

## **APPENDIX C**

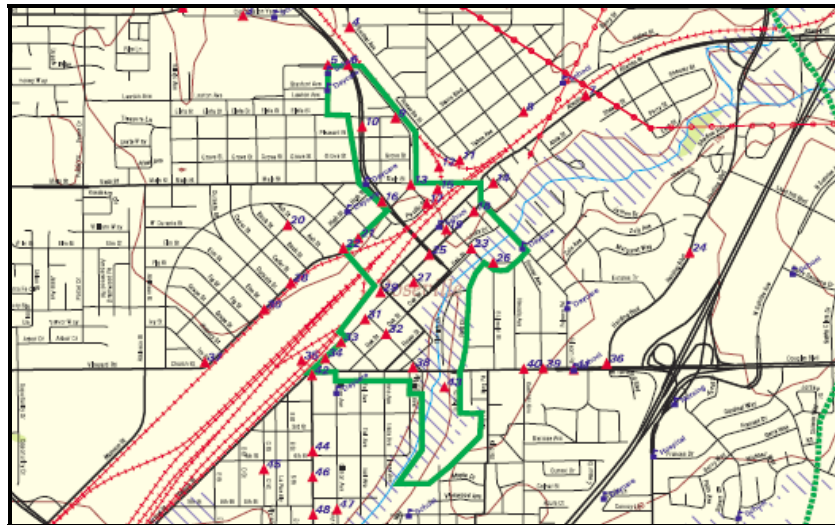
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Programmatic Phase I Environmental Site Assessment for the  
Downtown Roseville Specific Plan



# PROGRAMMATIC PHASE I ENVIRONMENTAL SITE ASSESSMENT FOR THE DOWNTOWN ROSEVILLE SPECIFIC PLAN

27 December 2007



Prepared for:

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## SUMMARY

This report presents the findings of a programmatic Phase I Environmental Site Assessment (ESA) for the 165-acre Downtown Roseville Specific Plan Area, Placer County, California. This Phase I ESA was performed at the request of EDAW Inc. to support the preparation of an Environmental Impact Report for the proposed Downtown Roseville Specific Plan Project. This Phase I ESA was performed in conformance with the scope and limitations of the American Society for Testing and Materials (ASTM) Practice E 1527-05 and in accordance with the prevailing standard of care for completing such assessments in California at this time. Exceptions to, or deletions from, this practice are described in Section 10 of this report. This summary should only be read in conjunction with the full text of the report. The scope of work, significant assumptions, limitations, and exceptions should be understood prior to reading the site-specific information, findings, opinions, and conclusions.

The Plan Area contains a mix of industrial, commercial, and residential land uses with at least 100 years of historical usage of hazardous materials, especially in the automotive and railroad industries. Evidence from records research, site reconnaissance, and interviews has determined that the Plan Area is subject to known recognized environmental conditions – *de minimis*, historical, and current. In the Plan Area, there are numerous businesses that store, use, and dispose of relatively small quantities of hazardous materials; these environmental conditions are considered a minimal, or *de minimis*, risk to public health and the environment because the use and disposal of hazardous materials is regulated by law and the Roseville Fire Department performs regulatory oversight. At least 12 historic recognized environmental conditions were identified within the Plan Area, including the historic operation of dry cleaning facilities, the use of fuel underground storage tanks (USTs), and releases of petroleum product to soil and groundwater. At least 8 current recognized environmental conditions were identified within the Plan Area, including the release of volatile organic chemicals from dry cleaner facilities and the release of petroleum products from fuel USTs. These recognized environmental conditions indicate the industrial nature of the Plan Area and emphasize the possibility of encountering additional, unknown fuel USTs and associated petroleum-product contamination. Further investigations of certain parcels within the Plan Area are recommended. However, it is our professional opinion that none of the recognized environmental conditions identified in this assessment would interfere with the adoption of the Specific Plan.

Existing or potentially existing contaminated soil and groundwater pose two hazards / hazardous materials issues that could interfere with Specific Plan implementation if not mitigated: the potential public health hazard of drinking groundwater from wells within the Plan Area; and the potential safety hazard to construction personnel of encountering unknown buried USTs during excavations or the health hazard of contact with hazardous materials / petroleum products in contaminated soils or groundwater from leaking USTs or dry cleaner facility releases. These issues can be mitigated to a less-than-significant level by the exclusion of groundwater as a potable water source, and by the implementation of a comprehensive Health and Safety Plan.

# 1. INTRODUCTION

## 1.1. PURPOSE

The ASTM (2005) defines the purpose of the Phase I ESA as quoted:

*"The purpose of this practice is to define good commercial and customary practice in the United States of America for conducting an environmental site assessment of a parcel of commercial real estate with respect to the range of contaminants within the scope of Comprehensive Environmental Response, Compensation and Liability Act (CERCLA)(42 U.S.C. §9601) and petroleum products. As such, this practice is intended to permit a user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on CERCLA liability (hereinafter, the 'landowner liability protections,' or 'LLPs'): that is, the practice that constitutes 'all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice' as defined at 42 USC § 9601(35)(B)." (page 1, ASTM, 2005).*

## 1.2. DETAILED SCOPE OF SERVICES

The ASTM (2005) describes the general scope of services in the following excerpts:

*"A Phase I Environmental Site Assessment shall have four components: records review; site reconnaissance; interviews; and report." (page 12, ASTM, 2005).*

*"In defining a standard of good commercial and customary practice for conducting an environmental site assessment of a parcel of a property, the goal of the processes established by this practice is to identify recognized environmental conditions. 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, ground water, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include de minimis conditions that generally do not present a threat to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies." (page 1, ASTM, 2005).*

*"The scope of this practice includes research and reporting requirements that support the user's ability to qualify for the LLPs. As such, sufficient documentation of all sources, records, and resources utilized in conducting the inquiry required by this practice must be provided in the written report." (page 2, ASTM, 2005).*

The scope of services was limited to a qualitative evaluation of environmental conditions of the Plan Area (defined in Section 2). The specific scope of services performed for this Phase I ESA included the following tasks:

- Records research, including review of title records, historical aerial photography, topographic maps, fire insurance maps and municipal and county case files;
- Requisition and analysis of an environmental database query report from a reputable research company;
- Site reconnaissance, including photographic documentation;
- Interviews with property owners and tenants;
- Interaction with municipal and state agency personnel to review available environmental records and permits;
- Preparation and submittal of a Phase I ESA report summarizing the results of the records research, site reconnaissance, and interviews, the rendering of a professional opinion on any recognized environmental conditions and impacts upon the property, and the inclusion of all reference material.

The scope of services does not include other services that are not described in this report. Section 1.3 details significant assumptions, limitations, and exceptions to the performance of this Phase I ESA.

### 1.3. SIGNIFICANT ASSUMPTIONS, LIMITATIONS, AND EXCEPTIONS

ASTM Standard Practice E 1527-05 cites many assumptions, limitations, and exceptions in the performance of a Phase I ESA. Some of the most important assumptions, limitations, and exceptions are quoted in the following excerpts:

*"This practice does not address whether requirements in addition to appropriate inquiry have been met in order to qualify for the LLPs (for example, the duties specified in 42 U.S.C. § 9607(b)(3)(a) and (b)." (page 1, ASTM, 2005).*

*"This practice does not address requirements of any state or local laws or of any federal laws other than the all appropriate inquiry provisions of the LLPs. Users are cautioned that federal, state, and local laws may impose environmental assessment obligations that are beyond the scope of this practice. Users should also be aware that there are likely to be other legal obligations with regard to hazardous substances or petroleum products discovered on property that are not addressed in this practice and that may pose risks of civil and/or criminal sanctions for non-compliance." (pages 1-2, ASTM, 2005).*

*"No environmental site assessment can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property. Performance of this practice is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with a property, and this practice recognizes reasonable limits of time and cost." (page 9, ASTM, 2005).*

*"Appropriate inquiry does not mean an exhaustive assessment of a clean property. There is a point at which the cost of information obtained or the time required to gather it outweighs the usefulness of the information and, in fact, may be a material detriment to the orderly completion of transactions. One of the purposes of this practice is to identify a balance between the competing goals of limiting the costs and time demands inherent in performing an environmental site assessment and the reduction of uncertainty about unknown conditions resulting from additional information." (page 9, ASTM, 2005).*

*"Not every property will warrant the same level of assessment. Consistent with good commercial or customary practice, the appropriate level of environmental site assessment will be guided by the type of property subject to assessment, the expertise and risk tolerance of the user, and the information developed in the course of the inquiry" (page 10, ASTM, 2005).*

*"This practice does not include any testing or sampling of materials (for example, soil, water, air, building materials)." (page 12, ASTM, 2005).*

*"There may be environmental issues or conditions at a property that parties may wish to assess in connection with commercial real estate that are outside of the scope of this practice (the non-scope considerations). As noted by the legal analysis in Appendix X1 of this practice, some substances may be present on the property in quantities and under conditions that may lead to contamination of the property or of nearby properties but are not included in CERCLA's definition of hazardous substances (42 U.S.C. § 9601(14)) or do not otherwise present potential CERCLA liability. In any case, they are beyond the scope of this practice." (page 21, ASTM, 2005).*

*"Whether or not a user elects to inquire into non-scope considerations in connection with this practice or any other environmental site assessment, no assessment of such non-scope considerations is required for appropriate inquiry as defined by this practice." (page 21, ASTM, 2005).*

*"There may be standards of protocols for assessment of potential hazards and conditions associated with non-scope conditions developed by governmental entities, professional organizations, or other private entities." (page 21, ASTM, 2005).*

*"Following are several non-scope considerations that persons may want to assess in connection with commercial real estate. No implication is intended as to the relative importance of inquiry into such non-scope considerations, and this list of non-scope considerations is not intended to be all-inclusive: asbestos-containing materials; radon; lead-based paint; lead in drinking water; wetlands; regulatory compliance; cultural and historical resources; industrial hygiene; health and safety; ecological resources; endangered species; indoor air quality; biological agents; and mold." (page 22, ASTM, 2005).*

Natural Investigations Company, as an independent contractor, has completed this Phase I ESA in accordance with ASTM guidelines and in accordance with the prevailing standard of care for completing such assessments in California at this time. Natural Investigations Company shall not be subject to any express or implied warranties whatsoever. Phase I ESAs are non-comprehensive by nature and are unlikely to identify all environmental problems or eliminate all risk. This report is a qualitative assessment. Although risk can never be eliminated, more detailed and extensive investigations yield more information, which may help the User (defined in Section 3) understand and better manage risks associated with the property. No warranty, either expressed or implied, is made. Land use, site conditions, and other factors will change over time. This report should not be relied upon after **180 days** from the date of issuance, unless additional services are performed as defined in ASTM E 1527-05 - Section 4.7.

Property owners are solely responsible for notifying all governmental agencies, and the public at large, of the existence, release, treatment, or disposal of any hazardous substance or petroleum product occurring on the Site, either before, during, or after Natural Investigation Company's services. Natural Investigation Company assumes no responsibility or liability whatsoever for any claim, loss of property value, damage, or injury which results from pre-existing materials being encountered or being present on the Site, or from the discovery of such hazardous substances or petroleum products.

This report and other instruments or service are prepared and made available for the sole use of the User and their agents. The contents may not be used or relied upon by any other persons without the express written consent and authorization of the User.

#### **1.4. SPECIAL TERMS AND CONDITIONS**

This Phase I ESA was performed at the programmatic level for CEQA compliance purposes. Parcels within the Plan Area that need to be screened for property transactions should have a site-specific, supplemental Phase I ESA performed for that parcel.

#### **1.5. INFORMATION RELIANCE**

Information reliance is defined by ASTM as:

*"An environmental professional is not required to verify independently the information provided but may rely on information provided unless he or she has actual knowledge that certain information is incorrect or unless it is obvious that certain information is incorrect based on other information obtained in the Phase I Environmental Site Assessment or otherwise actually known to the environmental professional." (page 12, ASTM, 2005).*

## 2. SITE DESCRIPTION

### 2.1. LOCATION AND LEGAL DESCRIPTION

The subject property of this Phase I ESA is the not a single parcel but a civic planning area in the City of Roseville, California (Figure 2.1). The City of Roseville is developing a Specific Plan for the 165-acre Plan Area in downtown Roseville and development of five catalyst sites. The Plan would establish an envisioned distribution, mix, intensity, physical form, and functional relationships of land uses in Downtown Roseville. These regulations are intended to encourage and facilitate infill development, mixed-use, pedestrian scale, urban amenities, transit use, creative design, and general revitalization of Downtown Roseville. The 5 catalyst sites are described as follows:

- Washington/Lincoln Site (725-845 Lincoln Street): The approximately 2-acre site is a triangular-shaped site at the corner of Lincoln Street and Washington Boulevard. The conceptual development plan includes a mixed-use, 3-story building at the north end of the site and one to three-story residential units would be provided on the remainder of the site.
- Pacific/Church Street Site (120 Pacific Street): A four-level public parking structure would be constructed to provide approximately 385 parking stalls, with a variety of commercial uses fronting Washington, Church, and Pacific Streets.
- City Hall Annex/Post Office Site (316 and 320 Vernon Street): The existing City offices, a U.S. Post Office, and mail distribution center would be replaced with a four-story commercial building and parking garage.
- Dry Creek frontage (401 Oak Street): Four buildings oriented towards Dry Creek and accessible from Oak Street would be constructed to provide a mix of residential units, retail, and office spaces.
- Corner of Grant and Vernon Streets (401 Vernon Street): Potential for a mixed-use building, with ground level retail and subterranean parking, on the 0.4-acre parcel located at the southwest corner of Vernon and Grant Streets. Note: this parcel has been built out with a parking garage, Civic Plaza building and Public Works Building.



Figure 2.1. Downtown Roseville Specific Plan Area (from City of Roseville NOP)

## 2.2. SITE AND VICINITY GENERAL CHARACTERISTICS

The Plan Area encompasses a 165-acre area comprising the existing Historic Old Town, Vernon Street Civic Core, and Royer and Saugstad Parks. The Plan Area is designated for multiple land uses in the Roseville General Plan, including low density residential, medium density residential, central business district, public/quasi-public, and parks and recreation/floodplain. Similarly, the Plan Area is designated for single family residential, attached housing, central business district, general commercial, community commercial, planned development, public/quasi-public, and park and recreation/floodway in the City of Roseville Zoning Ordinance.

## 2.3. CURRENT USE OF THE PROPERTY

Figure 2.2 shows the land uses of each of the districts within the Plan Area.

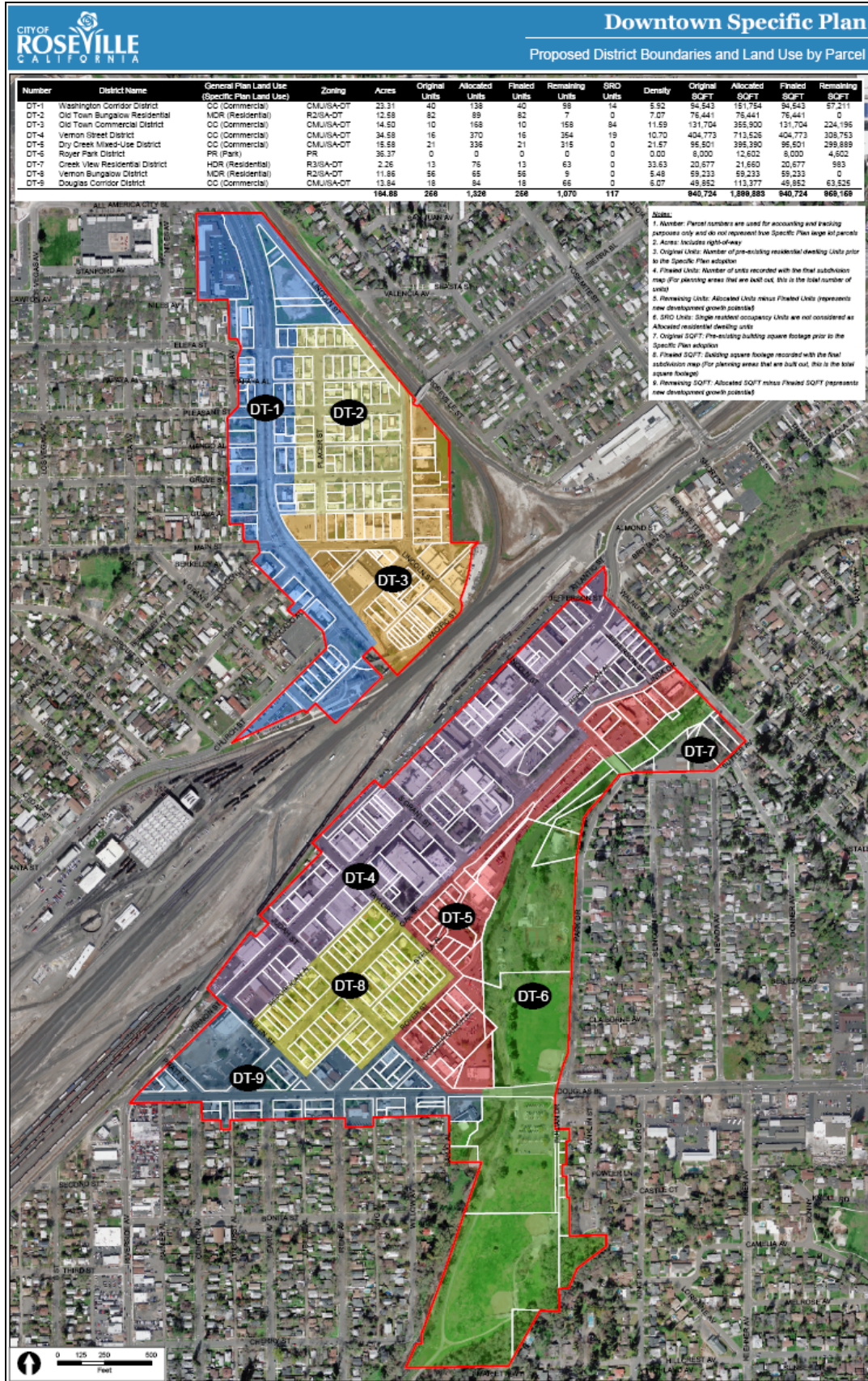


Figure 2.2. Proposed District Boundaries and Land Use (from City of Roseville)

## 2.4. DESCRIPTIONS OF IMPROVEMENTS ON THE SITE

The Plan Area contains various automotive sales/repair facilities, retail/commercial buildings, community facilities, single family and multi-family residences, and some vacant lots and parking lots. The Plan Area also contains paved roads, sidewalks, and underground utilities. The majority of businesses within the Plan Area that may be of interest to this assessment are listed as follows:

- 97 Vernon St., vacant (2 auto service bays)
- 105 Vernon St., vacant (3 automotive service bays)
- 330 Vernon St., Roseville Post Office
- 534 Vernon St., Roseville Auto Smog
- 600 Vernon St., Bertinis German Motor Works (2 auto service bays)
- 625 Vernon St., Tailpipes Smog Test Center
- 640 Vernon St., Ironfox Golf Cars
- 730 Vernon St., All-in-one Pest Control
- 801 Vernon St., Project Go Inc.
- 803 Vernon St., Road Show LTD Auto sales (1 auto service bay)
- 328 Judah St., Bud's Dry Cleaning
- 501 Douglas Blvd., Auto Sales
- 106 Judah St., Custom Truck Accessories
- 201 Pacific St., Roseville Station (Amtrak, Gray Hound, etc.)
- 510 Washington Blvd., Beacon Gas Station
- 412 Washington Blvd., Autos 2000 Motor Sales
- All American City Blvd. & Washington Blvd., Washington Square commercial center
- 310 Washington Blvd., Bubbas Auto Cave (2 auto service bays)

## 2.5. CURRENT USES OF THE ADJOINING PROPERTIES

The Union Pacific Railroad Rail Yard and rail corridor are located in the middle of the Plan Area. The Riverside Gateway Plan Area is just to the west of the Downtown Plan Area. The Dry Creek drainage continues westward. Residences surround the Plan Area. Interstate 80 is located south and east of the Plan Area.

