

MEMORANDUM

To: Greg Bitter, Planning Manager, City of Roseville
From: Christine Kronenberg, AICP
Subject: CEQA Exemption for the Junction Crossing Housing project
Date: March 28, 2018

Dudek was retained to assist the City of Roseville in evaluating whether the Junction Crossing housing project (proposed project) is exempt from the California Environmental Quality Act (CEQA). The proposed project is an 80-unit affordable housing project located in the City of Roseville (City). The project site is located in downtown Roseville at the intersection of Washington Boulevard and Pacific Street within the City's Downtown Specific Plan area.

As a residential infill development, the project qualifies for several exemptions under CEQA. Specifically, the project meets the following CEQA statutory exemptions: Public Resources Code (PRC) Section 21155.4 and Government Code (GC) Section 65457 (Sustainable Communities Strategy/Specific Plans), Section 21159.21 (Housing Project Exemptions) including Section 21159.23 (Low Income) and Section 21159.24 (Infill). In addition, the project is also considered categorically exempt under Section 15332 (In-fill projects) of the CEQA Guidelines.

Summary of the Proposed Project

The proposed project would construct an affordable housing community that would include a four-story, 80,460 gross square foot, 80-unit multi-family residential building, clubhouse, public plaza, and surface and tuck-under parking lots within the Downtown Roseville Specific Plan. The project site consists of a portion of an approximately 1.3-acre lot currently made up of several contiguous parcels within the Downtown Roseville Specific Plan. The project would accommodate individuals with very-low (50% AMI) and low-incomes (60% AMI) and would include 20 studio units and 60 one-bedroom units. The project density is approximately 60 dwelling units per acre (du/ac).

A public plaza would be constructed along the Church Street frontage and incorporate benches and a bike rack. The proposed project would provide a total of 83 parking spaces; 47 spaces would be available to project residents, guests and staff and 36 spaces would be available to the

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public. An existing monument to the First Transcontinental Railroad lies in the building footprint along the west side of the project site. The State Historic Preservation Office has already granted the applicant permission to relocate the monument to an appropriate location as part of this project. The project would also require removal of asphalt pavement and gravel parking areas, landscape trees and shrubs, and a small one-story cinder block building with a composite roof.

The City's General Plan Land Use Map designates the project site as Central Business District (CBD), and the Downtown Specific Plan designates the site as Old Town Commercial. The project site is zoned HD/SA-DT (Old Town Historic District/Special Area – Downtown).

The project site is bounded by Washington Boulevard to the south, Church Street to the west, existing retail to the north, and Pacific Street to the east. The proposed project would be located approximately 0.04 mile from the Roseville Amtrak station, which offers California Zephyr and Capitol Corridor train lines and Greyhound bus routes. The project site is also located within 0.1 mile of several transit stops, including the Pacific Street & Church Street bus stop, Washington Boulevard & Main Street bus stop, and Vernon Street & Grant Street bus stop.

Construction of the apartments is expected to begin in the second quarter of 2018, and would occur in a single phase, with an anticipated 15-month construction completion. Completion is anticipated to be third quarter in 2019.

Public Resource Code Section 21155.4 Sustainable Communities Strategy

The proposed project is exempt under PRC Section 21155.4 (Sustainable Communities Strategy) because it meets the following conditions:

(a) Except as provided in subdivision (b), a residential, employment center, as defined in paragraph (1) of subdivision (a) of Section 21099, or mixed-use development project, including any subdivision, or any zoning, change that meets all of the following criteria is exempt from the requirements of this division:

- (1) The project is proposed within a transit priority area, as defined in subdivision (a) of Section 21099.
- (2) The project is undertaken to implement and is consistent with a specific plan for which an environmental impact report has been certified.
- (3) The project is consistent with the general use designation, density, building intensity, and applicable policies specified for the project area in either a sustainable communities strategy or an alternative planning strategy for which the State Air Resources Board, pursuant to subparagraph (H) of paragraph (2) of subdivision (b) of Section 65080 of the Government Code, has accepted a metropolitan planning organization's determination that the sustainable communities strategy or the

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- alternative planning strategy would, if implemented, achieve the greenhouse gas emissions reduction targets.
- (b) Further environmental review shall be conducted only if any of the events specified in Section 21166 have occurred.

