST</b>	<b>NNW 1/8 - 1/4 (0.243 mi.)</b>	<b>L49</b>	<b>107</b>

### ADDITIONAL ENVIRONMENTAL RECORDS

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

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 5 CA FID 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>GASAMAT STATION #956/GASAMAT O</b>	<b>2380 HENDERSON DRIVE</b>	<b>0 - 1/8 (0.000 mi.)</b>	<b>A2</b>	<b>56</b>
<b>REDDING LUBE-N-OIL CENTER</b>	<b>125 E CYPRESS AVE</b>	<b>NNE 0 - 1/8 (0.009 mi.)</b>	<b>C11</b>	<b>64</b>
<b>AUTO LUBE</b>	<b>133 PARKVIEW AVE</b>	<b>S 0 - 1/8 (0.088 mi.)</b>	<b>E23</b>	<b>75</b>
<b>U-HAUL OF REDDING</b>	<b>205 E CYPRESS AVE</b>	<b>ENE 0 - 1/8 (0.111 mi.)</b>	<b>F29</b>	<b>84</b>
<b>ONE STOP #49</b>	<b>225 E CYPRESS AVE</b>	<b>ENE 1/8 - 1/4 (0.126 mi.)</b>	<b>F34</b>	<b>94</b>

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 7 HIST 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>GASAMAT SS #956</b>	<b>2380 HENDERSON RD</b>	<b>0 - 1/8 (0.000 mi.)</b>	<b>A4</b>	<b>57</b>
<b>RODWAY CHEVROLET</b>	<b>200 CYPRESS AVE E</b>	<b>NE 0 - 1/8 (0.058 mi.)</b>	<b>D19</b>	<b>70</b>
<b>REDDING TOYOTA</b>	<b>250 CYPRESS AVE E</b>	<b>ENE 0 - 1/8 (0.098 mi.)</b>	<b>F26</b>	<b>78</b>
<b>SHASTA DATSUN</b>	<b>300 E CYPRESS AVE</b>	<b>ENE 1/8 - 1/4 (0.172 mi.)</b>	<b>J39</b>	<b>99</b>
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
REDDING TRANSIT MIX	2511 HENDERSON RD	SSW 0 - 1/8 (0.015 mi.)	B14	67
WERNER CONSTRUCTION	2711 HENDERSON RD	S 1/8 - 1/4 (0.189 mi.)	41	102
NELLA OIL #49 "BIG DUMMY"	225 E CYPRESS AVE	NW 1/8 - 1/4 (0.211 mi.)	K43	103

## EXECUTIVE SUMMARY

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 8 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>
<i>GASAMAT STATION #956/GASAMAT O</i>	<i>2380 HENDERSON DRIVE</i>	<i>0 - 1/8 (0.000 mi.)</i>	<i>A2</i>	<i>56</i>
<i>REDDING LUBE-N-OIL CENTER</i>	<i>125 E CYPRESS AVE</i>	<i>NNE 0 - 1/8 (0.009 mi.)</i>	<i>C11</i>	<i>64</i>
<i>RODWAY CHEVROLET</i>	<i>200 E CYPRESS ST</i>	<i>NE 0 - 1/8 (0.058 mi.)</i>	<i>D20</i>	<i>73</i>
<i>AUTO LUBE</i>	<i>133 PARKVIEW AVE</i>	<i>S 0 - 1/8 (0.088 mi.)</i>	<i>E23</i>	<i>75</i>
<i>REDDING TOYOTA</i>	<i>250 CYPRESS AVE E</i>	<i>ENE 0 - 1/8 (0.098 mi.)</i>	<i>F26</i>	<i>78</i>
<i>U-HAUL OF REDDING</i>	<i>205 E CYPRESS AVE</i>	<i>ENE 0 - 1/8 (0.111 mi.)</i>	<i>F29</i>	<i>84</i>
<i>ONE STOP #49</i>	<i>225 E CYPRESS AVE</i>	<i>ENE 1/8 - 1/4 (0.126 mi.)</i>	<i>F34</i>	<i>94</i>
<i>SHASTA DATSUN</i>	<i>300 E CYPRESS AVE</i>	<i>ENE 1/8 - 1/4 (0.172 mi.)</i>	<i>J39</i>	<i>99</i>

### **Other Ascertainable Records**

RCRA NonGen / NLR: 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). Non-Generators do not presently generate hazardous waste.