## 3. USER-PROVIDED INFORMATION

The User is defined as the City of Roseville. User's responsibilities are defined by the ASTM E 1527-05 standard, and include the following quotes:

*"Any environmental liens or activity and use limitations so identified shall be reported to the environmental professional conducting a Phase I Environmental Site Assessment. Unless added by a change in the scope of work to be performed by the environmental professional, this practice does not impose on the environmental professional the responsibility to undertake a review of recorded land title records and judicial records for environmental liens or activity and use limitations."* (p. 11, ASTM, 2005)

*"If the user is aware of any specialized knowledge or experience that is material to recognized environmental conditions in connection with the property, it is the user's responsibility to communicate any information based on such specialized knowledge or experience to the environmental professional."* (p. 11, ASTM, 2005)

*"The user should try to identify an explanation for a lower price which does not reasonable reflect fair market value if the property were not contaminated, and make a written record of such explanation."* (p. 11, ASTM, 2005)

“If the user is aware of any commonly known or reasonably ascertainable information within the local community about the property that is material to recognized environmental conditions in connection with the property, it is the user’s responsibility to communicate such information to the environmental professional.” (p. 11, ASTM, 2005)

“Either the user shall make known to the environmental professional the reason why the user wants to have the Phase I Environmental Site Assessment performed or, if the user does not identify the purpose of the Phase I Environmental Site Assessment, the environmental professional shall assume the purpose is to qualify for an LLP to CERCLA liability and state this in the report.” (page 11, ASTM, 2005).

### 3.1. TITLE RECORD REVIEW

No title reports were provided by the City or by EDAW Inc. Dr. Graening visited the Placer County Assessor’s Office on 11 November 2007. Title searches were focused upon the parcels within the Catalyst Sites. The Assessor’s Office database queries of this title review can be found in Appendix 15.1.1. An attempt was made to build the chain of title back at least 50 years from the present, with focus upon the names of entities in deeds and leases that might indicate industrial uses, and any statement of reduced value or liens on the title, especially environmental protection liens recorded pursuant to CERCLA. A summary of the parcels searched, and their current ownership, within the Catalyst Sites are presented in Table 3.1. No indication of industrial uses was detected from chain of title review. No environmental liens were identified from this title review, but the search was not exhaustive.

**Table 3.1. Assessor Parcel Numbers, Addresses, and Current Owner For Catalyst Sites**

APN	Address	Current Owner
Washington / Lincoln Catalyst Site (725-845 Lincoln St.)		
011-063-002-000	845 Lincoln St.	Eben Knight Smart <i>et ux</i>
011-063-004-000	Lincoln St.	Eben Knight Smart <i>et ux</i>
011-063-005-000	Lincoln St.	Eben Knight Smart <i>et ux</i>
Pacific / Church Catalyst Site (120 Pacific Street)		
012-200-001-000	133 Church St.	County of Placer (old Justice Court)
012-200-002-000	129 Church St.	MSR Properties LLC
012-200-004-000	119 Church St.	Isabel Bravo
012-200-005-000	117 Church St.	Tradewind Investments LLC
012-200-006-000	109 Church St.	Owl Club LLC
012-200-007-000	Church St.	City of Roseville
012-200-008-000	341 Church St.	Daniel Foster <i>et ux</i>
012-200-009-000	331 Lincoln St.	Leo Sandoval <i>et al.</i> Trustees
012-200-010-000	323 Lincoln St.	Richard Ryan
012-200-011-000	301 Lincoln St.	Richard Ryan
012-200-012-000	112 Pacific St.	MSR Properties LLC
012-200-013-000	112 Pacific St.	MSR Properties LLC
012-200-014-000	116 Pacific St.	MSR Properties LLC
012-200-015-000	Pacific St.	R. E. Burton Company
012-200-016-000	Pacific St.	City of Roseville
012-200-017-000	Pacific St.	City of Roseville
012-200-022-000	Pacific St.	City of Roseville
012-200-023-000	Pacific St.	City of Roseville
012-200-024-000	Pacific St.	City of Roseville
012-200-025-000	Pacific St.	City of Roseville
012-200-026-000	Lincoln St.	City of Roseville
012-200-027-000	121 Church St.	MSR Properties LLC
012-200-028-000	127 Church St.	MSR Properties LLC

APN	Address	Current Owner
City Hall Annex / Post Office Catalyst Site (316 and 320 Vernon St.)		
013-091-003-000	324 Vernon St.	USPS
013-091-008-000	316 Vernon St.	City of Roseville
013-091-004-000	Vernon St.	City of Roseville
013-091-005-000	Vernon St.	City of Roseville
013-091-002-000	316 Vernon St.	City of Roseville
013-091-009-000	Vernon St.	City of Roseville
Grant / Vernon Catalyst Site (401 Vernon St.)		
013-123-017-000	401 Vernon St.	City of Roseville
Dry Creek Frontage Catalyst Site (401 Oak St.)		
013-131-001-000	401 Oak St.	City of Roseville (Fire Dept.)
013-120-001-000	Oak St.	City of Roseville

### 3.2. ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS

An environmental lien is a charge, security, or encumbrance upon the title to a property to secure the payment of a cost, damage, debt, obligation, or duty arising out of response actions, cleanup, or other remediation of hazardous substances or petroleum products upon the property. No environmental liens or activity and use limitations were made aware to Natural Investigations Company. No evidence of environmental liens was identified during the interview process, title review, or records review.

### 3.3. SPECIALIZED KNOWLEDGE OR ACTUAL KNOWLEDGE

Specialized knowledge or actual knowledge that is material to recognized environmental conditions in connection with the property was provided by the City to Natural Investigations Company in the form of previous Phase I ESAs and other studies, including the following:

- **Modified Phase I Environmental Site Assessment Roseville Court Parking and Office, Vernon Street and Grant Avenue, Roseville, California. 2005. EarthTec Ltd.** This supplemental Phase I ESA of the parcels of 112 and 116 S. Grant St. reported potential encroachment of a PCE plume from the former Tillet drycleaners and/or former Delux drycleaners. No further assessment was recommended.
- **Phase I Environmental Site Assessment Update, Dental Offices 112, 116 South Grant Street, Roseville, California. 1997. EarthTech Ltd.** This earlier supplemental Phase I ESA concluded that the parcels of 112 and 116 S. Grant St. were not adversely impacted by contamination on or off site. EarthTec Ltd. made the following conclusion regarding contaminated groundwater in the vicinity:

*“Personnel at the City of Roseville Department of Public Works indicated 99.9% of the drinking water supply for the city comes from Folsom Dam/Reservoir system. Three municipal water wells provide a backup emergency water supply in the event of a catastrophic failure of the Folsom Dam system. Although two of the municipal water wells have been shut down due to solvent contamination, City of Roseville personnel have indicated the third municipal water well – as well as a plan to quickly provide for well head decontamination and treatment of contaminated water by carbon filtration – are considered adequate contingency measures for emergency drinking water supplies. As such nearby sites with contaminated shallow groundwater are not considered a threat to future planned uses of the subject site.”* (p. 12, EarthTec Ltd. 1997).

No further assessment was recommended.

- **Phase I Environmental Site Assessment for the Proposed Roseville Historic District Streetscape/Infrastructure Improvement Project, Roseville, California. 2004. Espana Geotechnical Consulting.** Espana concluded the following:

*“The database search did not identify any direct indications of the presence of significant hazardous materials/wastes occurring with the areas proposed for improvements. Based on our research, there is no direct evidence to suggest that hazardous materials/wastes conditions are likely to cause a ‘Fatal Flaw’ impact to the project. Our research, discussions with selected individuals and our site walk indicated areas of existing or potential contamination and/or hazardous materials. These included: 1) potential migration of contaminated groundwater from the UP Roseville Rail Yard and/or former Deluxe Dry Cleaners property; 2) potential hazardous materials storage (55-gallon drums, discarded air conditioning units); 3) stained soils; 4) soil and groundwater contamination from a former gas station site (412 Lincoln Street); 5) potential for aeri ally deposited lead in exposed soils along, and adjacent to, Washington Boulevard; and 6) potentially lead-bearing pavement striping. Based on the extent of the proposed improvements, our recommendations provide discussion for additional sampling and testing, and the preparation of a Health and Safety Plan, where appropriate.”* (p 1, ACG 2004).
- **Soil Investigation Report - Vernon Streetscape Project, 100-400 Blocks of Vernon Street. 2000. Anderson Consulting Group.** Soil sampling at tree planter areas revealed no detectable levels of petroleum hydrocarbons or halogenated volatile organic compounds. A previous report by ACG identified PCE releases from the former Tillet drycleaners and Deluxe drycleaners, free gasoline product in a monitoring well (MW-3) associated with the Deluxe drycleaner project, and numerous alleged UST sites. The following reproduced figure (Figure 3.1) of ACG’s summarizes these reported environmental issues.

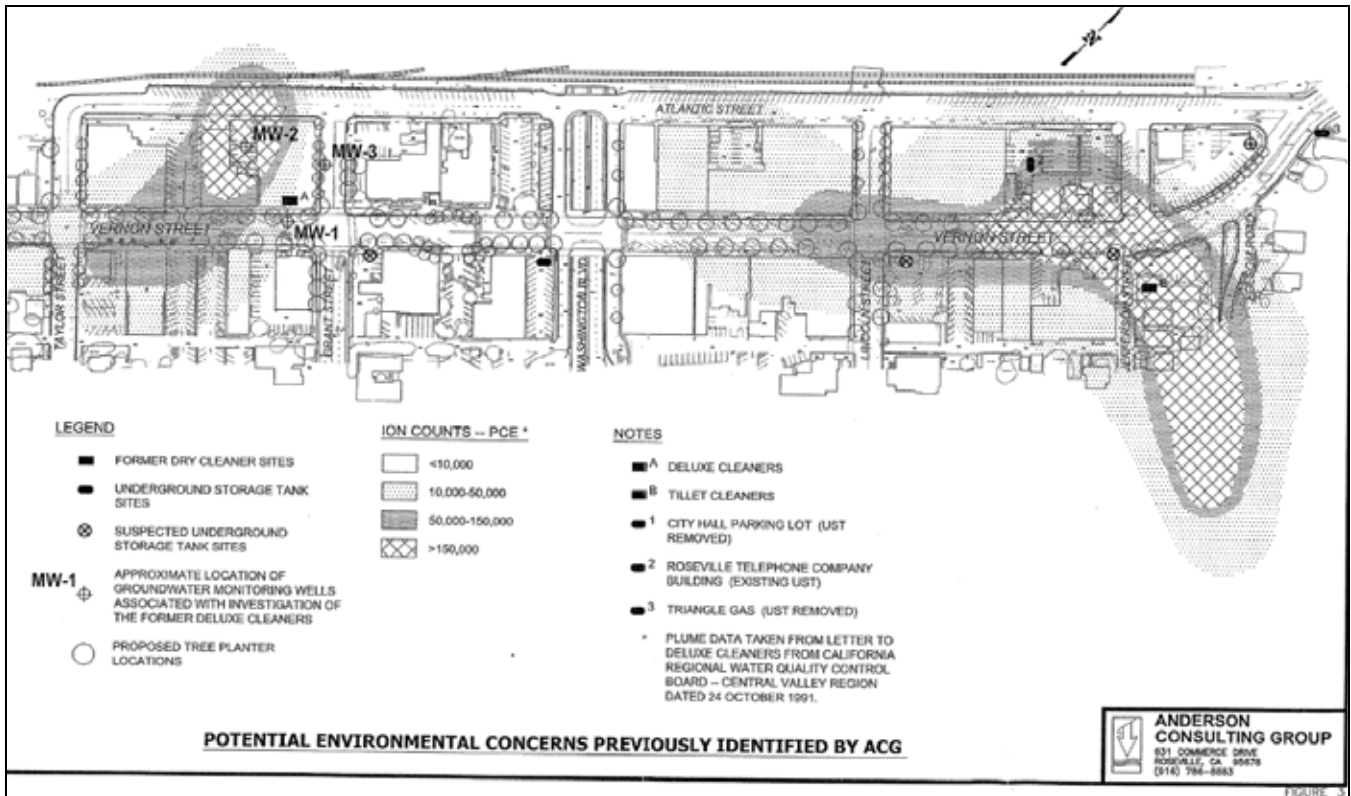


Figure 3.1. Potential Environmental Concerns Identified (from p. 3, Anderson Consulting Group 2000)

The Riverside Gateway Specific Plan and Streetscape Project Phase I ESA (Natural Investigations Co. 2005) was also reviewed for this project.

### 3.4. VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES

No valuation reductions for environmental issues were made aware to Natural Investigations Company. No valuation reductions were identified during the interview process or in the title review.

### 3.5. OWNER, PROPERTY MANAGER, AND OCCUPANT INFORMATION

Owner and occupant information is summarized in other sections of this Assessment.

### 3.6. REASON FOR PERFORMING PHASE I ESA

Natural Investigations Company performed this Phase I ESA at the request of EDAW Inc. While most Phase 1 ESAs are performed for property transfers, this Phase 1 ESA was performed in support of the requirements of the California Environmental Quality Act as it applies to the proposed Downtown Roseville Specific Plan Project and the accompanying Environmental Impact Report. Specifically, this Phase I ESA is intended to be used to evaluate the hazards and hazardous materials setting in the Plan Area, determine potential impacts of hazards and hazardous materials upon the Project, and identify potential mitigation measures to reduce negative impacts of hazardous materials to a less-than-significant level. The specific contractual purposed of this Phase I ESA is quoted:

*“EDAW’s hazards and hazardous materials subconsultant will prepare a Supplemental Phase I ESA, consistent with ASTM standards, for the Plan Area. This assessment will include a description of current and past property use, results from an environmental database review, and the observations derived from a site reconnaissance. Available information from local, state, and federal agencies that maintain hazardous materials and underground storage tank information will be included in this assessment. No subsurface hazardous materials investigations are proposed in this work plan”.*

*“This Supplemental Phase I ESA will use existing hazardous materials studies and Phase I studies for portions of the Plan Area, including Phase I studies developed for the Historic District (May 2004), the Civic Plaza (2005), and hazardous materials investigations supporting the Vernon Street Streetscape project (2001). Appropriate hazardous materials databases will be queried and updated as necessary to supplement existing Phase I information.*

*The results of this study will be used to describe potential human and environmental health impacts posed by residual hazardous materials on construction workers and future users of the project area. As appropriate, EDAW will identify practical mitigation measures to avoid or reduce potentially significant impacts related to hazardous materials, including a programmatic, Plan-level Health and Safety Plan (HASP) specific to the Plan Area, and anticipated redevelopment of parcels within the Plan Area boundaries. Information from the Supplemental Phase I will be used to develop the Hazardous Materials section of the EIR.”*

(p. 5, Detailed Work Plan, EDAW Inc. 2007, in the Professional Services Agreement with the City of Roseville for the Downtown Specific Plan EIR and Planning Support)

## **4. RECORDS REVIEW**

### **4.1. STANDARD ENVIRONMENTAL RECORD SOURCES**

As part of this assessment, Natural Investigations Company retained the services of Environmental Data Resources Incorporated (EDR), which queries and maintains comprehensive environmental databases and historical information, including proprietary databases, aerial photography, topographic maps, Sanborn Maps, and city directories. A specialized data query, the EDR Area Study, was ordered on 26 November 2007 because of the size and complexity of the Plan Area. In this Area Study, EDR presents the results of searches of all reasonably ascertainable environmental databases (federal, state, local, and private) for records of potential environmental impacts in the Plan Area and vicinity. The complete EDR Area Study report is provided in Appendix 15.2.1. Results are summarized in EDR’s overview map (Figure 4.1); numbered elements in EDR’s map correspond to numbered cases in EDR’s report, and are summarized in the following Table 4.1.

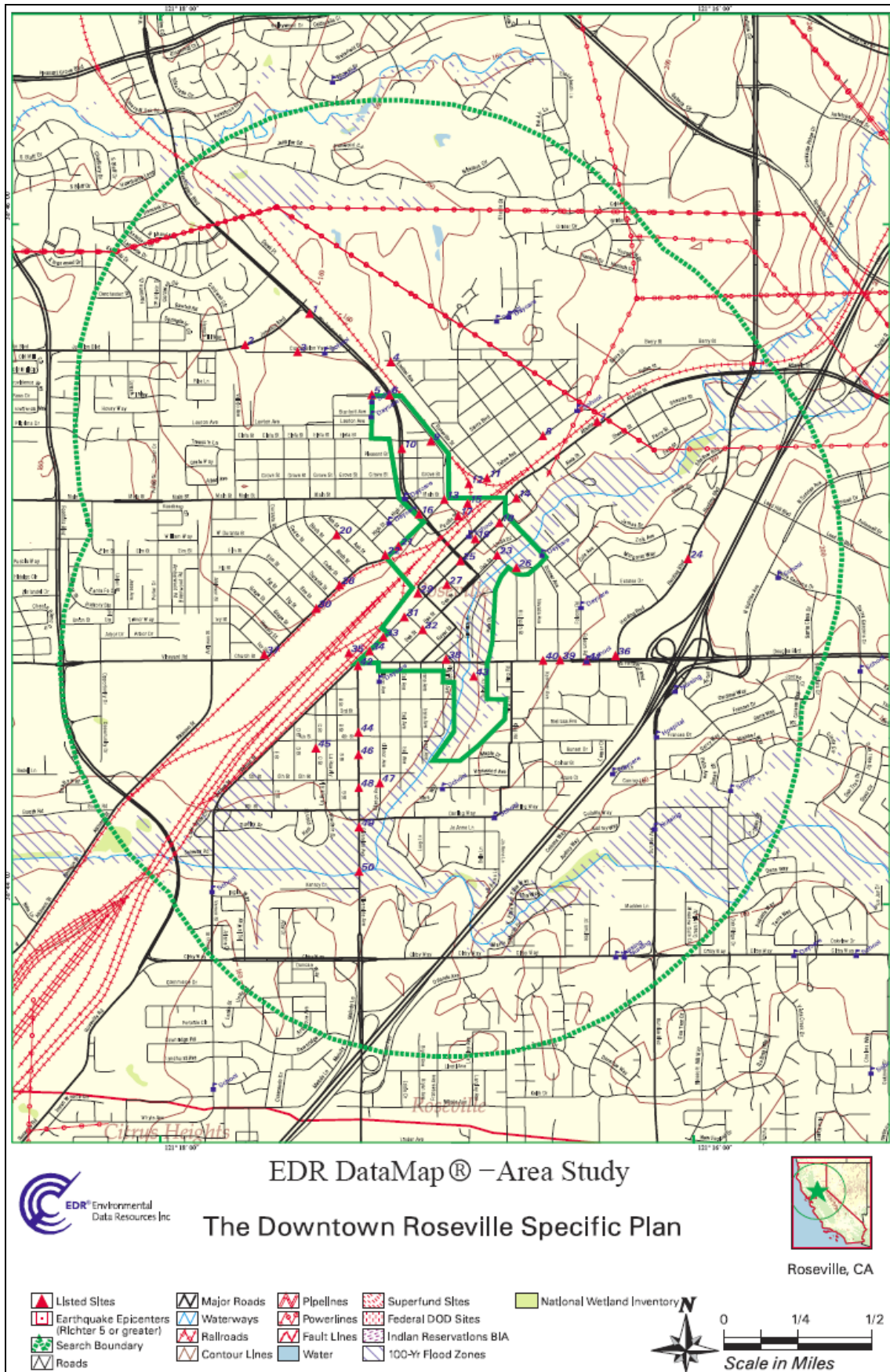


Figure 4.1. Reported Sites from the EDR Area Study

**Table 4.1. Summary of Mapped Sites in EDR's Area Study**

Map ID	Operator	Address	Databases	Description / Status
1	ARCO Facility #5534	999 Washington Blvd	LUST	Gasoline & MTBE release to soils; case closed
2, 3	Placer County Corporation Yard	200 Corporation Yard	Haznet, LUST, Cortese	oil containing waste disposal under permit; gasoline & MTBE release to groundwater, remedial action taken, case now closed
4	Sierra View C.C.	Alta Vista Drive	Haznet, Hist UST, Cortese, LUST	Permitted disposal of organic solids; gasoline release to soil, remedial action taken, case now closed
5	Placer County Fair	800 All America City Blvd	Haznet, Placer County master list, CA FID UST, SWEEPS	Permitted disposal of unspecified oil containing waste, and liquids with halogenated organic compounds. permitted ASTs, one diesel and one gasoline.
6	Jesus Amaya DDS	699 Washington Blvd # B-8	Haznet	Permitted disposal of photochemical processing wastes.
7	Roseville sanitary landfill	Berry Street one mile east of Atlantic Street	WMUDS/SWAT, SWF/LF	Sanitary landfill with no hazmat documented but contains construction, demolition debris; closed status
7	Jackpot Food Mart	750 Atlantic Avenue	LUST, Cortese	Remedial action taken for gasoline release to groundwater; case is open
8	Sierra ceramics Inc.	400 Tahoe Avenue	RCRA-SQG	Small quantity generator; no violations listed
9	Lift Station Sewer Assessment	North Roseville CA	Hist-UST	Historic registered diesel UST
10	Magna Kote	500 Washington Blvd.	Haznet	Permitted disposal of solvent waste
10	Ameri Mart / Fast Gas / Hira's BP	510 Washington Street	CA FID UST, SWEEPS UST, Haznet, Hist UST, LUST, Cortese	Registered gasoline USTs; gasoline & MTBE release to groundwater; remedial action taken, case is open
10	Lincoln Mill Site	1445 Hwy 65	CA WDS	Permitted Waste Discharge Permit for surface water
11 & 12	Roseville Telephone	100 Tahoe Street	AST, CA FID UST, SWEEPS UST, Hist UST	Two permitted USTs
13	Dan Joseph	121 Church Street	Haznet, LUST, CHMIRS	Permitted hazardous waste oil disposal; kerosene release to groundwater, remedial action taken, case is open
13	No site name	100 Church Street	CHMIRS	Incident involving gasoline release on railroad tracks
13	Cairney Property	412 Lincoln Street	LUST, Cortese, CHMIRS	Gasoline release to groundwater, pollution characterization underway
14	Zap Termite and Pest Control Company	128 Britain Street	CERC-NFRAP	case file archive in 1987
15	Roseville (Caboose Track)	One Market Plaza Rm 1007	Hist UST	historic USTs located at the Railroad property.
16	All American City Vet Hospital	123 Washington Blvd.	Haznet	Permitted photochemical processing wastes disposal
16	Lambert Precision Grinding &	911 Washington Blvd Ste 209	Haznet	Permitted waste oil disposal