Discussion

- 1) Section 21099(a) of the PRC defines “transit priority projects” as “an area within one-half mile of a major transit stop that is existing or planned...” PRC Section 21064.3 defines a major transit stop as “a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods.” The project site is located approximately 0.04 mile from the Roseville Amtrak station and numerous City bus lines. The project site is located within the Sacramento Area Council of Governments (SACOG’s) Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS) transit priority area (SACOG 2016, Figure 3.2, p. 28). Therefore, SACOG has determined this area of the City meets the definition of a transit priority area.

- 2) The proposed project is located within the City’s Downtown Specific Plan area. The project site is designated as Old Town Commercial in the Downtown Specific Plan (City of Roseville 2009a), which permits multi-family development at a minimum density of 16 units per acre. Future development of this area with residential and parking uses was evaluated in the Downtown Specific Plan EIR (State Clearinghouse #2007102090, certified April 2009). The Downtown Specific Plan EIR analyzed potential impacts of various allowable development within 11 Downtown Districts. The project site is within the DT-4, Old Town Commercial District. This district includes approximately 16-acres and designates a mix of land uses including retail, restaurants, entertainment, office, parking, and multi-family residential. The EIR contemplated and analyzed potential impacts of 148 new residential units in the DT-4 District. One of the primary goals in the Downtown Specific Plan is to develop a significant amount of new housing in Downtown (LU Goal 4.3), consistent with the SACOG Blueprint principles which encourage the development of new high density residential development in urbanized areas. Policy 4.3.1 calls for a variety of market rate and affordable housing that is accessible to different economic and life-style sectors of the community. While Policy 4.3.2 encourages the provision of affordable housing within the Specific Plan area consistent with the City’s General Plan. New residents will enhance the customer base for Downtown retail businesses and will be within walking distance to various transit facilities (City of Roseville 2009).

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The Downtown Specific Plan designates numerous parking structures throughout the downtown with the objective of providing 580 parking spaces within the plan area. To achieve this objective, Mitigation Measure 4.6-5 in the Downtown Specific Plan EIR requires the development of an additional 580 parking spaces over the planning horizon evaluated in the Specific Plan. To comply with this measure the City conducted a Historic Old Town Roseville Parking Study (September 2017) that identified other sites throughout downtown Roseville that could provide the required parking. The Roseville City Council reviewed and accepted the Parking Study in October 2017. To date, a 420-space parking structure is currently under construction at Washington and Oak Streets and, in addition to the various options identified in the Parking Study, the City projects more than 580 parking spaces will be provided to serve downtown prior to build out of the Specific Plan. The project also includes a total of 83 parking spaces; 47 spaces would be available to project residents, guests and staff and 36 spaces would be available to the public.

The residential uses proposed on this site are consistent with what was analyzed in the Downtown Specific Plan EIR, the Historic Old Town Parking Study, and the goals and policies contained in the Downtown Specific Plan that support and encourage development of a range of housing options and types throughout downtown.

- 3) The proposed project is consistent with the general use designation, density, building intensity and applicable policies specified for the project area within the City's Downtown Specific Plan and the SACOG MTP/SCS. The project site is designated as Old Town Commercial within the City's Downtown Specific Plan. The SACOG 2016 MTP/SCS designated the project area as a Center/Corridor Community and a Transit Priority Area (SACOG 2016). The City has identified the area within a half-mile radius around the existing Amtrak station, including the Downtown Specific Plan and Riverside Gateway areas as Center and Corridor Communities. The MTP/SCS predicts redevelopment and infill, both mixed use and residential, in the Center and Corridor Communities are forecasted to be slow and steady through 2036. These Center and Corridor Communities are forecast for 1,100 new housing units and 4,061 new employees within this period. Build out potential in these areas is significant, at 7,112 additional employees and 469 additional housing units (SACOG 2016).