A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 12/09/2014 has revealed that there are 2 RCRA NonGen / NLR 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>
<i>PACIFIC BELL</i>	<i>150 EAST CYPRESS</i>	<i>NNE 0 - 1/8 (0.019 mi.)</i>	<i>C15</i>	<i>68</i>
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>SHERWIN-WILLIAMS CO THE</i>	<i>145 LOCUST ST</i>	<i>NNW 1/8 - 1/4 (0.228 mi.)</i>	<i>L45</i>	<i>104</i>

CONSENT: Major Legal settlements that establish responsibility and standards for cleanup at NPL (superfund) sites. Released periodically by U.S. District Courts after settlement by parties to litigation matters.

A review of the CONSENT list, as provided by EDR, and dated 12/31/2013 has revealed that there is 1 CONSENT site within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>IRON MOUNTAIN MINE</i>	<i>OFF HWY 299 9 MI NW OF</i>	<i>0 - 1/8 (0.000 mi.)</i>	<i>0</i>	<i>8</i>

## EXECUTIVE SUMMARY

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

A review of the ROD list, as provided by EDR, and dated 11/25/2013 has revealed that there is 1 ROD site within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>IRON MOUNTAIN MINE</i>	<i>OFF HWY 299 9 MI NW OF</i>	<i>0 - 1/8 (0.000 mi.)</i>	<i>0</i>	<i>8</i>

US MINES: Mines Master Index File. The source of this database is the Dept. of Labor, Mine Safety and Health Administration.

A review of the US MINES list, as provided by EDR, and dated 12/30/2014 has revealed that there is 1 US MINES 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>
SHASTA COUNTY		SSW 0 - 1/8 (0.008 mi.)	B8	62

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 [CALSTITES]. 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 15 HIST CORTESE 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>
<i>GASAMAT SS #956</i>	<i>2380 HENDERSON RD</i>	<i>0 - 1/8 (0.000 mi.)</i>	<i>A4</i>	<i>57</i>
<i>RODWAY CHEVROLET</i>	<i>200 CYPRESS AVE E</i>	<i>NE 0 - 1/8 (0.058 mi.)</i>	<i>D19</i>	<i>70</i>
<i>REDDING TOYOTA</i>	<i>250 CYPRESS AVE E</i>	<i>ENE 0 - 1/8 (0.098 mi.)</i>	<i>F26</i>	<i>78</i>
<i>U-HAUL</i>	<i>205 CYPRESS AVE E</i>	<i>ENE 0 - 1/8 (0.109 mi.)</i>	<i>F28</i>	<i>82</i>
<i>USA GASOLINE SS #202 REDDING</i>	<i>382 CYPRESS AVE E</i>	<i>E 1/4 - 1/2 (0.260 mi.)</i>	<i>M51</i>	<i>108</i>
<i>WHIRLWIND CAR WASH</i>	<i>570 CYPRESS</i>	<i>NW 1/4 - 1/2 (0.348 mi.)</i>	<i>N55</i>	<i>119</i>
<i>CYPRESS SHELL</i>	<i>510 E. CYPRESS AVE.</i>	<i>NW 1/4 - 1/2 (0.348 mi.)</i>	<i>N56</i>	<i>120</i>
<i>UNOCAL SS #5770 REDDING</i>	<i>482 CYPRESS AVE E</i>	<i>E 1/4 - 1/2 (0.379 mi.)</i>	<i>O57</i>	<i>128</i>
<i>TINGEYS MART GAS/SUNNY MA</i>	<i>495 CYPRESS</i>	<i>E 1/4 - 1/2 (0.391 mi.)</i>	<i>O58</i>	<i>130</i>
<i>CROWN HONDA</i>	<i>575 CYPRESS AVE W</i>	<i>WNW 1/4 - 1/2 (0.391 mi.)</i>	<i>59</i>	<i>132</i>
<i>CITY OF REDDING CITY HALL SITE</i>	<i>760 PARKVIEW AVE</i>	<i>W 1/4 - 1/2 (0.490 mi.)</i>	<i>P63</i>	<i>154</i>
<i>UNOCAL SS #5967</i>	<i>755 CYPRESS AVE E</i>	<i>WNW 1/4 - 1/2 (0.498 mi.)</i>	<i>Q65</i>	<i>159</i>
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
REDDING ONE STOP FOOD MAR	225 CYPRESS	NW 1/8 - 1/4 (0.211 mi.)	K42	103
WILSON PROPERTY	2705 PARK MARINA DR	N 1/4 - 1/2 (0.267 mi.)	52	115
USA GASOLINE SS #93 REDDING	2350 ATHENS AVE	NNW 1/4 - 1/2 (0.432 mi.)	61	139