Map ID	Operator	Address	Databases	Description / Status
	Machining			
17	Raymond Phitts	300 Lincoln St.	Haznet	Permitted waste oil disposal
17	Barker Hotel	300 Lincoln St.	LUST	Heating oil release to soil, remedial action taken, case closed
17	No site name	302 Lincoln Street on R.R. tracks	CHMIRS	Unidentified train reportedly dripping toxic wastes on tracks
18	Roseville Telephone	114 Vernon Street	CA FID UST, SWEEPS UST, Haznet	Permitted USTs
18	Placer T.V. Video	105 Vernon Street	SWEEPS UST	Permitted USTs
18	Former Tillet Cleaners	99 Vernon St.	SLIC, CERC-NFRAP	PCE release to groundwater; remedial action taken; case is in monitoring stage
18	RPM Sales Inc.	97 Vernon St.	Haznet, SLIC	Permitted disposal of waste oil; SLIC database states site assessment underway – no more info
19	Masonic Temple Board	235 Vernon Street	Haznet	Permitted hazardous waste oil disposal
19	Roseville Telephone Company	219 Lincoln Street	CA FID UST, SWEEPS	One permitted diesel UST
19	Roseville Joint Union High School District	350 Atlantic Street	Haznet, SCH, Envirostor	Permitted organic waste disposal
19	Roseville Telephone	260 Lincoln	CA FID UST, SWEEPS UST	Permitted UST
20	Pacific Bell	E/O Circiut Drive	RCRA SQG, Finds	Permitted small quantity generator - unspecified
21	City of Roseville Church Street Redevelopment	341 Church Street	Hist UST	Kerosene release to groundwater; case open
22	Kerec X-ray recovery systems	113 Circuit Drive	Hist UST	Historic permitted UST
23	Roseville Plumbing	50 Lincoln Street	Hist UST, CA FID UST, SWEEPS UST	Historic permitted UST
24	Circle K Store #1332	215 Harding Blvd	RCRA SQG, Haznet, FINDS, CA FID UST, SWEEPS UST, Hist UST	Gasoline & MTBE release to groundwater; Post remedial monitoring phase; case is open; Permitted USTs, organic waste disposal.
25	City of Roseville	316 Vernon St.	LUST, SWEEPS UST, Cortese	Petroleum product contamination of soil; case closed; Permitted UST, waste oil disposal
25	City of Roseville	311 Vernon Street	Haznet, FINDS	Permitted PCB disposal; public water supply monitoring
26	Robert Mc Grey	107 Sutter Ave	Haznet	Permitted disposal of asbestos containing material
27	City of Roseville	401 Oak St.	CHMIRS, Haznet, UST	Roofing compound fumes caused evacuation, case closed; chemical spill reported; Permitted disposal of asbestos containing material; registered diesel UST
27	City of Roseville	112 S. Grant St.	Haznet	Permitted inorganic solid waste disposal

<b>Map ID</b>	<b>Operator</b>	<b>Address</b>	<b>Databases</b>	<b>Description / Status</b>
27	Tower Theater/ City of Roseville	417/421 Vernon St.	Haznet	Permitted disposal of asbestos containing material
27	City of Roseville	415 Vernon St.	Haznet	Permitted disposal of various hazmat
27	Delux Cleaners	401 Vernon St.	Haznet, SLIC, RCRA SQG, Finds, CERC-NFRAP, Cleaners	Permitted disposal of various hazmat; PCE release to groundwater; post-remedial phase; case is still open
28	Roseville Rail Yard	711 Church Street	AST	Permitted AST
29	Pacific Fruit Express	531 Vernon	RCRA-SQG, Finds	Permitted hazardous waste producer
29	Stan Lukowicz	200 Atlantic Street	Haznet	Permitted waste oil disposal
29	Triangle Market	200 Atlantic Street	LUST, Cortese, CA FID UST, SWEEPS UST	Gasoline & MTBE release to groundwater; post-remediation phase, case status unknown. Permitted USTs & waste oil disposal
29	D & P Creamery	7 Taylor Rd.	LUST, Cortese	Gasoline release to soil; remedial action taken, case closed
30	Sal's Garage	100 Elm St.	Envirostor	Waste oils and solvents released to soil; case status unknown
31	Finish Master	634 Vernon St.	Haznet	Permitted solvents disposal
32	Bertini's	600 Vernon St.	Haznet	Permitted waste oil disposal
32	Gregory R Smith DDS	600 Oak Street	Haznet	Permitted hazardous waste disposal
33	H & A Small Engine	730 Vernon St.	Haznet	Permitted waste oil disposal
33	Don Barringer	725 Vernon St.	Haznet	Permitted hazardous waste disposal
34	Project GO	801 Vernon St.	Haznet	Permitted organic wastes disposal
35	S P –Roseville-Overall Site	S P –Roseville-Overall Site	Cortese, Response, Envirostar, Hist Cal sites	Numerous soil contamination cases open; site-wide risk assessment complete. Remedial Investigation/ Feasibility Study for the Diesel Shop approved by DTSC.
36	AM/PM Mini market	1139 Douglas Blvd	LUST, Cortese, Haznet, SWEEPS	Gasoline & MTBE release to groundwater; post-remediation phase, case status unknown. Permitted hazardous waste disposal
36	Unocal #4775	445-455 Roseville Square.	LUST	Gasoline & MTBE release to groundwater; post-remediation phase, case status unknown.
37	Gold Rush Recycling	109 Ivy Street.	SWRCY	Permitted recycling facility
38	Roseville City Saugstad Park	South of Douglas Blvd.	WMUDS/SWAT	No info provided.
38	Dollar Rent a Car	501 Douglas Blvd.	CA FID UST, SWEEPS UST	Permitted UST
38	Bobby Williams	501 Douglas Blvd.	Haznet	Permitted hazardous waste disposal
39	Bud's Fabric Care	323 Judah St.	RCRA-SQG, FINDS, HAZNET, Cleaners	Dry cleaning facility, permitted hazardous waste disposal
39	Fill Em Fast	1017 Douglas Blvd.	CA FID UST, SWEEPS UST, Hist UST, LUST, Cortese.	Permitted USTs. Gasoline & MTBE release to groundwater; remediation phase, case is open
40	Regal Station #510 / Nella Oil #63	1000 Douglas Blvd.	Hist UST, CA FID UST.	Permitted USTs

**DOWNTOWN ROSEVILLE PHASE I ESA**

<b>Map ID</b>	<b>Operator</b>	<b>Address</b>	<b>Databases</b>	<b>Description / Status</b>
40	Exxon	1000 Douglas Blvd.	Haznet LUST, Cortese, Sweeps UST	Permitted USTs and waste disposal. Gasoline & MTBE release to groundwater; site characterization phase, case is open
41	Texaco	1080 Douglas Blvd.	LUST, Cortese	Gasoline & MTBE release to groundwater; remediation complete, case is closed
42	Rose Liquor and Food	108 Riverside Ave.	Haznet , LUST	Permitted hazardous waste disposal. Gasoline & MTBE release to groundwater; remediation phase, case is open
42	Cheaper #174 Georges Food and Liquor	108 Riverside Ave.	CA FID UST, SWEEPS UST	Permitted USTs
43	Old Roseville City Landfill	Saugstad Park	SWF/LF	Historical landfill; no more info
44	Neighborly Pest Management Inc	324 Riverside Ave.	RCRA-SQG, Finds, Hist UST	Permitted hazardous waste producer; historic permitted UST.
45	Roseville Motor Oil Spill	320 C Street	SCIC	No info; open case
46	J&M Tire And Automotive	415 Riverside	Haznet, LUST, SLIC, Cortese	Permitted hazardous waste producer. Diesel release to soil, case status closed; SLIC database says case is open
47	Sierra Graphics Auto Body Inc	325 Clinton Ave.	RCRA SQG, Finds	Permitted hazardous waste producer.
48	Sunrise Classic Motors	515 Riverside Ave.	LUST, Cortese, Haznet, SWEEPS	Permitted USTs & hazmat disposal; Diesel release to soil, case status closed;
49	Riverside Beacon	609B Riverside Ave.	LUST, Cortese	Gasoline & MTBE release to groundwater; remediation phase, case is open
49	Sierra Station #13	609 Riverside Ave.	LUST, CA FID UST	Gasoline release; investigation phase
49	2937 Chevron U.S.A.	604 Riverside Ave.	LUST, Cortese, SWEEPS	Groundwater contam. with petro. products & MTBE; preliminary assessment underway. Permitted USTs
50	Former Roseville Toyota		Haznet, LUST, Cortese	Gasoline release to soil, remedial action taken, case closed; permitted waste oil disposal

## 4.2. ADDITIONAL ENVIRONMENTAL RECORD SOURCES

### 4.2.1. Regional Water Quality Control Board

#### 4.2.1.1. *GeoTracker Database*

GeoTracker is a geographic information system (GIS) maintained by the California State Water Resources Control Board (SWRCB) that provides online access to environmental data at the Internet address (URL) = <http://www.geotracker.swrcb.ca.gov>. GeoTracker is the interface to the Geographic Environmental Information Management System (GEIMS), a data warehouse which tracks regulatory data about underground fuel tanks, fuel pipelines, and public drinking water supplies. GeoTracker and GEIMS were developed pursuant to a mandate by the California State Legislature (AB 592, SB 1189) to investigate the feasibility of establishing a statewide GIS for leaking underground fuel tank (LUFT) sites. GEIMS can store extensive data related to LUFT sites, or any other contaminant release. In addition, GEIMS is used to store and display information from various agencies including water quality information, water use information, and infrastructure data needed to assess both water supplies and contaminant sites. For the SWRCB's groundwater quality assessment goal, GEIMS has been populated with LUFT, public drinking water wells, and fuel pipelines for California. Site information from the Spills, Leaks, Investigations, and Cleanups (SLIC) Program is also included in GeoTracker.

The GeoTracker database was queried for environmental data pertaining to the Site on 14 December 2007 . Both spatial queries and text-based searches were used in GeoTracker. The results are shown graphically in Figure 4.2, and summarized in the following text.

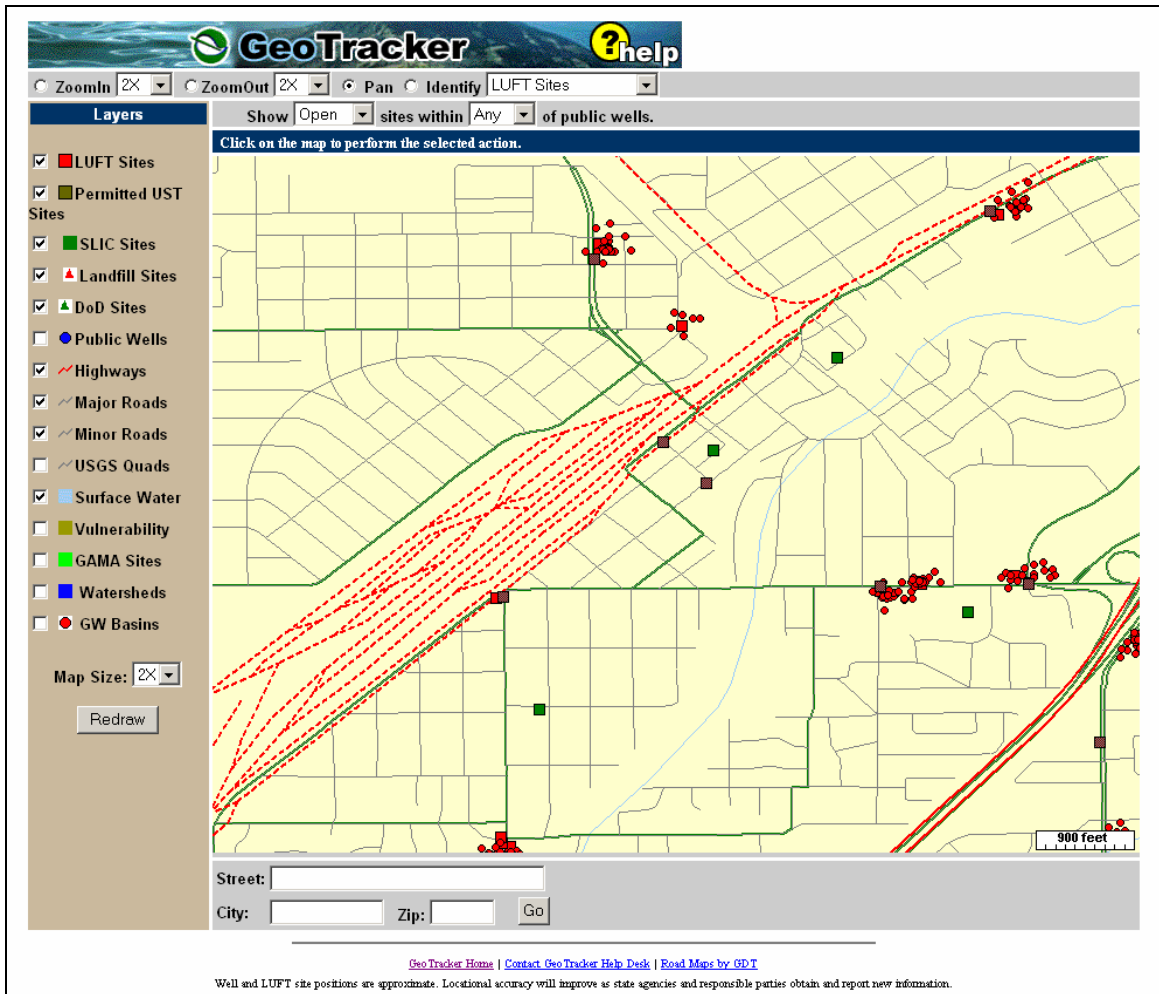


Figure 4.2. Spatial results of GeoTracker query

### ***GeoTracker Cases Inside the Plan Area***

- 300 Lincoln St., Barker Hotel
- 412 Lincoln St., Cairny Property
- 316 Vernon St., City of Roseville City Hall Parking Lot
- 404 Vernon St., Deluxe Cleaners
- 101-108 Church St .; City of Roseville – Church St. Redevelopment Project
- 401 Oak St., Roseville Fire Dept.
- 121 Church Street; Johnson Petroleum Corporation;
- 510 Washington Blvd.; Hira's BP.
- 97 Vernon St.; Former Tillet Cleaners

### ***GeoTracker Cases Outside Plan Area (not comprehensive)***

- 108 Riverside Avenue, Rose / K & H Liquor and Food;
- 604 Riverside Avenue, Eskridge's Chevron #9-2937
- 609 Riverside Avenue, Pacific Pride Cardlock.
- 1600 Vernon Street, Roseville Yard.

- 800 All American Blvd., Placer County Fairgrounds
- 1017 Douglas Blvd.; Former E-Z Serve #100875;
- 1000 Douglas Blvd., Douglas Exxon;
- 999 Washington Blvd, ARCO facility #5543;
- 909 Atlantic St.; Atlantic St. Carwash
- Atlantic St. overcrossing
- 1139 Douglas Blvd., ARCO Facility # 5329
- 701 Riverside, former Roseville Toyota
- 415 Riverside, J & M Tire and Automotive
- 515 Riverside Avenue, Sunrise Classic Motors
- 750 Atlantic, Jackpot Food Mart
- 200 Atlantic, Triangle Market

#### **4.2.1.2. Consultation with CVRWQCB**

Dr. Graening spoke with Paul Sanders, (916. 916.464.4652, [psanders@waterboards.ca.gov](mailto:psanders@waterboards.ca.gov)) on 17 December 2007. Mr. Sanders stated that he works only on UST cases, and all of the leaking UST cases he knows of can be found on their GeoTracker database. For information regarding landfills, Mr. Sanders referred Dr. Graening to Steve Rosenbaum (916.464.4631; [srosenbaum@waterboards.ca.gov](mailto:srosenbaum@waterboards.ca.gov)). Dr. Graening spoke to Mr. Rosenbaum on 17 December 2007, and Mr. Rosenbaum stated that he had no knowledge of a historic landfill at Saugstad park.

#### **4.2.2. City of Roseville Fire Department File Review**

Dr. Graening reviewed case files and hazardous material inspection reports at the Roseville Fire Department (which serves as the CUPA) on 20 November 2007 (see Appendix 15.2.2 for selected copies of the case file documentation). The following text summarizes available case file information pertinent to the Plan Area and vicinity.