The City's Downtown Code provides development standards and design criteria for the Old Town Commercial District. These include a maximum height requirement of four stories (60'), 0 foot setbacks, minimum density of 16 units/acre, minimum floor to area ratio (FAR) of 1.50 and maximum FAR of 3.00 (City of Roseville 2009b). Furthermore,

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the proposed project is included as a “Pre-Design project” in the Downtown Code. Pre-Design plans have been identified to encourage development and redevelopment within the downtown and provide a more streamlined development process by complying with the basic development standards. The use of a Pre-Design plan exempts the proposed project from design review and environmental review, as long as the proposed project can be considered consistent with the original design. The Pre-Design plan included for the project site (Pacific/Church Street Site Plan) proposed two different development scenarios, both of which involved the construction of approximately 400 new parking spaces with 273 spaces set aside for the public; a multi-story building (approximately 4 stories) that wraps the parking structure and fronts onto Washington Boulevard, Church Street and Pacific Street; and, a total of 90,900 square feet of newly developed building area (City of Roseville 2009b). Here, the proposed project would only provide 83 parking spaces, and would follow the same design as the Pacific/Church Street Site Plan by constructing a four story residential building (less than 60’ in height) that wraps around surface parking and tucks under parking lots. The project’s density would be approximately 60 du/acre and the FAR would be 1.57, which is consistent with the density and FAR requirements set forth in the City’s Downtown Code.¹ Furthermore, the City and SACOG have been focused on consolidating housing development within urbanized areas of the City, including Downtown. As the proposed project design would follow a Pre-Design plan and provide high-density affordable housing within the Downtown Specific Plan consistent with the City’s General Plan and SACOG’s MTP/SCS, the project would be consistent with applicable local plans and policies.

- b) Section 21166 specifies that preparation of a Subsequent EIR or a Supplement to an existing EIR is required if there are substantial changes proposed which require major revisions to the EIR; substantial changes in the circumstances under which the project is being undertaken have occurred; or new information is now available that was not known when the EIR was prepared. The project does not include substantial changes to the project footprint or density from what was evaluated in the Downtown Specific Plan EIR. The Downtown Specific Plan EIR evaluated development of up to 148 residential units within the DT-4 District, which includes the project site. Since the EIR was certified in March 2009 there has not been much development in this area of Downtown Roseville which would contribute to a substantial change in circumstances. In addition, there is no

¹ The gross land area of the project site includes all portions of the parcels proposed to be developed as part of residential development project. Public parking that will be retained for the benefit of the general public is excluded from this calculation.

new information that would warrant preparation of a Subsequent or Supplement to the Downtown Specific Plan EIR.

Government Code Section 65457 Specific Plans

The proposed project is exempt under Government Code Section 65457 (Specific Plans) because it meets the following conditions:

- (a) Any residential development project, including any subdivision, or any zoning change that is undertaken to implement and is consistent with a specific plan for which an environmental impact report has been certified after January 1, 1980, is exempt from the requirements of Division 13 (commencing with Section 21000) of the Public Resources Code. However, if after adoption of the specific plan, an event as specified in Section 21166 of the Public Resources Code occurs, the exemption provided by this subdivision does not apply unless and until a supplemental environmental impact report for the specific plan is prepared and certified in accordance with the provisions of Division 13 (commencing with Section 21000) of the Public Resources Code. After a supplemental environmental impact report is certified, the exemption specified in this subdivision applies to projects undertaken pursuant to the specific plan.

Discussion

The proposed project is a residential development project that is consistent with the City's Downtown Specific Plan and Downtown Specific Plan EIR, as discussed above under PRC Section 21155.4. None of the events described in PRC Section 21166 (subsequent or supplemental EIR) have occurred, as noted above under PRC Section 21166. Therefore, it is exempt from the requirements of Division 13 (commencing with Section 21000) of the Public Resources Code.