CUPA Listings: A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

A review of the CUPA Listings list, as provided by EDR, has revealed that there are 15 CUPA Listings

## EXECUTIVE SUMMARY

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>
<i>GASAMAT SS #956</i>	<i>2380 HENDERSON RD</i>	<i>0 - 1/8 (0.000 mi.)</i>	<i>A4</i>	<i>57</i>
<i>C &amp; L TRANSMISSION INC</i>	<i>2390 HENDERSON ROAD</i>	<i>ENE 0 - 1/8 (0.002 mi.)</i>	<i>A7</i>	<i>61</i>
<i>REDDING LUBE-N-OIL CENTER</i>	<i>125 E CYPRESS AVE</i>	<i>NNE 0 - 1/8 (0.009 mi.)</i>	<i>C11</i>	<i>64</i>
<i>RODWAY CHEVROLET</i>	<i>200 CYPRESS AVE E</i>	<i>NE 0 - 1/8 (0.058 mi.)</i>	<i>D19</i>	<i>70</i>
<i>AUTO LUBE</i>	<i>133 PARKVIEW AVE</i>	<i>S 0 - 1/8 (0.088 mi.)</i>	<i>E23</i>	<i>75</i>
<i>REDDING TOYOTA</i>	<i>250 CYPRESS AVE E</i>	<i>ENE 0 - 1/8 (0.098 mi.)</i>	<i>F26</i>	<i>78</i>
<i>UHAUL CENTER OF REDDING</i>	<i>205 E CYPRESS AVENUE</i>	<i>ENE 0 - 1/8 (0.111 mi.)</i>	<i>F30</i>	<i>86</i>
<i>ONE STOP #49</i>	<i>225 E CYPRESS AVE</i>	<i>ENE 1/8 - 1/4 (0.126 mi.)</i>	<i>F34</i>	<i>94</i>
<i>KRAGEN AUTO PARTS STORE #4203</i>	<i>192 HARTNELL AVE</i>	<i>SE 1/8 - 1/4 (0.150 mi.)</i>	<i>H37</i>	<i>97</i>
<i>SHASTA DATSUN</i>	<i>300 E CYPRESS AVE</i>	<i>ENE 1/8 - 1/4 (0.172 mi.)</i>	<i>J39</i>	<i>99</i>
<i>BIG O TIRES #58</i>	<i>377 E CYPRESS AVE</i>	<i>E 1/8 - 1/4 (0.243 mi.)</i>	<i>M47</i>	<i>106</i>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>KIEWIT INFRASTRUCTURE WEST CO</i>	<i>100 E CYPRESS AVE</i>	<i>N 0 - 1/8 (0.032 mi.)</i>	<i>C17</i>	<i>70</i>
<i>D &amp; L AUTO REPAIR</i>	<i>2651 HENDERSON RD</i>	<i>S 1/8 - 1/4 (0.136 mi.)</i>	<i>I36</i>	<i>97</i>
<i>AUTO LUBE I</i>	<i>195 LOCUST ST</i>	<i>NNW 1/8 - 1/4 (0.243 mi.)</i>	<i>L49</i>	<i>107</i>
<i>CITY OF REDDING - LOCUST ST SE</i>	<i>207 LOCUST ST</i>	<i>NNW 1/8 - 1/4 (0.247 mi.)</i>	<i>L50</i>	<i>108</i>