##### **4.2.2.1. HazMat Release Cases Within the Plan Area**

#### **Closed Cases**

- 316 Vernon St. (parking lot); 1 fuel UST, hydraulic lift, buried drums were removed in 2000; stockpiled soils were reported to contain petroleum hydrocarbon and lead contamination, but subsequently reused offsite; case closed in 2002
- 725 Vernon St.; Rock of Roseville Church; suspected abandoned UST search revealed nothing
- 310 Washington St.; 3 fuel USTs and 1 waste oil UST removed in 1990; petroleum hydrocarbons were detected and the pit was overexcavated; case closed in 2005
- 300 Lincoln St.; Barker Hotel; fuel UST removed and petroleum hydrocarbon contamination of soil detected; soils removed in 2004; case closed

- 301 Lincoln St.; fuel UST abandoned in place under permit (Figure 4.3)

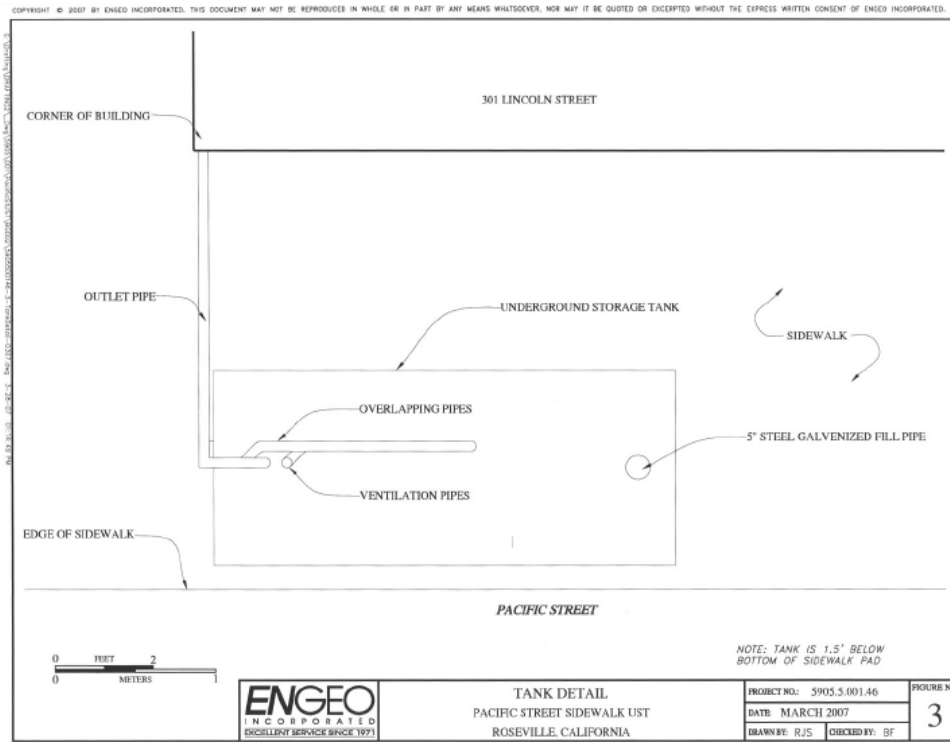


Figure 4.3. Location of UST (from ENGEO 2007)

**Active Cases**

- 404 Vernon – Former Deluxe Dry Cleaners; up to 1988, a leaking sewer discharged cleaning fluids, causing contamination of groundwater and soil by tetrachloroethylene, trichloroethylene, and chloroform; two of Roseville's municipal wells were impacted; remedial actions included ozone injection in 2003; RWQCB has required additional remediation and ongoing groundwater monitoring, and the case is still active (Figure 4.4).

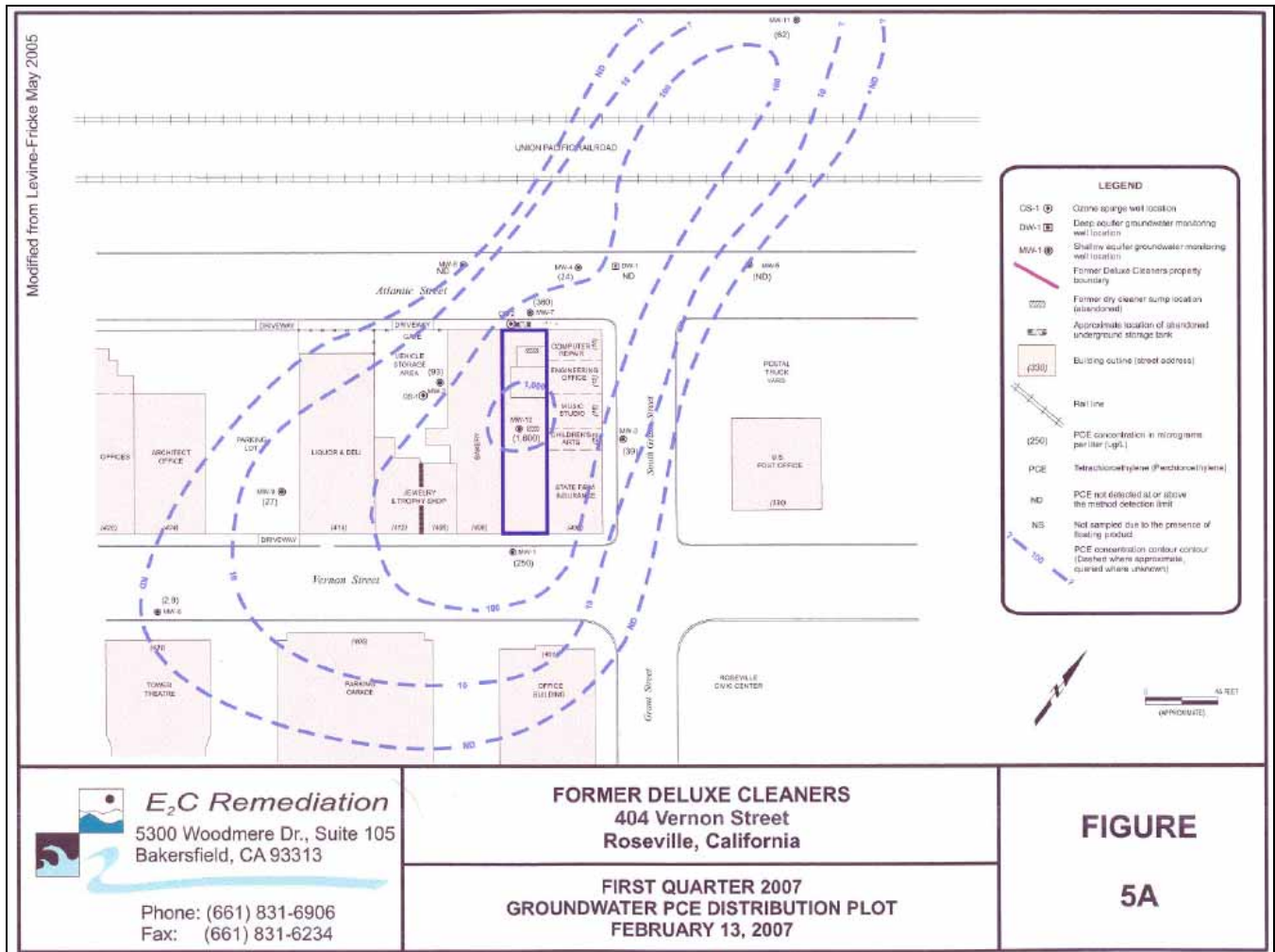


Figure 4.4. PCE Plume from former Deluxe Cleaners case (from E2C Remediation 2007)

- 120 Church Street; removal of 2 heating oil USTs, soil contaminated with kerosene was removed; monitoring status (Figure 4.5)

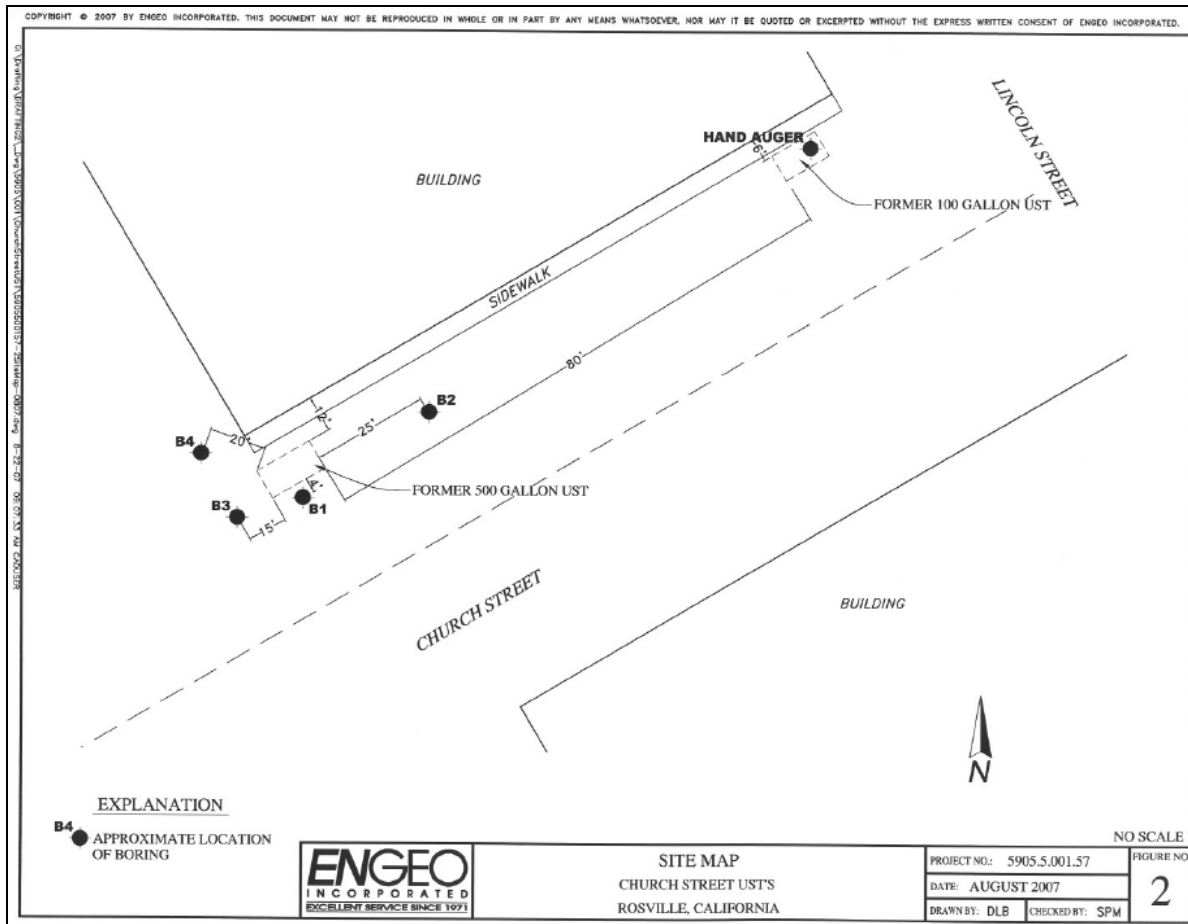


Figure 4.5. Location of UST removal (from ENGEO 2007)

- 121 Church Street; USTs abandoned-in-place in alley; soil testing proposed (Figure 4.6).

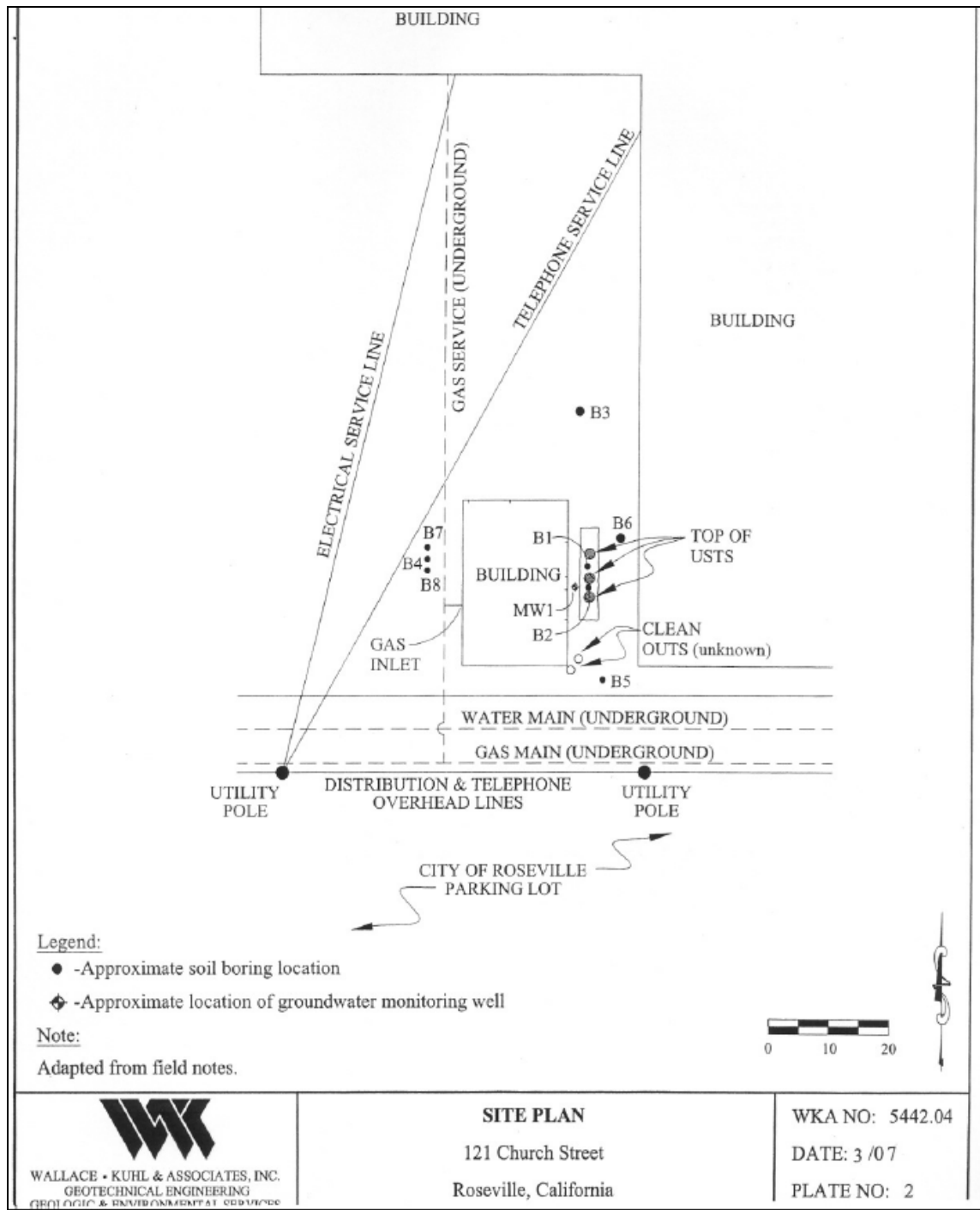


Figure 4.6. Location of USTs (from Wallace Kuhl & Associates 2007)

- 510 Washington Blvd.; Beacon Service Station / former A Mart; gasoline and MTBE release to ground water from UST in 1991, dual-phase extraction system was implemented in 2003, a final remediation plan was filed in 2005; RWQCB has required ongoing groundwater monitoring, and the case is still active (Figure 4.7).

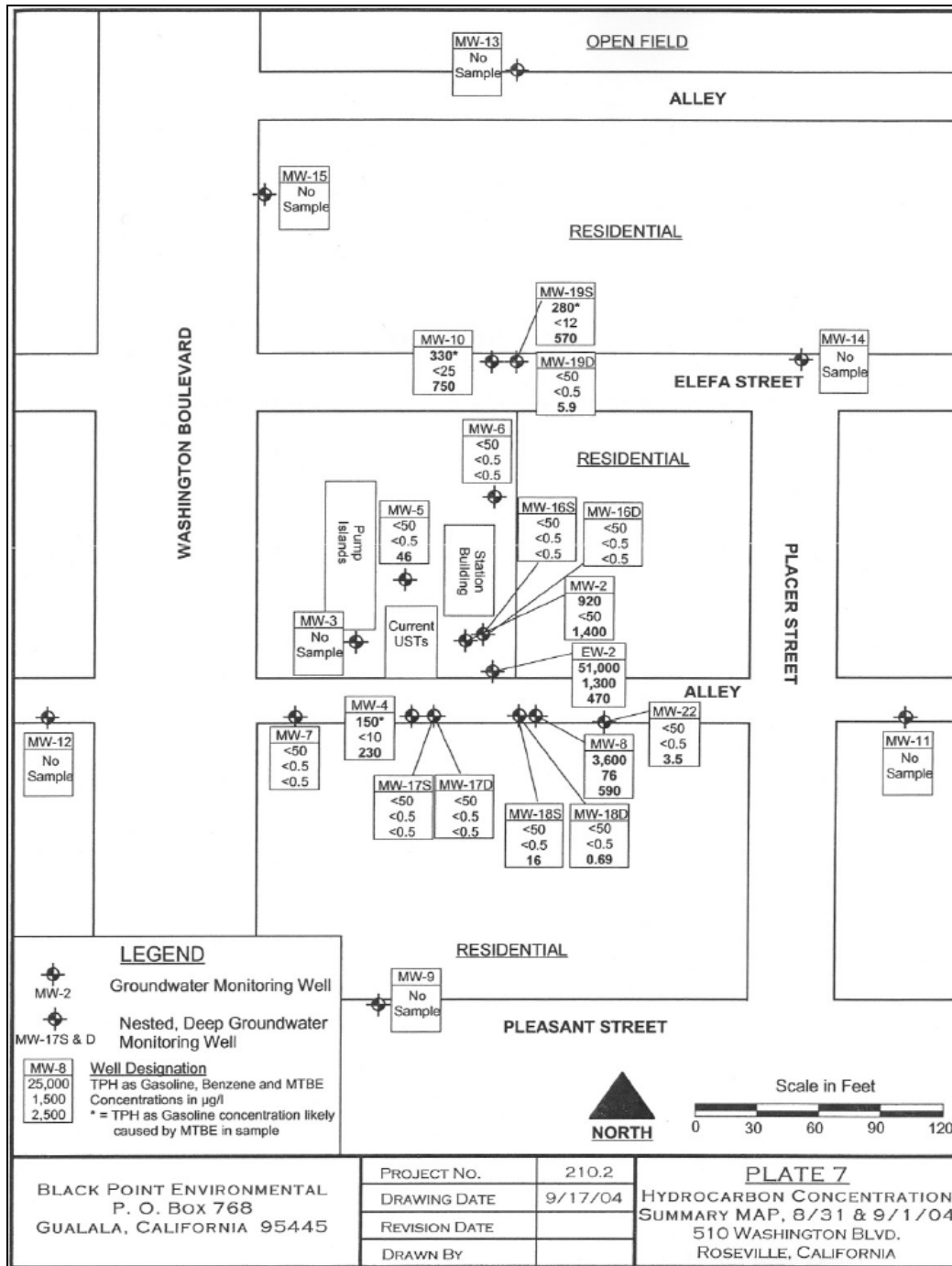


Figure 4.7 (from Black Point Environmental)

- 412 Lincoln St.; former gasoline fuel station until mid-1960s; 2001 removal permit and removal report for 1 3,000-gal. fuel UST and 2 6,000-gal. buried railcars used as USTs; gasoline & diesel contamination of soil & groundwater; CVRWQCB requested workplan in 2007 (Figure 4.8);

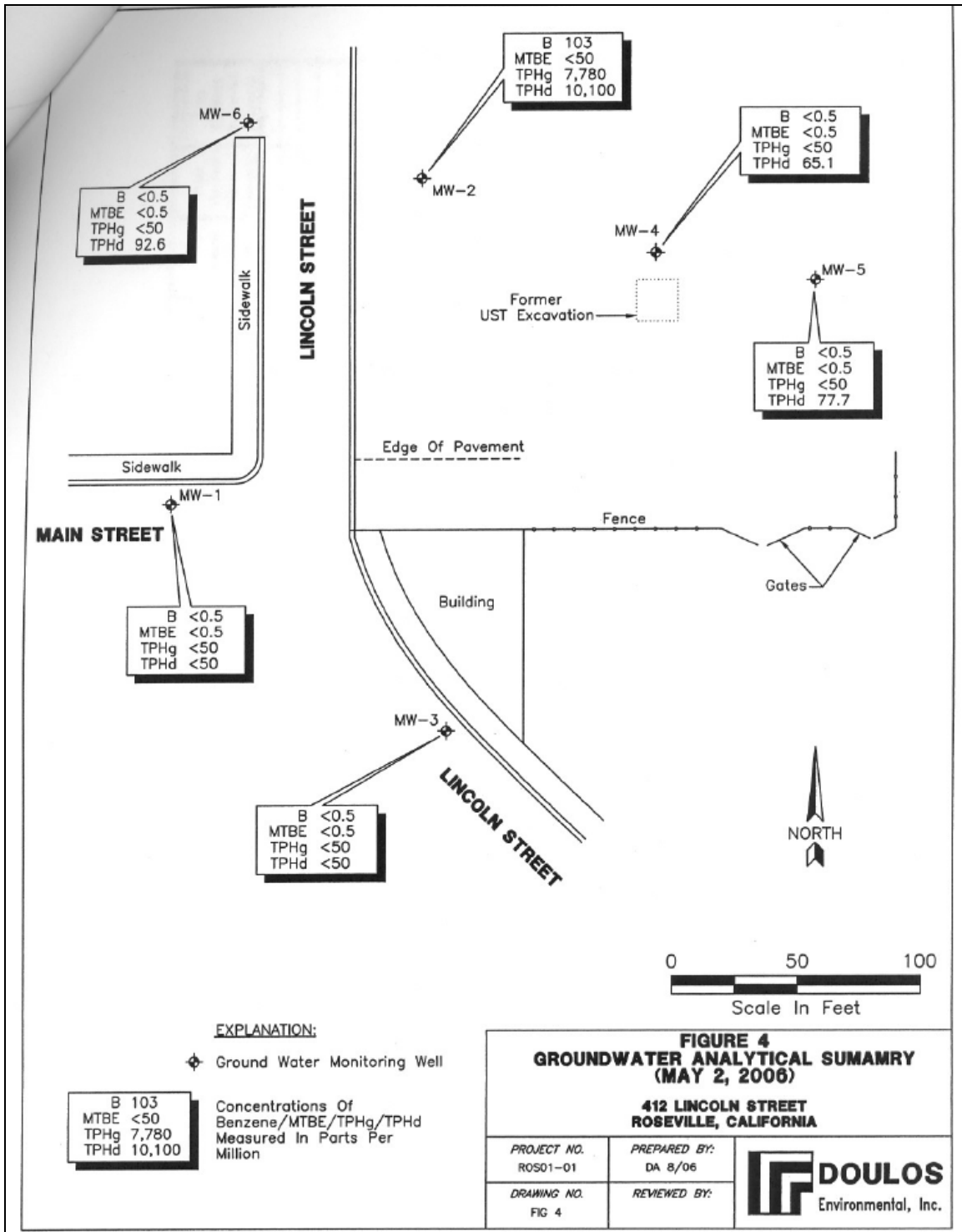


Figure 4.8. Location of USTs (from Doulos Environmental Inc. 2006)

- 97 Vernon St.; Former Tillet Cleaners; trichlorethylene (TCE) / perchlorethylene (PCE) contamination of groundwater; currently in post-remedial, monitoring stage.
- 200 Washington Blvd.; 2 abandoned USTs; status unknown.