Public Resources Code Section 21159.21 Criteria to Qualify for Housing Project Exemptions

A housing project may qualify for an exemption under PRC Sections 21159.22, 2159.23, or 21159.24 if it first meets the criteria of PRC Section 21159.21. The proposed project qualifies under PRC Section 21159.21 because it meets the following conditions:

A housing project qualifies for an exemption from this division pursuant to Section 21159.22, 21159.23, or 21159.24 if it meets the criteria in the applicable section and all of the following criteria:

- (a) The project is consistent with any applicable general plan, specific plan, and local coastal program, including any mitigation measures required by a plan or program, as that plan or program existed on the date that the application was deemed complete

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- and with any applicable zoning ordinance, as that zoning ordinance existed on the date that the application was deemed complete, except that a project shall not be deemed to be inconsistent with the zoning designation for the site if that zoning designation is inconsistent with the general plan only because the project site has not been rezoned to conform with a more recently adopted general plan.
- (b) Community-level environmental review has been adopted or certified.
 - (c) The project and other projects approved prior to the approval of the project can be adequately served by existing utilities, and the project applicant has paid, or has committed to pay, all applicable in-lieu or development fees.
 - (d) The site of the project does not contain wetlands, does not have any value as a wildlife habitat, and the project does not harm any species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.) or by the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050), of Division 3 of the Fish and Game Code), and the project does not cause the destruction or removal of any species protected by a local ordinance in effect at the time the application for the project was deemed complete. For the purposes of this subdivision, “wetlands” has the same meaning as in Section 328.3 of Title 33 of the Code of Federal Regulations and “wildlife habitat” means the ecological communities upon which wild animals, birds, plants, fish, amphibians, and invertebrates depend for their conservation and protection.
 - (e) The site of the project is not included on any list of facilities and sites compiled pursuant to Section 65962.5 of the Government Code.
 - (f) The site of the project is subject to a preliminary endangerment assessment prepared by an environmental assessor to determine the existence of any release of a hazardous substance on the site and to determine the potential for exposure of future occupants to significant health hazards from any nearby property or activity.
 - (1) If a release of a hazardous substance is found to exist on the site, the release shall be removed, or any significant effects of the release shall be mitigated to a level of insignificance in compliance with state and federal requirements.
 - (2) If a potential for exposure to significant hazards from surrounding properties or activities is found to exist, the effects of the potential exposure shall be mitigated to a level of insignificance in compliance with state and federal requirements.
 - (g) The project does not have a significant effect on historical resources pursuant to Section 21084.1.
 - (h) The project site is not subject to any of the following:

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- (1) A wildland fire hazard, as determined by the Department of Forestry and Fire Protection, unless the applicable general plan or zoning ordinance contains provisions to mitigate the risk of a wildland fire hazard.
- (2) An unusually high risk of fire or explosion from materials stored or used on nearby properties.
- (3) Risk of a public health exposure at a level that would exceed the standards established by any state or federal agency.
- (4) Within a delineated earthquake fault zone, as determined pursuant to Section 2622, or a seismic hazard zone, as determined pursuant to Section 2696, unless the applicable general plan or zoning ordinance contains provisions to mitigate the risk of an earthquake fault or seismic hazard zone.
- (5) Landslide hazard, flood plain, flood way, or restriction zone, unless the applicable general plan or zoning ordinance contains provisions to mitigate the risk of a landslide or flood.
 - (i) (1) The project site is not located on developed open space.
 - (2) For the purposes of this subdivision, “developed open space” means land that meets all of the following criteria:
 - (A) Is publicly owned, or financed in whole or in part by public funds.
 - (B) Is generally open to, and available for use by, the public.
 - (C) Is predominantly lacking in structural development other than structures associated with open spaces, including, but not limited to, playgrounds, swimming pools, ballfields, enclosed child play areas, and picnic facilities.
 - (3) For the purposes of this subdivision, “developed open space“ includes land that has been designated for acquisition by a public agency for developed open space, but does not include lands acquired by public funds dedicated to the acquisition of land for housing purposes.
- (j) The project site is not located within the boundaries of a state conservancy.