Notify 65: Listings of all Proposition 65 incidents reported to counties by the State Water Resources Control Board and the Regional Water Quality Control Board. This database is no longer updated by the reporting agency.

A review of the Notify 65 list, as provided by EDR, and dated 10/21/1993 has revealed that there are 2 Notify 65 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>
<i>REDDING TEXACO STATION</i>	<i>800 EAST CYPRUS</i>	<i>E 1/2 - 1 (0.650 mi.)</i>	<i>67</i>	<i>162</i>
<i>KEEFER'S RADIATOR SERVICE</i>	<i>3208 SOUTH MARKET ST..</i>	<i>WSW 1/2 - 1 (0.822 mi.)</i>	<i>69</i>	<i>163</i>

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

A review of the HWP list, as provided by EDR, and dated 11/24/2014 has revealed that there is 1 HWP site within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>DAVIS X RAY SERVICE &amp; SUPPLIES</i>	<i>2536 RAILROAD AVE</i>	<i>W 1/2 - 1 (0.994 mi.)</i>	<i>70</i>	<i>167</i>

### EDR HIGH RISK HISTORICAL RECORDS

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

EDR US Hist Auto Stat: 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

## EXECUTIVE SUMMARY

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 US Hist Auto Stat list, as provided by EDR, has revealed that there are 12 EDR US Hist Auto Stat 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>
Not reported	2380 HENDERSON RD	0 - 1/8 (0.000 mi.)	A3	57
Not reported	2390 HENDERSON RD	ENE 0 - 1/8 (0.002 mi.)	A6	60
Not reported	125 E CYPRESS AVE	NNE 0 - 1/8 (0.009 mi.)	C12	66
Not reported	2450 HENDERSON RD	SSE 0 - 1/8 (0.012 mi.)	13	67
Not reported	133 PARKVIEW AVE	S 0 - 1/8 (0.088 mi.)	E24	77
Not reported	136 HARTNELL AVE	SE 0 - 1/8 (0.117 mi.)	G31	88
Not reported	152 HARTNELL AVE	SE 0 - 1/8 (0.124 mi.)	H32	88
Not reported	300 E CYPRESS AVE	ENE 1/8 - 1/4 (0.172 mi.)	J38	99
Not reported	369 E CYPRESS AVE	E 1/8 - 1/4 (0.237 mi.)	M46	105
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
Not reported	2651 HENDERSON RD	S 1/8 - 1/4 (0.136 mi.)	I35	96
Not reported	100 LOCUST ST	NNW 1/8 - 1/4 (0.216 mi.)	L44	104
Not reported	195 LOCUST ST	NNW 1/8 - 1/4 (0.243 mi.)	L48	106

## EXECUTIVE SUMMARY

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

Site Name

Database(s)