#### **4.2.2.2. HazMat Release Cases Outside Plan Area (Not comprehensive)**

- 108 Riverside Avenue, Rose Liquor and Food – a use permit was filed for Bill's Phillips Service to operate a 9,000-gallon gasoline UST in 1971; a permit was filed for Triangle, Inc., to install one 10,000-gallon UST in 1974; permits were filed by P & P Building Wrecking, Inc., to abandon two USTs (4,000-gallon and 5,000-gallon) and install a new tank in 1977; permits were filed for Rose "Food and Liquor" to install three 12,000-gallon USTs and remove two USTs in 1986; an abandoned 550-gallon UST was discovered and a gasoline release detected in 2002 during dispensing system upgrading; WEGE removed the tank and excavated contaminated soils in 2002; the Regional Water Quality Control Board (RWQCB) required additional groundwater sampling; case is still active;
- 604 Riverside Avenue, Eskridge's Chevron #9-2937 – two 10,000-gallon USTs and one 5,000-gallon UST were installed in 1970; one waste-oil UST (unknown size) was removed and replaced with a new UST and contaminated soils disposed in 1994; 10 gallons of gasoline were released by a car that tore off the dispenser nozzle, and impacted soil was removed; in 1995, three gasoline USTs (unknown size) were removed, and replaced with three 12,000-gallon USTs, petroleum-product contaminated soils were found; site investigation was performed in 1995 and a soil vapor extraction system installed; sparging wells and monitoring wells were installed up to 2002; additional subsurface investigations were performed in 2003 and 2004; RWQCB has required ongoing groundwater monitoring, and the case is still active.
- 609B Riverside Avenue, Sierra Station # 13 / Riverside Beacon – release of petroleum hydrocarbons to groundwater detected during upgrade inspections in 1998; a site investigation was performed in 2000; groundwater extraction work plan prepared in 2001; additional site characterization and installation of monitoring wells in 2003; RWQCB has required ongoing groundwater monitoring and the coordination of monitoring efforts with the remediation occurring at 604 Riverside Avenue.
- 200 to 1600 Vernon Street, 6125 Atkinson Street, Union Pacific Rail Road Roseville Yard – a permit was filed to remove one waste oil tank at the Yard near Vernon Street and 3rd Street in 1986; in 1984, soil and groundwater contamination at North Yard Operable Unit was addressed; from 1984 to 1994, approximately 57,000 cubic yards of petroleum hydrocarbon-impacted soils were excavated for off-site disposal and 1,166,000 gallons of impacted ground water were pumped and treated or disposed of off-site according to the 1993 and 1996 Remedial Action Plans; an additional Remedial Action Plan was approved in 2003 for disposal of an additional 250 cubic yards of impacted soil; in 2002, at Building 7244, approximately 1,000 gallons of diesel fuel were spilled, 200 gallons of free product removed, contaminated soil removed; in 2003, a leaking locomotive fuel tank released 250 gallons of diesel fuel, and impacted soil was excavated and disposed; the 2003 report by Environmental Resources Management, entitled "Phase III Remedial Investigation Interim Data Report and Additional Investigation Recommendations" is intended to coordinate, with DTSC, remedial investigations and actions at the entire Roseville Yard and determine the extent of petroleum hydrocarbon plume(s); the case is still active.
- 100 Elm Street, Sal's Garage – waste oil was released to soil in 1991; a Phase II ESA was performed in 1994; remedial action was taken, and the case was closed.

- 200 Atlantic St., Brick Paolini Texaco; 1970 use permits for 2 5,000-gal. gasoline UST, 1 2,000-gal. diesel USTs; 1971 use permits for 1 2,000-gal. diesel UST and 1 14,000-gal. gasoline UST; 1971 install permit (to Triangle Inc.) for 1 4,000-gal. UST; 1984 install permit for 3 5,000-gal. USTs (Paul Becker Service Station); 1984 abandon/remove permit for 3 5,000-gal. USTs and 1 2,000-gal. UST; 1995 use permits for 1 5,000-gal. diesel UST, 2 5,000-gal. gasoline USTs (all installed 1983);
- 1017 Douglas Blvd.; Former E-Z Serve #100875; CVRWQCB requested additional remedial action; gasoline contamination of soil and groundwater;
- 1000 Douglas Blvd., Douglas Exxon; petroleum hydrocarbon remediation complete; monitoring status

#### **4.2.2.3. HazMat Operators Within the Plan Area**

The following are registered users of hazmat within the Plan Area, and various inspection reports and Hazardous Materials Management Plans are on record:

- 323 Judah St.; Bud's Fabricare; registered use of tetrachloroethylene, 100 gal./day;
- 224 Lincoln St.; Verizon Wireless; registered use of hazmat; electric storage batteries, lead-calcium, 2,904 and 792 pounds, Freon FE 1301, 70 lbs,
- 200 Atlantic St. # A, Apex Motorsports; hazardous waste generator;
- 308 Washington Blvd.; Nubbins Drive-Inn; fire inspection
- 911 Washington Blvd.; Palmer Sign Co.; registered use of hazmat;
- 114 Vernon St.; registered use of 6,000-gal. diesel UST; HMPB
- 401 Oak St., Roseville Fire Dept.; registered use of 2,000-gal. diesel UST
- 600 Vernon St.; Bertini's German Motors of Roseville; current registered hazmat use – 1,100 gallons/year waste oil
- 640 Vernon St.; Ironfox; HMBP; 5 gallons waste oil
- 1301 Main St.; 1<sup>st</sup> Church of the Nazarene; 250 gallon propane AST
- 510 Washington Boulevard, Hira Petroleum / Beacon –Hazardous Materials Management Plan on file; annual inspections performed; facility uses three 12,000-gallon USTs containing gasoline.
- 921 Washington Blvd. #401; AquaService Engineers; 150 gallons sodium metabisulfite (boiler treatment)
- 941 Washington Blvd. # 318; Tuff Coat Spray-on Bedliners of CA; Hazmat inspection reports show compliance
- 998 Washington Blvd.; U-Store America; propane AST

#### **4.2.2.4. HazMat Operators Outside the Plan Area (Not comprehensive)**

The following are some, but not all, of the registered users of hazmat near the Plan Area, and various inspection reports and Hazardous Materials Management Plans are on record:

- 200 to 1600 Vernon Street, Union Pacific Rail Road Roseville Yard – a UPRR combined Spill Prevention, Control, and Countermeasures / Hazardous Waste Emergency Contingency Plan is on file dated 2004; numerous currently inventoried ASTs and USTs of diesel and gasoline fuel, radiator coolant, waste oil, lube oil, toilet waste, etc.; storage tanks vary in size from 700 gallons to 420,000 gallons; other hazmat inventoried in Hazardous Materials Management Plan.
- 609B Riverside Avenue, Riverside Beacon
- 641 Riverside Avenue, Placer Radiator Service
- 641 "C" Riverside Avenue, Riverside Transmission Service

- 119 Riverside Avenue, Roseville Cycle
- 133 Riverside Avenue, Roseville Power Center
- 220 Riverside Avenue, Paul Baker Printing
- 308 Riverside Avenue, Jala Auto Sales
- 324 Riverside Avenue, Neighborly Pest Management, Inc.
- 325 Riverside Avenue, Good Heads Engine and Machine
- 411 Riverside Avenue, Macy's Auto Center
- 411 "A" Riverside Avenue, Vehicle Connection
- 415 Riverside Avenue, Riverside Auto Maintenance and Smog
- 505 Riverside Avenue, Moor Automotive Services
- 511 Riverside Avenue, Warehouse Paint
- 513 Riverside Avenue, Seven Palms Screenprinting
- 100 Elm Street, Sal's Garage – waste oil was released to soil in 1991; a Phase II ESA was performed in 1994; remedial action was taken, and the case was closed.

### 4.2.3. Other Sources

#### 4.2.3.1. *Library Research*

Previous research at the Placer County Library's Online Catalog and environmental records shelves produced no pertinent records or documents for the downtown Roseville area (Natural Investigations 2005).

#### 4.2.3.2. *Internet Research*

Previous Internet research utilizing search engines revealed only one relevant subject – the 1973 munitions explosion at the UPRR Roseville Yard in Antelope, California (Natural Investigations 2005). Internet resources include the following URLs (web addresses):

<http://www.hq.usace.army.mil/cepa/pubs/jan99/story8.htm>; <http://antelope.ca.us/history.php>;  
<http://antelope.ca.us/embed.php?ID=42&CATEGORY=history>; <http://antelope.ca.us/embed.php?ID=56&CATEGORY=history>;  
 and <http://antelope.ca.us/embed.php?ID=57&CATEGORY=history>.

On 28 April 1973, a train engine pulling 103 cars arrived at the Southern Pacific switching yard (now the UPRR Roseville Yard), including 21 Department of Defense freight cars carrying a cargo of 7,056 Mark 81 bombs. Each bomb contained 90 pounds of the explosive Tritinol, but the bombs were not armed during shipment. Without fuses, the bombs required intense pressure (or heat) to detonate. Purportedly, a malfunctioning wheel started a fire that ignited tank cars loaded with liquid propane. The resulting explosions from both the propane tanks, and then the bombs, sent debris 3,000 feet in the air, damaged windows up to 5 miles away, was heard up to 100 miles away, hospitalized 59 people, and caused about \$16 million in property damage to the cities of Antelope, Roseville, Citrus Heights, and North Highlands. US Army munitions teams recovered 1,200 unexploded bombs that were scattered and an additional 300 bombs from rail cars. In October 1997, rail yard remodeling by UPRR uncovered nine additional unexploded Mark 81 bombs, which were safely detonated and disposed. Additional magnetometer investigations and soil excavations were performed by the US Army Corps of Engineers Sacramento District, which uncovered three additional Mark 81 bombs. Steve Anderson (Roseville Fire Department, pers. comm., June 2005; Natural Investigations 2005) stated that no bombs were recovered as far away as the Riverside Gateway Plan Area. The Riverside Gateway Plan Area is at least 2.5 miles from the center of the explosion, and the Downtown Roseville Plan Area is beyond the Riverside Gateway Plan Area.

### 4.3. PHYSICAL SETTING SOURCES

The Plan Area is located on the United States Geologic Survey (USGS) 7.5-degree minute (1:24,000) topographic maps “Citrus Heights” and “Roseville” (see Appendix 15.3.1 for topographic maps). In the Plan Area and vicinity, elevations range from approximately 180 feet to 140 feet above mean sea level; the topography is relatively flat with a subtle slope to the southwest. The Plan Area is located in the Dry Creek watershed. The southeastern portion of the Plan Area is within the 100-year flood plain as defined by the Federal Emergency Management Agency Flood Insurance Rate Maps. Contour lines from the USGS topographic map indicate that surface water flows southwest in the Plan Area. The Plan Area is largely developed with considerable impervious surfaces. In addition, the soils that underlay the Plan Area (Cometa-Ramona sandy loam) have low permeability. Generally, regional ground water flow direction is thought to be to the west, according to the various geotechnical reports reviewed. The geologic formation that underlies the Plan Area is the Turlock Lake Formation, which consists of alluvial fans of gravel, sands, silts, and clays of Pleistocene age.

### 4.4. HISTORICAL USE INFORMATION ON THE PROPERTY

#### 4.4.4. Topographic Map Analysis

Historical and current topographic maps of the Plan Area were analyzed to determine any of the following: topography and inferred surface water and ground water flow direction; current and historical land use; and current and historical structures, utilities, and roads. All available USGS topographic quadrangle maps were obtained through EDR (see Appendix 15.3.1 for the original map details), consisting of the 7.5 degree-minute quadrangles “Citrus Heights” dated 1967, 1975, and 1992 and “Roseville” dated 1910, 1953, 1975, and 1992, and the 15 degree-minute quadrangle maps “Fair Oaks” dated 1902 and 1954 and “Lincoln” dated 1953. The resolution of these maps was so coarse that only general land uses could be inferred. Prominent features included the Union Pacific (Southern Pacific) rail lines and rail yards, schools, churches, and major streets and buildings.

#### 4.4.5. Aerial Photography Analysis

Historical aerial photographs of the Plan Area were analyzed to determine the any of the following: current and historical land use; any current and historical structures, utilities, and roads; and any current or historical drum storage, above ground tanks, garbage dumps or landfills, or pits, ponds, or lagoons. A chronology of historical aerial photographs was obtained through EDR (see Appendix 15.3.2 for the original photograph scans): 1952, 1961, 1971, 1981, 1993, and 1998. The resolution of these maps was so coarse that only general land uses could be inferred. No visual clues as to any possible recognized environmental conditions were found. The historic aerial photographic sequence is presented next.



Figure 4.9. View looking north of Washington/Lincoln Catalyst Site (from Virtual Earth, Microsoft Corp.)

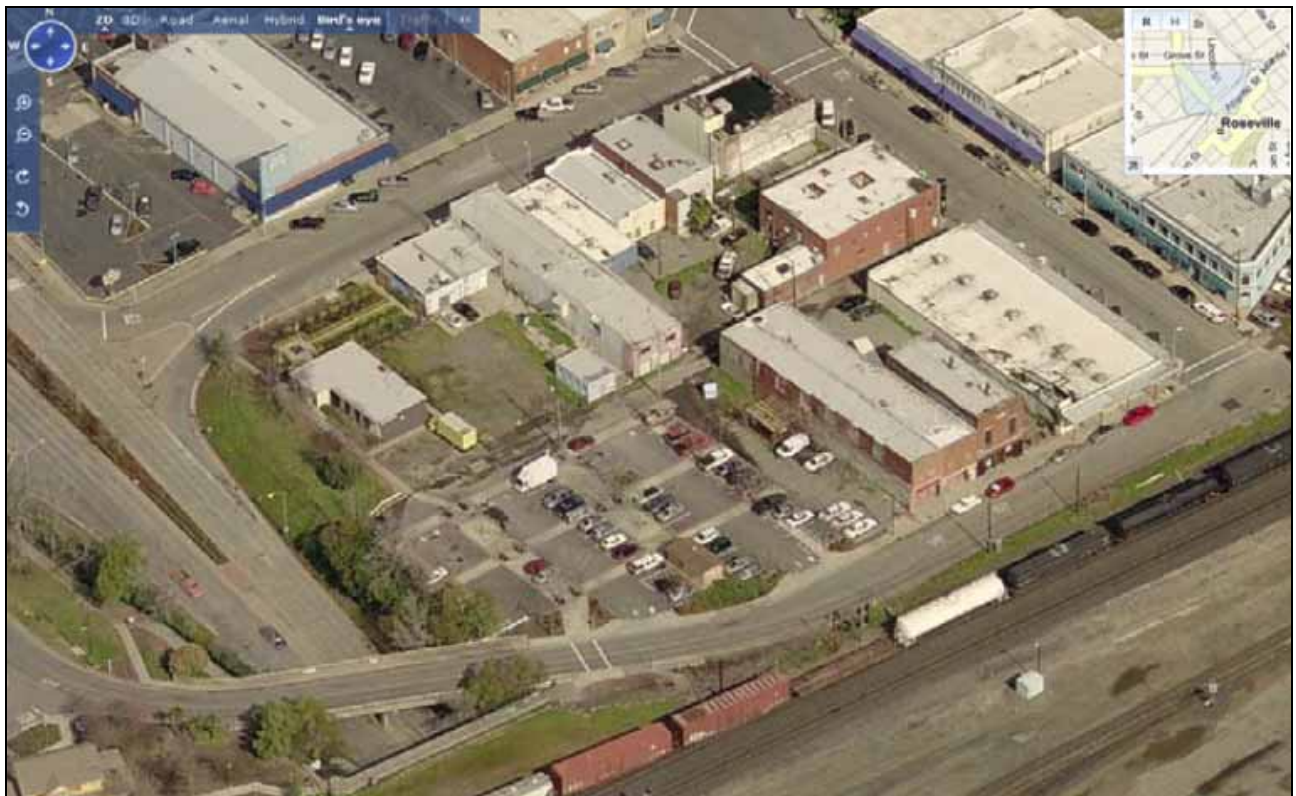


Figure 4.10. View looking north of Pacific/Church Street Catalyst Site (from Virtual Earth, Microsoft Corp.)



Figure 4.11. View looking north of Dry Creek corridor and Civic Center (from Virtual Earth, Microsoft Corp.)

#### 4.4.6. Fire Insurance (Sanborn Company) Maps

Fire insurance maps are historic city and building layout maps produced for private fire insurance companies (primarily by the former Sanborn Map Company). These historic city maps can indicate the presence of structures on, or uses of, properties at specified dates. EDR Inc. queries the Sanborn Library LLC, and provides any available fire insurance maps for the target address (in this case, a spatial query of the Plan Area). EDR reported that 71 Sanborn maps were available for years spanning from 1884 to 1960; this analysis focused on maps produced in 1925 and revised in 1960. The Sanborn Map inquiry is located in Appendix 15.3.3, and a summary of pertinent map details follows.

The following commercial or industrial uses were indicated on the “Roseville” Series Sanborn Co. Fire Insurance Map dated 1925 and revised in 1960 (see map detail in Figure 4.12).