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- a-c) The proposed project is consistent with the City’s General Plan 2035 (General Plan), the City’s Downtown Specific Plan, and the City’s zoning ordinance and does not require a General Plan or Specific Plan amendment or a rezone. Environmental review has been conducted for the project area through the City’s Downtown Specific Plan EIR (certified

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in March 2009), the proposed project is consistent with this analysis, and is required to implement all application mitigation measures included in the Plan's Mitigation, Monitoring, and Reporting Plan (MMRP) included as Attachment A. Those measures that are not applicable to the project are identified and described in Attachment A. The Downtown Specific Plan EIR determined that future development can be adequately served by existing City utilities, and the project applicant is required to pay all applicable in-lieu or development fees as set forth in the project's conditions of approval.

- d) A Biological and Wetland Resources Constraints Analysis prepared for the proposed project (see Attachment B) determined that the project site does not contain wetlands, does not have any value as a wildlife habitat, and that the proposed project would not harm any species protected by local, state or federal regulations or ordinances.
- e-f) The Phase I Environmental Site Assessment (ESA) prepared for the project site (see Attachment C) determined that the site is not included on any list of facilities and sites compiled pursuant to Section 65962.5 of the Government Code. The Phase I ESA also determined that no current recognized environmental conditions exist in connection with the project site based on a records review, database searches, and interviews. The proposed project does not contain any heavy industrial uses and would not expose future occupants to significant health hazards from any nearby property or activity.
- 1-2) The construction contractor would comply with all applicable state, federal, and local requirements if a release of a hazardous substance occurs or is found to occur during project construction, and would remove and mitigate the release of any hazardous materials, consistent with existing regulations.

If potential for exposure to significant hazards from surrounding properties or activities is found to exist, the effects of the potential exposure would be mitigated to a level of insignificance in compliance with state and federal requirements.

- g) A Historical Resource Analysis Study (Study) was prepared for the small, one-story cinder block building located within the project site (behind 127 Church Street) slated for removal (see Attachment D). The Downtown Specific Plan and Downtown Specific Plan Final EIR does not identify this building as a historically significant resource (City of Roseville 2009c, p.2-4, Exhibit 4.7-1). The Study reviewed the four principal criteria to determine if the building would qualify as a significant historical resource for listing locally and on the California Register of Historic Resources (CRHR). In order for the building to be considered significant, it must retain integrity, and meet one or more of the CRHR criteria. The Study concludes that the building, constructed of board-formed concrete, is a utilitarian

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building that lacks a distinctive architecture style or design emblematic of the historic architecture that is considered to represent an important chapter in the history of Roseville. No documentation has been found to associate the building with a significant event or events in the history of Roseville, or a significant person or persons in the history of Roseville. Therefore, on an individual basis, the building does not warrant listing in the CRHR or on a local historical list, either individually, or as a contributor to the Old Town Roseville Historic District. The project would not have a significant effect on historical resources pursuant to PRC Section 21084.1.

An existing monument to the First Transcontinental Railroad is located adjacent to the west side of the project site. This monument would need to be relocated to accommodate the project and the State Historic Preservation Office has already granted the applicant permission to relocate the monument to an appropriate location, where it can be viewed by the public.

- h. 1-5) The project site is located in an urbanized, developed area and is not subject to a wildland fire hazard (CalFire 2008). The site, which is vacant, is not an unusually high risk of fire or explosion, or risk of public health exposure. The project site is not located within a delineated earthquake fault zone, landslide hazard area, flood plain, flood way, or restriction zone and is not located on developed open space (City of Roseville 2009a, FEMA 1998).
- i-j) The project is site is located on previously developed land. It does not contain open space and is not within a conservancy.