CALARAN LUMBER COMPANY

CDL  
ENVIROSTOR

# OVERVIEW MAP - 4201833.2S



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

Oil & Gas pipelines from USGS

100-year flood zone

500-year flood zone

National Wetland Inventory

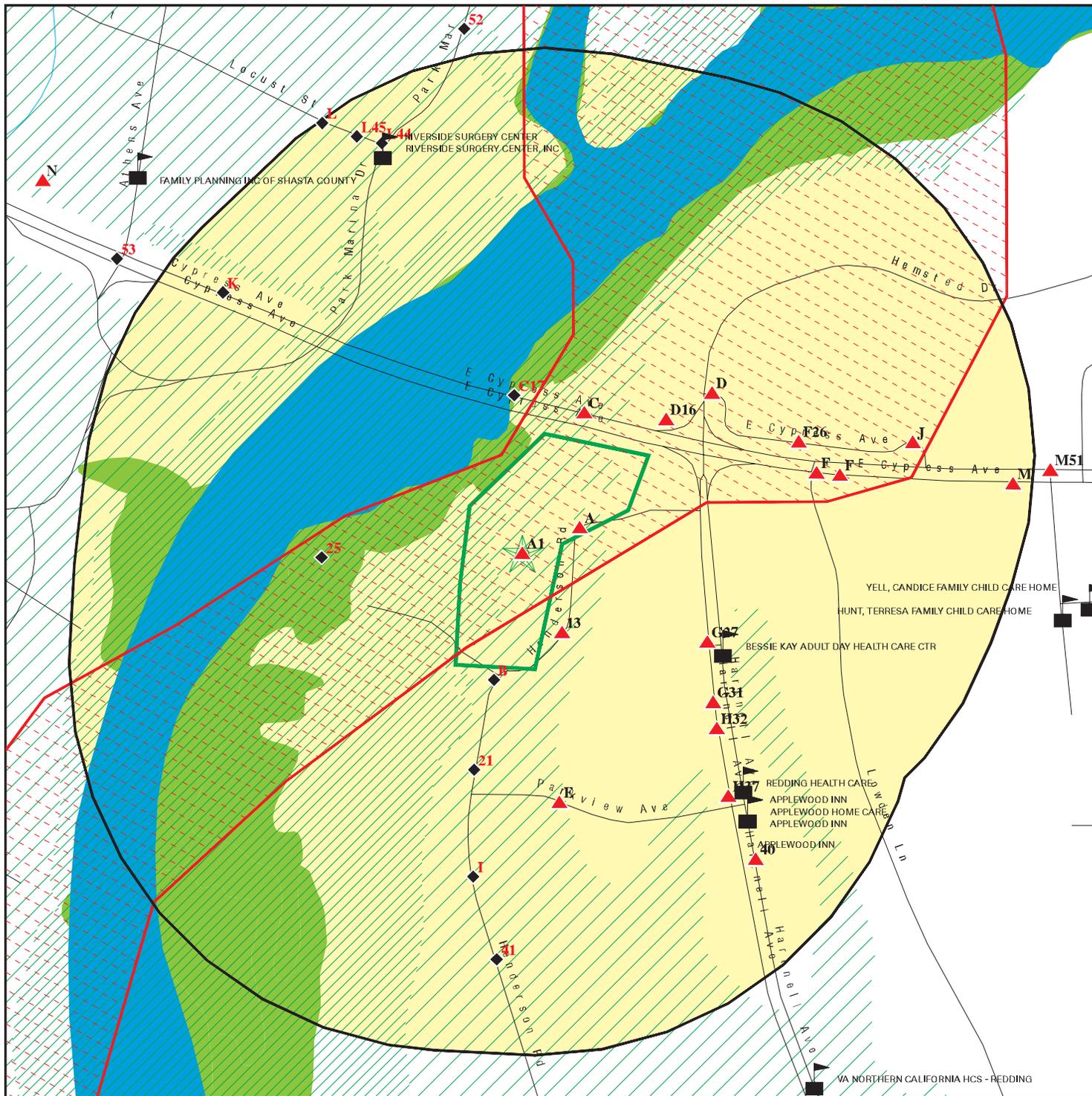
Areas of Concern

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: Dignity Health  
 ADDRESS: 2456 Henderson Road  
 Redding CA 96002  
 LAT/LONG: 40.5703 / 122.3718