- 845 Lincoln Rd. (Catalyst Site); a 1-story residence and outbuilding are indicated (in the 1944 map, a second residence is indicated at 850 Lincoln Rd.); also a Southern Pacific Co. rail spur terminus
- 422 Lincoln Rd.; commercial building with “gas & oil”, “Garage, 40 cars”
- 406-412 Lincoln Rd; commercial lot with 2 buildings, “gas & oil” and “greasing”
- 402 Lincoln Rd.; Fire Station No.1
- 340-346 Washington Blvd.; dry cleaners; this parcel is now commercial, primarily Farmers Insurance Agent
- 125 Church St., Electric supply warehouse (Catalyst Site)
- 114 Washington Blvd., commercial lot with 2 buildings, “gas & oil”

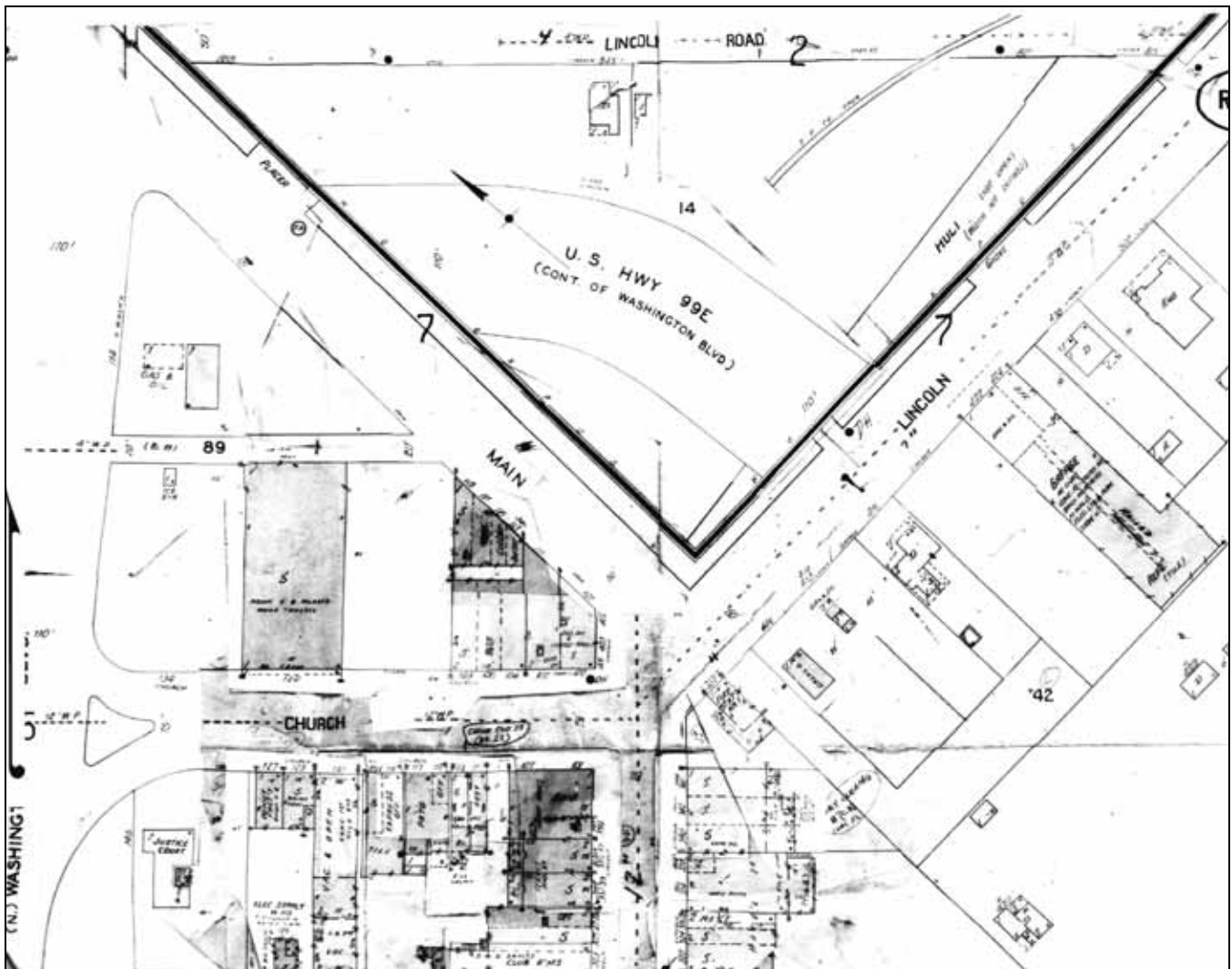


Figure 4.12. Detail of Sanborn Co. Fire Insurance Map dated 1925 & revised 1960 (EDR Inc.)

The following commercial or industrial uses were indicated on the “Roseville” Series Sanborn Co. Fire Insurance Map dated 1925 and revised in 1960 (see map detail in Figure 4.13).

- 401-409 Lincoln Rd. / 100-108 Main St., 3-story building on corner of Main & Lincoln, “heat: furn.” may indicate heating oil tank
- 124 Main St., furniture repairing enterprise, “furn. & paints”

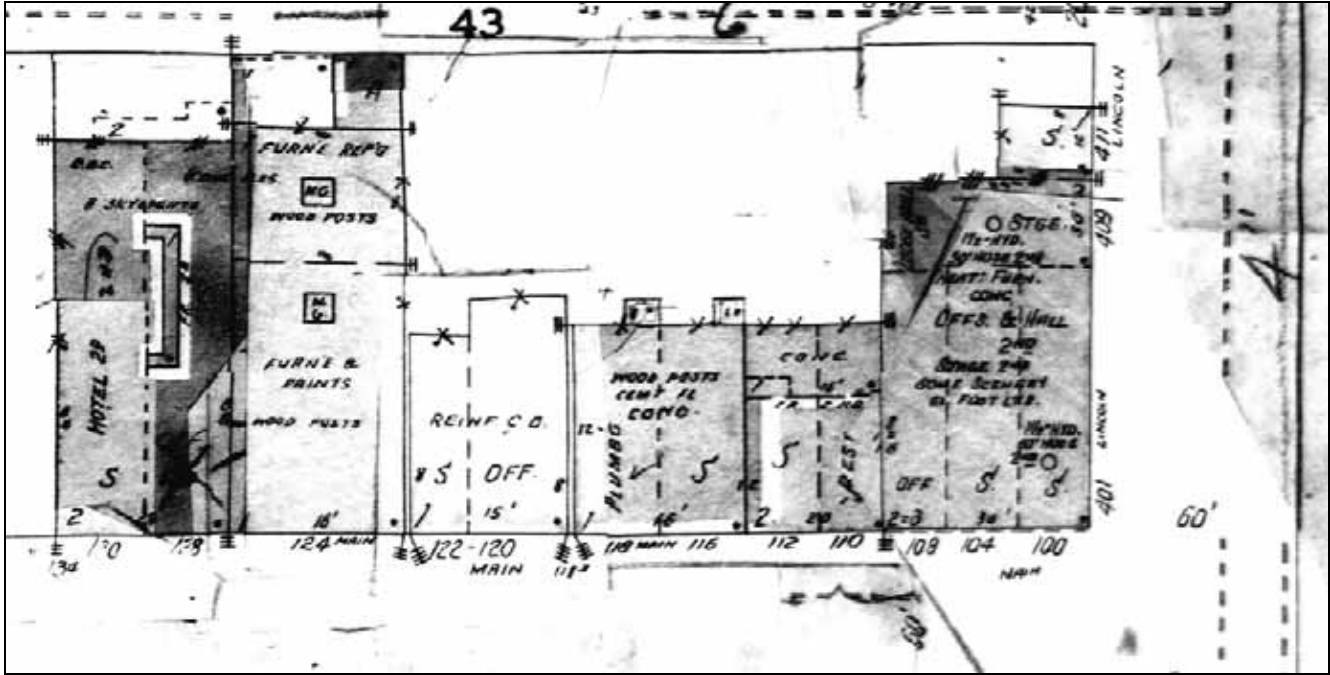


Figure 4.13. Detail of Sanborn Co. Map dated 1925 & revised 1960 (EDR Inc.)

The following commercial or industrial uses were indicated on the “Roseville” Series Sanborn Co. Fire Insurance Map dated 1925 and revised in 1960 (see map detail in Figure 4.14).

- 310 Washington, 1 commercial building, “gas & oil”; this parcel is now Bubba's Auto Care

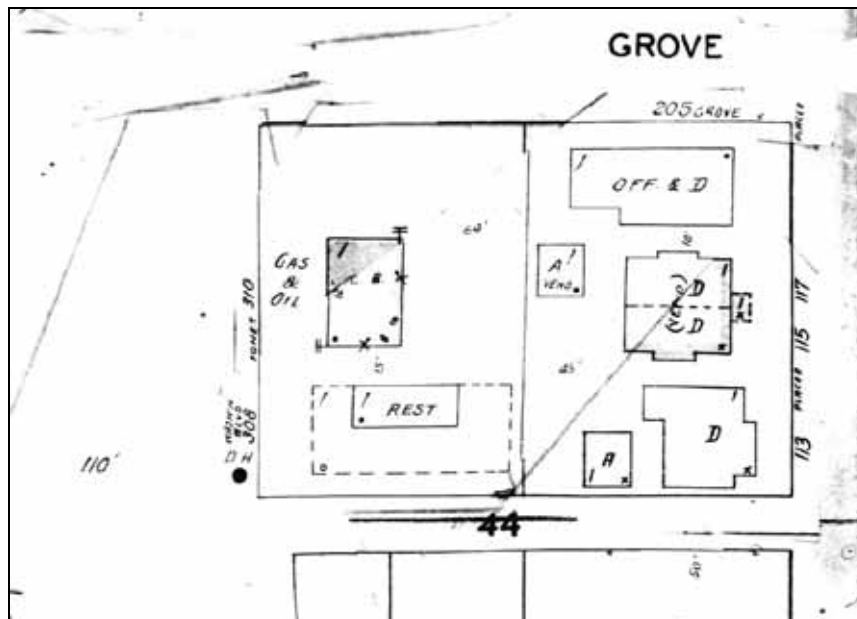


Figure 4.14. Detail of Sanborn Co. Map dated 1925 & revised 1960 (EDR Inc.)

The following commercial or industrial uses were indicated on the “Roseville” Series Sanborn Co. Fire Insurance Map dated 1925 and revised in 1960(see map detail in Figure 4.15).

- 803 Vernon St., 1 commercial building, “gas & oil” and “greasing”; this parcel is now Road Show Ltd.

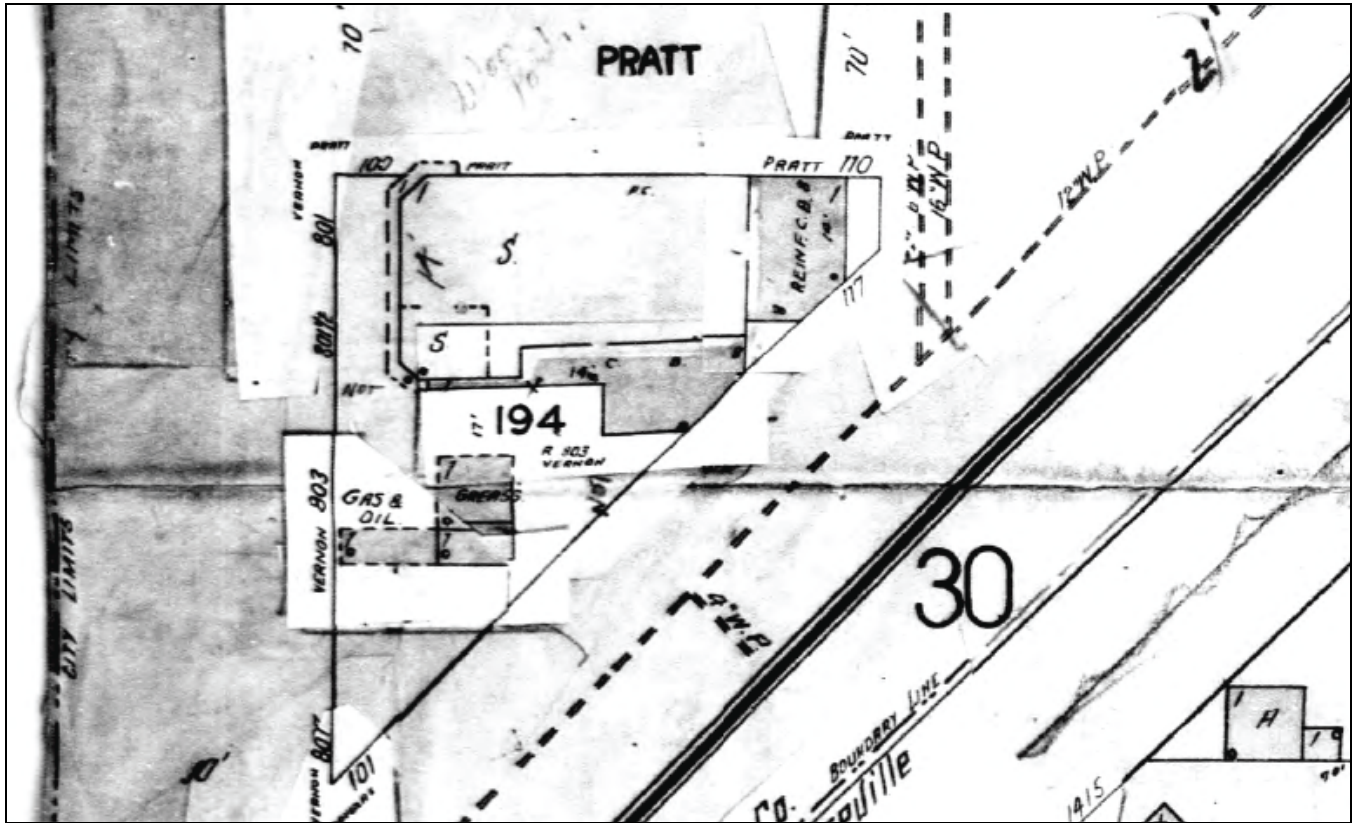


Figure 4.15. Detail of Sanborn Co. Map dated 1925 & revised 1960 (EDR Inc.)

The following commercial or industrial uses were indicated on the “Roseville” Series Sanborn Co. Fire Insurance Map dated 1925 and revised in 1960 (see map detail in Figure 4.16):

- 306-308 Vernon St., 1 commercial building, auto sales & service
- 325-331 Vernon St., 1 commercial building, “gas & oil” and “greasing”; this parcel is now the Roseville Civic Center
- 401 Vernon St., 1 commercial building, “gas & oil” (Catalyst Site)
- 404 Vernon St., dry cleaners; this parcel is now 404 Art Gallery

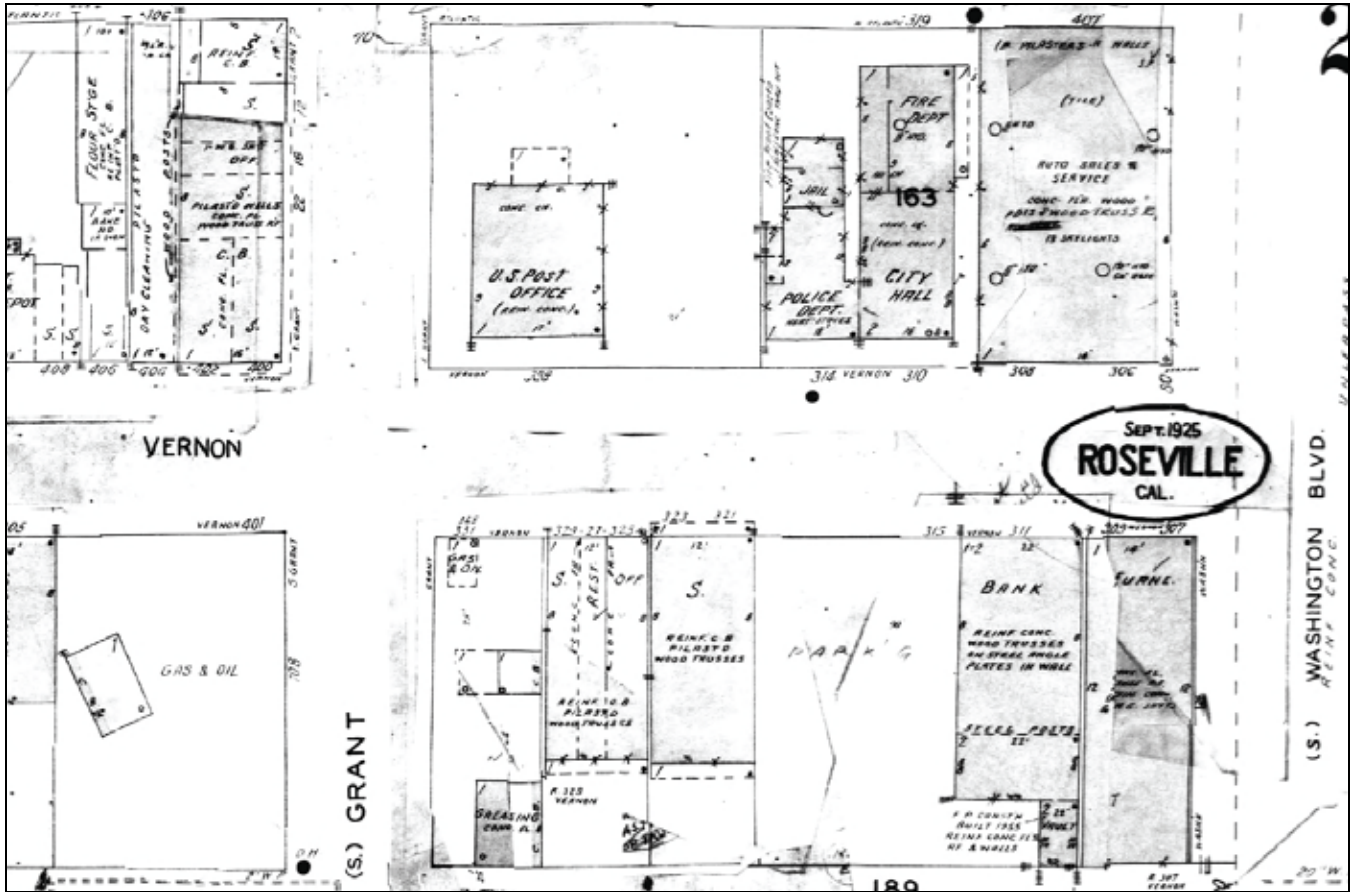


Figure 4.16. Detail of Sanborn Co. Map dated 1925 & revised 1960 (EDR Inc.)