Public Resources Code Section 21159.23. Low-Income Housing Exemption

The proposed project, having met the criteria of Section 21159.21, is exempt under Section 21159.23 (Low Income Housing) because it meets the following conditions:

- (a) This division does not apply to any development project that consists of the construction, conversion, or use of residential housing consisting of 100 or fewer that is affordable to low income households if both of the following criteria are met:
 - (1) The developer of the development project provides sufficient legal commitments to the appropriate local agency to ensure the continued availability and use of the housing units for lower income households, as defined in Section 50079.5 of the Health and Safety Code, for a period of at least 30 years, at monthly housing costs, as determined pursuant to Section 50053 of the Health and Safety Code.
 - (2) The development project meets all of the following requirements:

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- (A) The project satisfies the criteria described in Section 21159.21.
- (B) The project site meets one of the following conditions:
 - (i) Has been previously developed for qualified urban uses.
 - (ii) The parcels immediately adjacent to the site are developed with qualified urban uses, or at least 75 percent of the perimeter of the site adjoins parcels that are developed with qualified urban uses and the remaining 25 percent of the perimeter of the site adjoins parcels that have previously been developed for qualified urban uses, and the site has not been developed for urban uses and no parcel within the site has been created within 10 years prior to the proposed development of the site.
- (C) The project site is not more than five acres in area.
- (D) The project site is located within an urbanized area or within a census-defined place with a population density of at least 5,000 persons per square mile or, if the project consists of 50 or fewer units, within an incorporated city with a population density of at least 2,500 persons per square mile and a total population of at least 25,000 persons.
- (b) Notwithstanding subdivision (a), if a project satisfies all of the criteria described in subdivision (a) except subparagraph (D) of paragraph (2) of that subdivision, this division does not apply to the project if the project is located within either an incorporated city or a census defined place with a population density of at least 1,000 persons per square mile.
- (c) Notwithstanding subdivision (b), this division applies to a project that meets the criteria of subdivision (b), if there is a reasonable possibility that the project would have a significant effect on the environment or the residents of the project due to unusual circumstances or due to the related or cumulative impacts of reasonably foreseeable projects in the vicinity of the project.
- (d) For the purposes of this section, “residential” means a use consisting of either of the following:
 - (1) Residential units only.
 - (2) Residential units and primarily neighborhood-serving goods, services, or retail uses that do not exceed 15 percent of the total floor area of the project.

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- a) As described above, the proposed project would construct an 80-unit affordable housing community that would accommodate individuals with very-low (50% AMI) and low-incomes (60% AMI).
- 1) The project developer is required to provide sufficient legal commitments to the City to ensure the continued availability and use of the housing units for lower income households for a period of at least 30 years.
- 2A) As stated above, the project satisfies the criteria described in PRC Section 21159.21.
- 2B-2D) The project site has been previously developed as a parking lot, would be located adjacent to urban uses, including retail and restaurants, and the project site is less than five acres. The project site would be located within the incorporated City of Roseville, which has a population over 100,000 residents and, thus, constitutes an “urbanized area” as defined by PRC Section 21071. (US Census Bureau 2018).
- b-d) As the project would satisfy all of the criteria described in subdivision (a), subdivisions (b) and (c) are not applicable. While subdivision (c) is not applicable to the project, the proposed project would not have a significant effect on the environment or the residents of the project due to unusual circumstances or due to the related or cumulative impacts of reasonably foreseeable projects in the vicinity of the project. With respect to unusual circumstances, nothing is unusual about the project; it constitutes a residential infill project proposed on a site designated for such a use. As for potential cumulative impacts, the Downtown Specific Plan EIR evaluated potential cumulative impacts and mitigated all potential cumulative impacts of development contemplated by the Specific Plan to below a cumulatively considerable level to the extent feasible.

Public Resources Code Section 21159.24 Infill Housing Exemption

The proposed project, having met the criteria of Section 22259.21, is exempt under Section 21159.24 (Infill Housing) because it meets the following conditions:

- (a) Except as provided in subdivision (b), this division does not apply to a project if all of the following criteria are met:
 - (1) The project is a residential project on an infill site.
 - (2) The project is located within an urbanized area.
 - (3) The project satisfies the criteria of Section 21159.21.