CLIENT: Enplan  
 CONTACT: Amy Lee  
 INQUIRY #: 4201833.2s  
 DATE: February 06, 2015 6:45 pm

# DETAIL MAP - 4201833.2S



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

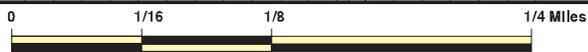
Oil & Gas pipelines from USGS

100-year flood zone

500-year flood zone

National Wetland Inventory

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: Dignity Health  
 ADDRESS: 2456 Henderson Road  
 Redding CA 96002  
 LAT/LONG: 40.5703 / 122.3718

CLIENT: Enplan  
 CONTACT: Amy Lee  
 INQUIRY #: 4201833.2s  
 DATE: February 06, 2015 6:46 pm

Count: 2 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
REDDING	S107538255		CYPRESS AVE (AT END, 1/2 MI E	96001	CDL
REDDING	S100186335	CALARAN LUMBER COMPANY	HENDERSON ROAD	96002	ENVIROSTOR

## **APPENDIX E**

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### **Qualifications Statement**

**AMY LEE**  
*Environmental Assessor*

**Education:** Bachelor of Science in Forestry and Natural Resource Management, June 1994, California Polytechnic State University, San Luis Obispo, CA, GPA 3.5

40-Hour OSHA Hazardous Materials Course and Yearly 8-Hour Refresher Course

Registered Environmental Assessor I-07387 from 1999 through 2012 (program terminated on July 1, 2012)

Registered Environmental Property Assessor #157732, National Registry of Environmental Professionals

Amy Lee has more than twenty years experience in performing all aspects of environmental site assessments, site characterizations, and remediation plans in conformance with ASTM Standards, under the supervision of registered geologists and engineers. Mrs. Lee has performed Phase I and Phase II Assessments on commercial, industrial, and residential properties throughout California. Her work includes conducting site reconnaissances, evaluating historical research, reviewing regulatory agency records and government databases, interpreting aerial photographs, sampling soil and groundwater, interpreting laboratory data, and preparing final reports that include recommendations for remediation. Mrs. Lee has authored numerous Closure Reports, Work Plans, and Health and Safety Plans for regulatory agency submittal.

Representative Experience:

- *Phase I Environmental Site Assessments.* As an Environmental Professional, Mrs. Lee specializes in performing Phase I Environmental Site Assessments in conformance with ASTM Standard E1527-13. Phase I Environmental Site Assessments are conducted to identify recognized environmental conditions in connection with a property. The term “recognized environmental conditions” means the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property.
- *Environmental Audits.* Mrs. Lee has conducted Site Closure Environmental Audits for properties in southern California. Services performed include an initial site reconnaissance to identify areas of potential environmental concern; soil and groundwater sampling and analysis; and preparation of a Site Closure Environmental Audit report.

- *Phase II Environmental Site Assessments.* Mrs. Lee has conducted numerous Phase II Environmental Site Assessments on properties located throughout the state of California. Phase II studies have been performed to determine the presence or absence of soil and groundwater contamination at a property after a recognized environmental condition has been identified during the course of a Phase I Environmental Site Assessment. Mrs. Lee has experience identifying and defining petroleum hydrocarbon, solvents, agricultural chemicals, and metals-based contamination plumes in both the soil and groundwater.
- *Soil Remediation.* Following the identification and delineation of contamination plumes, Mrs. Lee has coordinated and overseen soil remediation activities including remediation by excavation and in-situ bio-remediation.
- *Regulatory Agency Case Closure.* Mrs. Lee has authored several Closure Reports for regulatory agency submittal following successful remediation of contaminated properties. Mrs. Lee also authors Closure Reports for underground storage tank removal activities.