The following commercial or industrial uses were indicated on the “Roseville” Series Sanborn Co. Fire Insurance Map dated 1925 and revised in 1960 (see map detail in Figure 4.17):

- Corner lot, 101 Vernon St./ 113 Atlantic, auto repair, radiator repair, 2 buildings; this parcel is now Empire Cabinet Company
- 201-203 Jefferson, 1 commercial building, auto sales & service; this parcel was the former Tillet Dry Cleaners and is now New Realty First Co.
- 105 Vernon St., 2 commercial buildings, “gas & oil”, auto sales & service; this parcel is now vacant with 2 auto service bays
- 125-129 Vernon St., 2 commercial buildings, “gasol & oil”, “garage rack”; this parcel is now a parking lot
- 114-116 Vernon St./ 221 Atlantic Ave., auto sales yard, auto sales & servicing, auto repairing, auto painting; this parcel is now SureWest office and museum
- 106 Linda Dr./100 Lincoln, 1<sup>st</sup> Presb. Church, 1-story building, “heat: furn”

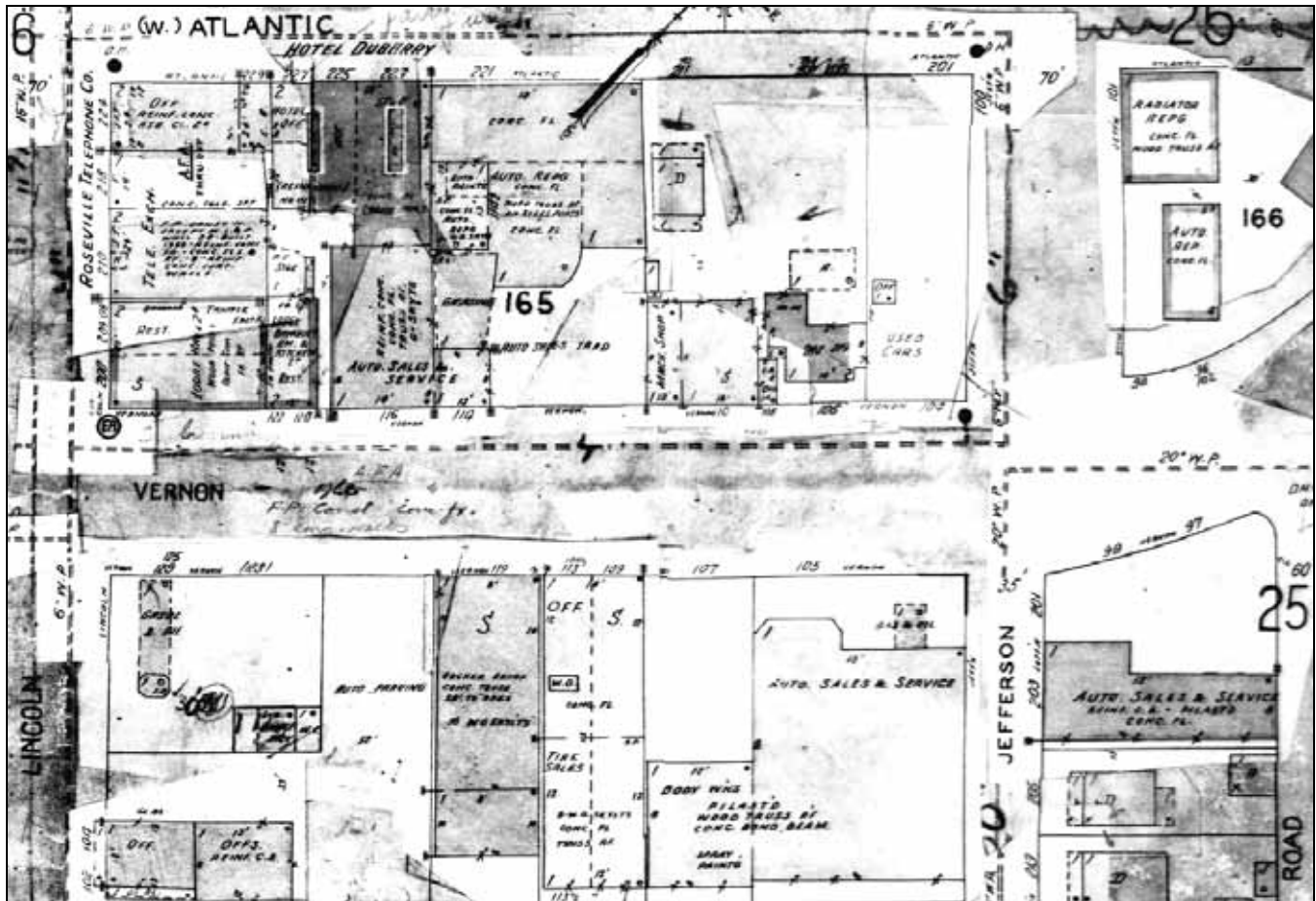


Figure 4.17. Detail of Sanborn Co. Map dated 1925 & revised 1960 (EDR Inc.)

The following commercial or industrial uses were indicated on the “Roseville” Series Sanborn Co. Fire Insurance Map dated 1925 and revised in 1960 (see map detail in Figure 4.18):

- 625-627 Vernon St., 3 commercial buildings, auto sales & service, “gas & oil”, “greasing”, used car storage; this parcel is now Julie’s Antiques, J&G Gunsmith, and Penske Truck Rental
- 6-1-603 Vernon St., 2 commercial buildings, “gas & oil”, “greasing”, car washing
- 534 Vernon St., 1 commercial building, “gas & oil”; this parcel is now Roseville Auto Smog
- 528 Vernon St., 1 commercial building, “paints”
- 517 Vernon St., 1 commercial building, “paints”
- 513-515 Vernon St., 1 commercial building, “gas & oil”
- 525-531 Vernon St., 1 commercial building, “gas & oil”, “greasing”, trailer rentals; this parcel is now the Roseville Adult Center
- 7 Taylor Ave., 1 commercial building, “milk depot”

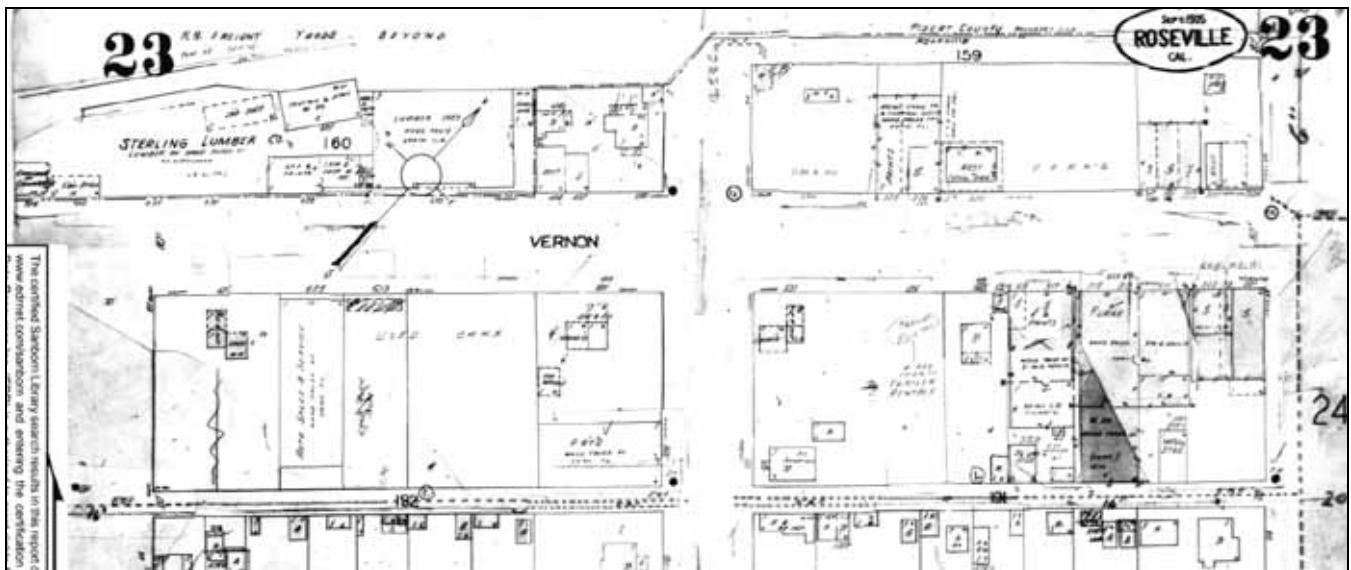


Figure 4.18. Detail of Sanborn Co. Map dated 1925 & revised 1960 (EDR Inc.)

The following commercial or industrial uses were indicated on the “Roseville” Series Sanborn Co. Fire Insurance Map dated 1925 and revised in 1960 (see map detail in Figure 4.19):

- bounded by Oak, Taylor, Royer Streets, Roseville City Garage & Storage, City Yard, (near Catalyst Site); this parcel is now the Roseville Public Library



Figure 4.19. Detail of Sanborn Co. Map dated 1925 & revised 1960 (EDR Inc.)

The following commercial or industrial uses were indicated on the “Roseville” Series Sanborn Co. Fire Insurance Map dated 1925 and revised in 1960:

- 222 Douglas Blvd., 1 commercial building, “paints”.

## 4.5. HISTORICAL USE INFORMATION ON ADJOINING PROPERTIES

Historical use information on adjoining properties is summarized in other sections of this report.

## 5. SITE RECONNAISSANCE

### 5.1. METHODOLOGY AND LIMITING CONDITIONS

The ASTM (2005) explains that, "*The objective of the site reconnaissance is to obtain information indicating the likelihood of identifying recognized environmental conditions in connection with the property*" (page 16, ASTM, 2005). The site reconnaissance is limited to visual and/or physical observation of the exterior and interior of the Property and its improvements, the past and current uses of the Property and adjoining properties, and the condition of the Property. The site reconnaissance evaluated the Property and adjoining properties for potential hazardous substances use, storage, disposal, or accidental release,

including the following: presence of tank and drum storage; PCB-containing transformers or electrical equipment; evidence of soil or pavement staining or stressed vegetation; ponds, pits, lagoons, or sumps; suspicious odors; fill and depressions; or any other condition indicative of potential contamination. The site reconnaissance did not evaluate the presence of asbestos-containing materials, radon, lead-based paint, mold, or structural defects.

On 20 November and 24 December 2007, Dr. G. O. Graening performed a Site reconnaissance of the Property. Accessible portions of the Plan Area and adjoining properties were observed by a combination of pedestrian and windshield surveys. The interiors of buildings were not entered. Photographic records were also kept. Following is a summary of the site reconnaissance.

#### **5.1.1. Stained Soil / Distressed Vegetation / Odors**

No stained soil, distressed vegetation, or unusual odors was noted during the site reconnaissance.

#### **5.1.2. Roads**

Numerous roads paved with asphalt or concrete, and a few dirt roads, are found within the Plan Area, and no suspicious staining was noted.

#### **5.1.3. Potable Water Supply**

Potable water is supplied by the City's municipal water supply, which originates at Folsom Lake. Several wells are found within the Plan Area (including Well # 1 at Yosemite St. / Atlantic Ave.), but none are understood to be used for drinking water.

#### **5.1.4. Sewage Disposal System**

Sewage is transported and treated by the City's municipal sewage treatment system; no septic systems were noted.

#### **5.1.5. Storage Tanks and Drums**

The following storage tanks / drum storage were noted on the Subject Properties during the site reconnaissance:

- 11 55-gallon drums at 97 Vernon St. (vacant), assumed to be associated with remediation/sampling activities
- propane AST at 510 Washington Blvd., Beacon Gas Station

#### **5.1.6. Hazardous Substances and Petroleum Products**

The following hazardous substances or petroleum product usage or storage was noted on the Subject Properties or adjoining properties during the site reconnaissance:

- propane AST and several gasoline & diesel USTs at 510 Washington Blvd., Beacon Gas Station

#### **5.1.7. PCB-containing Equipment**

No poly-chlorinated biphenyl (PCB)-containing equipment (electric or hydraulic) was observed during the site reconnaissance. Pole-mounted transformers were observed, but appear to be modern and non-leaking.

### 5.1.8. Pits/Ponds/Lagoons

No pits, ponds, or lagoons were observed during the site reconnaissance.

### 5.1.9. Storm Water

The City maintains and operates a stormwater sewer system, with numerous stormwater drop inlets, culverts, curbs, etc.

### 5.1.10. Solid Waste

Municipal solid waste and recyclables generated on within the Plan Area and adjoining properties are collected in cans and hauled by the City. Privately-contracted "roll-off" dumpsters were noted at various locations.

## 6. INTERVIEWS

The ASTM explains that, "*The objective of interviews is to obtain information indicating the likelihood of identifying recognized environmental conditions in connection with the property*" (page 16, ASTM, 2005). The following text summarizes interviews performed by Dr. G. O. Graening (Natural Investigations Co.).

### 6.1. INTERVIEW WITH OWNERS / SITE MANAGERS / OCCUPANTS

The following text summarizes key interviews with property owners, site managers, or occupants.

#### 6.1.1. Landowner Questionnaire of Hazards / Hazardous Substances

A Landowner Questionnaire of Hazards / Hazardous Substances was mailed certified to as many landowners, tenants, and property managers as possible during the month of December 2007 (Appendix 15.4.2).

#### Certified mailings on 30 November 2007

- Eben Knight Smart: for properties at 845 Lincoln St. (for APNs 011-063-002-000, 011-063-004-000, 011-063-005-000)
- MSR Properties LLC: for properties at 129 Church St. (012-200-002-000), 112 Pacific St. (012-200-012-000), 112 Pacific St. (012-200-013-000), 116 Pacific St. (012-200-014-000), 121 Church St. (012-200-027-000), and 127 Church St. (012-200-028-000)
- Isabel Bravo: for property at 119 Church St. (012-200-004-000)
- Tradewind Investments LLC: for property at 117 Church St. (012-200-005-000)
- Owl Club LLC: for property at 109 Church St. (012-200-006-000)
- Daniel & A. Foster: for property at 341 Church St. (012-200-008-000)
- Leo Sandoval *et al.* Trustees: for property at 331 Lincoln St. (012-200-009-000)
- Richard Ryan: for property at 301 Lincoln St. (012-200-011-000) and 323 Lincoln St. 012-200-010-000)
- R. E. Burton Company: for property on Pacific St. (012-200-015-000)

#### Certified mailings on 7-9 December 2007

- Landowner, 105 Vernon St (vacant)
- Roseville Auto Smog. 534 Vernon St.
- Bertinis German Motor Works , 600 Vernon St.
- Tailpipes Smog Test Center, 625 Vernon St.
- Ironfox Golf Cars, 640 Vernon St.
- All-in-one Pest Control, 730 Vernon St.
- Project Go Inc., 801 Vernon St.

- Road Show LTD Auto sales, 803 Vernon St.
- Bud's Dry Cleaning. 328 Judah St.

Some landowners or tenants mailed back their completed questionnaires. The following list summarizes responders and their answers to date (26 December 2007):

- Richard Ryan: for properties at 301 Lincoln St. and 323 Lincoln St.; Mr. Ryan mailed the finished questionnaire postmarked 4 December 2007, and answered "no" to all questions
- Leo Sandoval: landowner for the property at 331 Lincoln St.; Mr. Sandoval mailed the finished questionnaire postmarked 10 December 2007, and answered "No" to all questions, except he marked "Yes" to the question regarding previous environmental studies at the site.
- Bianca Karres: for the property at 109 Church St., Owl Club operating on site; Ms. Karres mailed the finished questionnaire postmarked 11 December 2007, and answered "No" to seven of eight questions. Ms. Karres marked "Yes" to the question regarding previous environmental studies at the site.
- Julie Austin: for the property at 640 Vernon St., Ironfox Golf Cars operating on site; Ms. Austin mailed the finished questionnaire postmarked 11 December 2007, and answered "No" to seven of eight questions. Ms. Austin marked "Unknown" to the question regarding previous use of the site as a gasoline station or other stated facility.
- Don Smith: for property at 117 Church St.; Mr. Smith mailed the finished questionnaire postmarked 12 December 2007, and answered "No" to all questions.
- Doug Mays: for property at 600 Vernon St., Bertinis German Motors of Roseville operating on site; Mr. Mays mailed the finished questionnaire postmarked 13 December 2007, and answered "No" to all questions except the following: "Yes" that the site was used as an auto repair facility; "Yes" that batteries are stored the site; "Yes" that hazardous chemicals were used at the site; and "Yes" that there was a used oil tank at the site.
- Letter to Isabel Bravo for property at 119 Church St., postmarked 7 December 2007, returned by USPS stating "*Return to Sender – Refused – Unable to forward*".
- Letter to Landowner or Tenant for property at 105 Vernon St., postmarked 12 December 2007, returned by USPS stating "Vacant", and "*Return to Sender – Refused – Unable to forward*".
- Letter to Landowner or Tenant for property at 119 Church St., postmarked 15 December 2007, returned by USPS stating "*Return to Sender – Refused – Unable to forward*".
- Letter to Road Show Ltd. for property at 803 Vernon St., postmarked 15 December 2007, returned by USPS stating "Refused – 12/12/07" and "*Return to Sender – Refused – Unable to forward*".

At the request of Dr. Graening, John Hope, project manager at EDAW Inc., emailed questionnaires to Terri Shirhall in late November at the City for properties that the City owns within the Plan Area. No response has been received to date.

## **6.2. INTERVIEWS WITH LOCAL GOVERNMENT OFFICIALS**

### **6.2.1. City of Roseville**

During the records review at the Roseville Fire Station on 20 November 2007, Dr. Graening met with Steve Anderson to discuss this assessment. Mr. Anderson pulled all relevant files in the Study Area. Mr. Anderson had no knowledge of a historic landfill at Saugstad Park.

Dr. Graening called Ken Goltzgoek (City of Roseville Utilities Department; 916.746.1751) on 6 December 2007 and left a message. Mr. Goltzgoek referred Dr. Graening to Jim Mulligan, the City's Water Operations Manager (916.774.5668). Dr. Graening spoke with Mr. Mulligan on 12 December 2007; Mr. Mulligan stated that the City's water source is Folsom Lake, and that city-owned wells only to be used during drought or emergency conditions. Mr. Mulligan stated that wells located downtown would be used only in emergency situations, and that he was not aware of any current contamination in wells within the Plan Area. ACG (2004) previously communicated with Goltzgoek:

*“Personal communication with Ken Glotzbach on April 29, 2004 indicated that the City of Roseville Well No. 3 facility (situated between Washington Boulevard and Lincoln Street within the study area) is currently inactive. Mr. Glotzbach indicated that there has been low level detection of chlorinated solvents in the groundwater sampled from this well.” (p. 15)*

Dr. Graening emailed query on 15 December 2007 to Mike Shellito (Assistant City Manager / Community Services Director; City of Roseville Parks and Recreation Department; parksandrec@roseville.ca.us; 916.774.5505) about the federal record of a historic city landfill at Saugstad Park; no response has been received to date.

### **6.2.2. Other Interviews**

No other interviews were conducted. However, ACG (2004) interviewed the Roseville Electric Company, *“Personal communication with Larry Layton on April 29, 2004 indicated that none of the pole-mounted electrical transformers within the City of Roseville Historic District contain PCB’s (Polychlorinated Biphenyls).”*

## **7. FINDINGS**

The Plan Area contains a mix of industrial, commercial, and residential land uses with at least 100 years of historical usage of hazardous materials, especially in the automotive and railroad industries. Evidence from records research, site reconnaissance, and interviews has determined that the Plan Area is subject to known recognized environmental conditions, including *de minimis*, historical, and current environmental conditions; Figure 7.1 and Figure 7.2 summarize particular parcels of concern. These conditions are discussed next.