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- (4) Within five years of the date that the application for the project is deemed complete pursuant to Section 65943 of the Government Code, community-level environmental review was certified or adopted.
- (5) The site of the project is not more than four acres in total area.
- (6) The project does not contain more than 100 residential units.
- (7) Either of the following criteria are met:
 - (A) (i) At least 10 percent of the housing is sold to families of moderate income, or not less than 10 percent of the housing is rented to families of low income, or not less than 5 percent of the housing is rented to families of very low income.
 - (ii) The project developer provides sufficient legal commitments to the appropriate local agency to ensure the continued availability and use of the housing units for very low, low, and moderate-income households at monthly housing costs determined pursuant to paragraph (3) of subdivision (h) of Section 65589.5 of the Government Code.
- (B) The project developer has paid or will pay in-lieu fees pursuant to a local ordinance in an amount sufficient to result in the development of an equivalent number of units that would otherwise be required pursuant to subparagraph (A).
- (8) The project is within one-half mile of a major transit stop.
- (9) The project does not include any single level building that exceeds 100,000 square feet.
- (10) The project promotes higher density infill housing. A project with a density of at least 20 units per acre shall be conclusively presumed to promote higher density infill housing. A project with a density of at least 10 units per acre and a density greater than the average density of the residential properties within 1,500 feet shall be presumed to promote higher density housing unless the preponderance of the evidence demonstrates otherwise.
 - (b) Notwithstanding subdivision (a), this division shall apply to a development project that meets the criteria described in subdivision (a), if any of the following occur:
 - (1) There is a reasonable possibility that the project will have a project-specific, significant effect on the environment due to unusual circumstances.
 - (2) Substantial changes with respect to the circumstances under which the project is being undertaken that are related to the project have occurred since community-level environmental review was certified or adopted.

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- (3) New information becomes available regarding the circumstances under which the project is being undertaken and that is related to the project that was not known, and could not have been known, at the time that community-level environmental review was certified or adopted.

- (c) If a project satisfies the criteria described in subdivision (a), but is not exempt from this division as result of satisfying the criteria described in subdivision (b), the analysis of the environmental effects of the project in the environmental impact report or the negative declaration shall be limited to an analysis of the project-specific effect of the projects and any effects identified pursuant to paragraph (2) or (3) of subdivision (b).

- (d) For the purposes of this section, “residential” means a use consisting of either of the following:
 - (1) Residential units only.
 - (2) Residential units and primarily neighborhood-serving goods, services, or retail uses that do not exceed 25 percent of the total building square footage of the project.

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- a. 1-6) The proposed project is a residential project located on an infill site within an urbanized area. As described previously, the project satisfies the criteria of Section 21159.21 and is included in the City’s Downtown Specific Plan and evaluated in the Downtown Specific Plan EIR and the City’s General Plan 2035 EIR, which was prepared in 2016. The project site is less than four acres and the proposed project would construct 80 residential units. Therefore, the project is not more than four acres in total area and does not contain more than 100 residential units.

- a. 7A-7B) All of the project’s residential units would accommodate individuals with very-low (50% AMI) and low-incomes (60% AMI) and the project developer is required to provide sufficient legal commitments to the City to ensure the continued availability and use of the housing units for very low and low-income households. The project developer would meet requirements pursuant to subparagraph 7A. Therefore, the project developer would not be required to pay in-lieu fees in an amount sufficient to result in the development of an equivalent number of units that would otherwise be required pursuant to subparagraph (A).

- a. 8) As described previously, the project site is located approximately 0.04 mile from the Roseville Amtrak station. Therefore, the project would be located within one-half mile of a major transit stop.

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- a. 9) The proposed project would not construct any single level buildings. The project includes a four-story, 80,460 gsf building. Therefore, the project does not include any single level building that exceeds 100,000 square feet.
- a. 10) Section 21159.24 of the Public Resources Code states that “a project with a density of at least 20 units per acre shall be conclusively presumed to promote higher density infill housing”. The proposed project would construct 80 residential units at a housing density of approximately 60 du/ac and would provide high density infill housing.
- b. 1-3) The evidence provided above under PRC Section 21155.4 (3)(b), supports the statement that the project would not have a project-specific, significant effect on the environment due to unusual circumstances. Furthermore, no substantial changes, with respect to the circumstances under which the project is being undertaken, have occurred since certification of the City’s General Plan 2035 EIR. No new information regarding the circumstances under which the project is being undertaken and that is related to the project that was not known during community-level environmental review has been found.
- c) The project meets the criteria of subdivision (b). Therefore, further environmental analysis of the environmental effects of the project is not warranted.
- d) The project consists of residential units and amenities to serve those units (including a plaza and clubhouse).