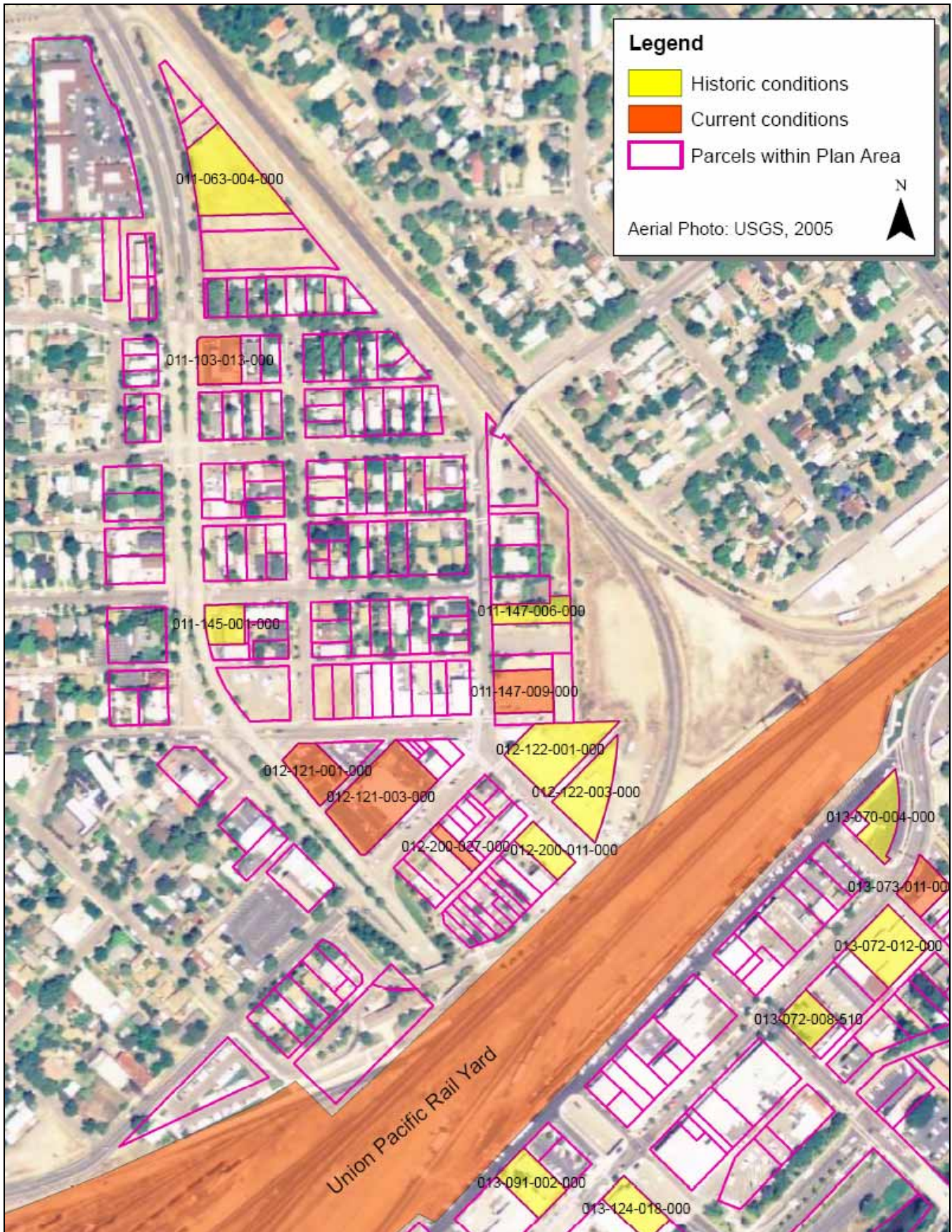


Figure 7.1. Parcels with Recognized Environmental Conditions within the Plan Area, Part 1

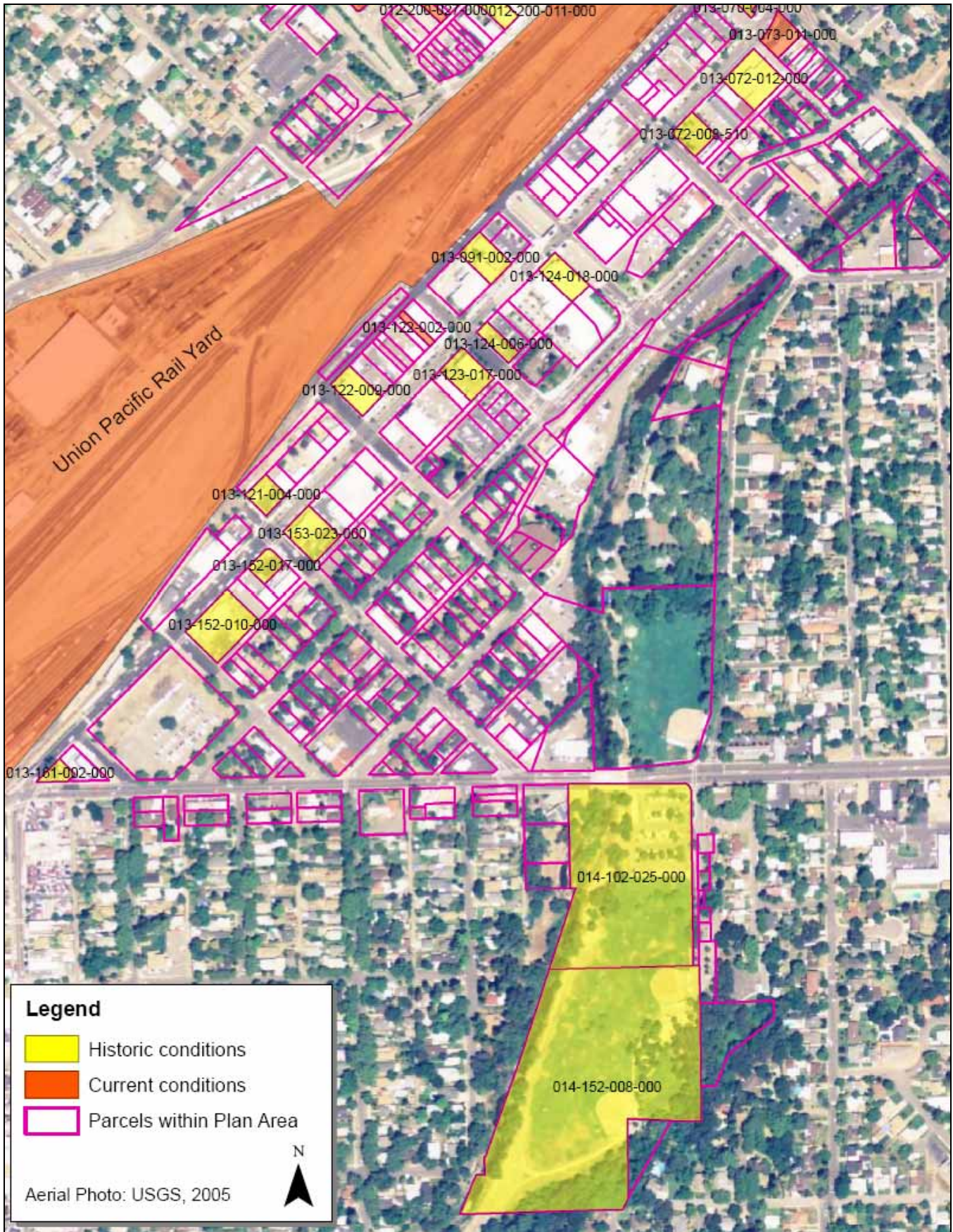


Figure 7.2. Parcels with Recognized Environmental Conditions within the Plan Area, Part 2

## 7.1. DE MINIMIS ENVIRONMENTAL CONDITIONS

*De minimis* environmental conditions are conditions that are not believed to present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies (ASTM, 2005). In the Plan Area, there are numerous registered and active fuel USTs in the Plan Area, and many business store and use small quantities of hazardous materials (see Section 4.2.2.3). There are also numerous small quantity generators of hazardous material wastes (primarily waste engine oil, but also dental and medical wastes, paints, etc.) that are on record. These environmental conditions are considered a minimal, or *de minimis*, risk to public health and the environment for several reasons: the use, storage, and disposal of hazardous materials by these businesses is controlled by city, state, and federal laws; these businesses are required to have Hazardous Materials Management Plans and Material Data Safety Sheets on file with the Roseville Fire Department; and the Roseville Fire Department performs annual hazardous materials inspections and fire inspections of businesses in the Plan Area.

## 7.2. HISTORIC RECOGNIZED ENVIRONMENTAL CONDITIONS

The following historic recognized environmental conditions were found in connection with the Plan Area pursuant to the ASTM Practice E 1527-05:

- 125-129 Vernon St., Sanborn Co. maps indicate historic gasoline and oil usage/storage associated with automobile servicing
- 316 Vernon St., City of Roseville, 1 fuel UST, hydraulic lift, buried drums were removed in 2000; stockpiled soils were reported to contain petroleum hydrocarbon and lead contamination, case closed in 2002
- 513-515 Vernon St., maps indicate historic gasoline and oil usage/storage associated with automobile servicing
- 534 Vernon St., maps indicate historic gasoline and oil usage/storage associated with automobile servicing
- 625-627 Vernon St., maps indicate historic gasoline and oil usage/storage associated with automobile servicing
- 803 Vernon St., maps indicate historic gasoline and oil usage/storage associated with automobile servicing
- 300 Lincoln St., Barker Hotel, fuel UST removed and petroleum hydrocarbon contamination of soil detected; soils removed in 2004, case closed
- 301 Lincoln St., fuel UST abandoned in place under permit
- 422 Lincoln Rd.; maps indicate historic gasoline and oil usage/storage associated with automobile servicing
- 114 Washington Blvd., maps indicate historic gasoline and oil usage/storage associated with automobile servicing
- 310 Washington Blvd., 3 fuel USTs and 1 waste oil UST removed in 1990; petroleum hydrocarbons were detected and the pit was overexcavated, case closed in 2005
- 340-346 Washington; Sanborn Co. maps indicate an historic dry cleaners operation
- 7 Taylor Rd., D & P Creamery, gasoline was released to soil, remedial action was taken, and the case was closed

These parcels are mapped in Figure 7.1 and Figure 7.2. This is not believed to be an exhaustive list of historic recognized conditions, but this list does indicate the industrial nature of the Plan Area and emphasizes the possibility of encountering additional, unknown fuel USTs and associated petroleum-product contamination.

### 7.3. RECOGNIZED ENVIRONMENTAL CONDITIONS

The following recognized environmental conditions were found in connection with the Plan Area pursuant to the ASTM Practice E 1527-05:

- 97 Vernon St., Former Tillet Cleaners, VOC contamination of groundwater, in post-remedial, monitoring stage
- 200 Washington Blvd/, 2 abandoned USTs, status unknown
- 404 Vernon, Former Deluxe Dry Cleaners, contamination of groundwater and soil by TCE; remedial action taken, case is still active
- 120 Church St., removal of 2 heating oil USTs, soil contaminated with kerosene was removed, monitoring status
- 121 Church St., USTs abandoned-in-place in alley; soil testing proposed,
- 101-108 Church St. / 341 Church St., City of Roseville, etc. , Church St. Redevelopment Project; kerosene release to soil; tank and contaminated soil removed; monitoring status, case is still active
- 510 Washington Blvd., Beacon Service Station, former A Mart, petroleum hydrocarbons and MTBE contamination; active remediation;, RWQCB has required ongoing groundwater monitoring, and the case is still active
- 412 Lincoln St., former gasoline fuel station until mid-1960s; 2001 removal permit and removal report for 1 3,000-gal. fuel UST and 2 6,000-gal. buried railcars used as USTs; gasoline & diesel contamination of soil & groundwater, CVRWQCB requested workplan in 2007

These parcels are mapped in Figure 7.1 and Figure 7.2. This list indicates the industrial nature of the Plan Area and emphasizes the possibility of encountering additional, unknown fuel USTs and associated petroleum-product contamination.

## 8. OPINION AND RECOMMENDATION

It is Natural Investigations Company's opinion that there are historic and current recognized environmental conditions in connection with the Plan Area pursuant to the ASTM Practice E 1527-05. Results of this assessment did identify two hazards / hazardous materials issues that could interfere with Specific Plan implementation if not mitigated: the potential public health hazard of drinking groundwater from wells within the Plan Area; and the potential safety hazard to construction personnel of encountering unknown buried USTs during excavations or the health hazard of contact with hazardous materials / petroleum products in contaminated soils or groundwater from leaking USTs or dry cleaner facility releases.

### 8.1. Further Site Investigation Recommended for Some Parcels

Certain parcels with the Plan Area may require additional investigation; some of these parcels have been identified in Section 7. Supplemental Phase I ESAs are recommended for parcels with known historic industrial uses, such as gas and oil usage indicated on Sanborn Co. maps. Phase II ESAs, are recommended for sites in proximity to known contaminant plumes or other recognized environmental conditions, or where the disposition of USTs are unknown. However, it is our professional opinion that none of the recognized environmental conditions identified in this assessment would interfere with the adoption of the Specific Plan. We are recommending that certain parcels be investigated further before they are redeveloped.

## 8.2. Concern with Use of Groundwater for Potable Uses

Historic dry cleaning operations have historically contaminated Plan Area groundwater and City-owned wells with volatile organic compounds (PCE and TCE). Furthermore, current petroleum-based contaminant plumes exist in groundwater in several commercial properties within the Plan Area. Because residences and businesses in the Plan Area and immediate vicinity do not rely upon groundwater for potable water supply, the immediate risk to human health from potentially-contaminated groundwater is not considered to be high; supervising agencies have not issued any warnings or restricted uses in the Plan Area.

EarthTec Ltd. made the following conclusion regarding contaminated groundwater in the 100 block of South Grant St.:

*“Personnel at the City of Roseville Department of Public Works indicated 99.9% of the drinking water supply for the city comes from Folsom Dam/Reservoir system. Three municipal water wells provide a backup emergency water supply in the event of a catastrophic failure of the Folsom Dam system. Although two of the municipal water wells have been shut down due to solvent contamination, City of Roseville personnel have indicated the third municipal water well – as well as a plan to quickly provide for well head decontamination and treatment of contaminated water by carbon filtration – are considered adequate contingency measures for emergency drinking water supplies. As such nearby sites with contaminated shallow groundwater are not considered a threat to future planned uses of the subject site.”* (p. 12, EarthTec Ltd. 1997).

EarthTec Ltd. concluded that no further site investigation was needed. Our recent correspondence with the City indicates that these City wells are not currently contaminated, and that if these wells were used for emergency water supply, water quality monitoring would precede their use. Regardless, groundwater is contaminated with hazardous materials in the Plan Area. However, the Specific Plan does not require use of groundwater, so there is no conflict with this health hazard.

## 8.3. Concern with Contaminant Contact with Construction Workers

However, ground disturbance or excavation during construction and implementation of the Specific Plan and associated redevelopment projects could pose a risk to human health for construction personnel if contaminants are encountered. Hazards include ignition of flammable liquids or vapors, inhalation of toxic vapors in confined spaces such as trenches, or skin contact with contaminated soil or water, or the excavation of undocumented obstructions such as USTs, piping, or solid waste.

A Health and Safety Plan (HASP) prepared for the construction process, consistent with general industry standards and the Occupational Safety and Health Administration, could address any risks to construction personnel and public safety such that these health and safety risks could be mitigated to an acceptable level. This site-specific HASP for each construction phase (especially for excavations) would describe in detail the health and safety guidelines, procedures, and work practices that must be adhered to and the work to be performed, and would also include special details governing certain work, such as working in confined spaces. Should contaminants be found, appropriate measures would be taken to mitigate potential effects on Specific Plan implementation/parcel redevelopment. This may include excavation of contaminated soils and disposal at an appropriate facility. The contaminants of concern are most likely petroleum hydrocarbons (and associated chemicals such as oxygenates and lead

scavengers) and volatile organic carbons (especially PCE and TCE). At a minimum, the HASP should address appropriate personal protective equipment (PPE), monitoring to protect on-site workers, and the appropriate level of worker training (e.g., Hazardous Waste Operations and Emergency Response training). Monitoring may include visual and olfactory observation (e.g., soil staining or unusual odors), or air monitoring with hand-held devices (e.g., photo-ionization detector) to detect volatile hydrocarbons. Health-risk based action levels should be identified for various contaminants that will trigger modifications to work practices. Work practice modifications may include the cessation of construction activities until soil or groundwater sampling is performed, or an increase in the level of PPE or worker training. A Sampling and Analysis Plan may accompany the HASP to determine if constituents of concern are present and at what concentrations. The HASP should also address procedures to follow if unknown objects (e.g., USTs and associated piping) are encountered, and the use of specialized contractors to decommission and remove such USTs and perform confirmation sampling. The HASP may be submitted to the Roseville Fire Department for approval prior to the start of soil disturbance. The implementation of an adequate HASP could reduce the health risk to construction personnel by these recognized environmental conditions to a less-than-significant level.

## 9. CONCLUSIONS

Natural Investigations Company has performed a programmatic Phase I ESA in conformance with the scope and limitations of ASTM Practice E 1527-05 of the Plan Area. Any exceptions to, or deletions from, this practice are described in Section 10 of this report. This assessment has revealed that numerous recognized environmental conditions - *de minimis*, historic, and current – exist within the Plan Area. However, it is our professional opinion that none of the recognized environmental conditions identified in this assessment would interfere with the adoption of the Specific Plan. We recommend that certain parcels be investigated further before they are redeveloped. Existing or potentially existing contaminated soil and groundwater pose two hazards / hazardous materials issues that could interfere with Specific Plan implementation if not mitigated: the potential public health hazard of drinking groundwater from wells within the Plan Area; and the potential safety hazard to construction personnel of encountering unknown buried USTs during excavations or the health hazard of contact with hazardous materials / petroleum products in contaminated soils or groundwater from leaking USTs or dry cleaner facility releases. These issues can be mitigated to a less-than-significant level by the exclusion of groundwater as a potable water source, and by the implementation of a comprehensive Health and Safety Plan.

## 10. DEVIATIONS

There were no deletions or deviations from the standard practice.

## 11. ADDITIONAL SERVICES

Phase I ESAs are non-comprehensive by nature and are unlikely to identify all environmental problems or eliminate all risk. Natural Investigations Company offers a range of investigative and consulting services to suit the needs of our clients, including more quantitative investigations. Although risk can never be eliminated, more detailed and extensive investigations yield more information, which may help the User understand and better manage risks associated with their property. Since such detailed services involve greater expense and time, we ask that our clients participate in the identification of the level of service that will

provide them with an acceptable level of risk. Please contact the signatory of this report if you would like to discuss the issue of risk further. Land use, site conditions, and other factors will change over time. This report should not be relied upon after 180 days from the date of issuance, unless additional services are performed as defined in ASTM E 1527-05 Section 4.7.

## 12. REFERENCES

American Society for Testing and Materials. 2005. Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. Designation E 1527-05. West Conshohocken, Pennsylvania. 35 pp.

City of Roseville. 2007. Roseville Downtown Specific Plan Project (2005PL-082) Notice of Preparation (NOP) of an Draft Environmental Impact Report. Oct. 17, 2007. City of Roseville Planning and Redevelopment Department

Natural Investigations. 2005. Phase I Environmental Site Assessment for the Riverside Gateway Specific Plan and Streetscape Project. Prepared for EDAW Inc., Sacramento, California, and the City of Roseville. 53 pp. + appendices.

## 13. SIGNATURE OF ENVIRONMENTAL PROFESSIONAL

*I declare that, to the best of my professional knowledge, I meet the definition of 'Environmental Professional' as defined in §312.10 of 40 CFR.\**

*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.\**

\* Note that, as required by 40 CFR 312.21(d), this report shall include these statements of the environmental professional responsible for conducting the Phase I ESA and preparation of the report (page 21, ASTM, 2005).



**G. O. Graening, PhD, REA I #08060**

Principal and Owner, Natural Investigations Company



## **14. QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONAL**

Dr. G. O. Graening is a Registered Environmental Assessor I (Registration # 08060) by the California Department of Toxic Substances Control. Dr. Graening holds a PhD in Biological Sciences and a Master of Science in Engineering. Dr. Graening has over 10 years of experience in environmental research and site assessment, including preparation of program-level Phase I ESAs, as well as environmental impact assessments for National Environmental Policy Act compliance and California Environmental Quality Act compliance. Dr. Graening has completed the 40-hour OSHA Hazardous Waste Operations and Emergency Response certification (with 8-hour annual refresher courses). Dr. Graening's full resume, and the Company's statement of qualifications, is available on the Internet at the Company's website ([www.naturalinvestigations.com](http://www.naturalinvestigations.com)).

## **15. APPENDICES**

All appendices are presented as electronic files on the attached compact disc.

### **15.1. USER-PROVIDED INFORMATION**

#### **15.1.1. Title Reports**

#### **15.1.2. Previous Studies**

### **15.2. REGULATORY RECORDS DOCUMENTATION**

#### **15.2.1. EDR Area Study**

#### **15.2.2. GeoTracker File Review**

#### **15.2.3. City of Roseville Fire Dept. File Review**

### **15.3. HISTORICAL RESEARCH DOCUMENTATION**

#### **15.3.1. Topographic Maps**

#### **15.3.2. Aerial Photographs**

#### **15.3.3. Fire Insurance (Sanborn Company) Maps**

### **15.4. INTERVIEW DOCUMENTATION**

#### **15.4.1. Correspondence**

#### **15.4.2. Hazards / Hazmat Landowner Questionnaire**