The Proposed Project is Categorically Exempt Under CEQA Section 15300.2

The proposed project is categorically exempt from CEQA Section 15300.2 of the CEQA Guidelines because it meets the following conditions:

- (a) Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.
- (b) Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

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- (c) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstance.
- (d) Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.
- (e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.
- (f) Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

Discussion

- a) The location exception applicable to classes 3, 4, 5, 6, and 11 of the categorical exemptions are not applicable to the project. The project meets the Section 15332 criteria for application of the Class 32 exemption, as described below.
- b) As described above under Public Resources Code Section 21159.23 (b-d), development of the project site was evaluated in the Downtown Specific Plan EIR and would not contribute to an existing cumulative impact. The proposed project would comply with mitigation measures identified in the Downtown Specific Plan EIR, listed below.
- c) As described above, development of the project site was evaluated in the Downtown Specific Plan EIR and the proposed project would not change any of the conclusions of the EIR. Therefore, nothing is unusual about the proposed project or the circumstances surrounding the proposed project. Furthermore, the proposed project is not introducing any uses that could result in a significant effect on the environment due to unusual circumstances.
- d) There are no state-eligible or designated scenic highways within the viewshed of the proposed project or in the project vicinity (City of Roseville 2009).
- e) As discussed above under Public Resources Code Section 21159.21(e-f), the project is not located on a site that contains hazardous materials (see Attachment C).

- f) As discussed under Public Resources Code Section 21159.21(g) above, a Historical Resource Analysis Study evaluated the building to determine if it would meet the criteria to be considered a historic resource. The Study concluded that the building does not meet any of the required criteria. Therefore, the building is not considered a historical resource so removing this building would not impact a historical resource (see Attachment D).

The Proposed Project is Categorically Exempt Under CEQA Section 15332

The proposed modifications are categorically exempt from CEQA Section 15332 of the CEQA Guidelines because it meets the following conditions for Class 32 exemptions:

Class 32 consists of projects characterized as in-fill development meeting the conditions described in this section.

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- (c) The project site has no value as habitat for endangered, rare or threatened species.
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- (e) The site can be adequately served by all required utilities and public services.

Discussion

- a) The proposed project would be located within a developed area that is currently being used as a parking lot and is characterized as in-fill development, as the site is surrounded by urban uses. The City's General Plan designates the project site as CBD and the Downtown Specific Plan designates the project site as Old Town Commercial and it is zoned HD/SA-DT (Old Town Historic District/Special Area-Downtown). Where conflicts exist between the Downtown Specific Plan and provisions of the Roseville Municipal Code, the provisions of the Downtown Specific Plan Downtown Code prevail. (Roseville Municipal Code, § 19.31.040.) The project would be consistent with the underlying land use and zoning designation for the project site and development would not require a General Plan or Specific Plan amendment or rezone. The Downtown Specific Plan includes several goals and policies that promote the development of new housing within the Downtown area (see LU Goal 4.3), encourage a variety of housing types that is accessible to different economic and life-style sectors (Policy 4.3.1),

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encourage pedestrian-oriented development (LU Goal 4.4), and promotes intensification of the development footprint in the Downtown (LU Goal 4.5). The project would meet the intended uses of the site by constructing a high-density pedestrian-oriented affordable housing community.

- b) The proposed project would be located on a site that is less than five acres within Downtown Roseville and would be located within an area surrounded by predominantly urban uses, including the Roseville Amtrak station, City Hall, and nearby restaurants and retail stores. Therefore, the proposed project would occur within city limits on a project site of not more than five acres and be substantially surrounded by urban uses.
- c) The Biological and Wetland Resources Constraints Analysis prepared for the proposed project (see Attachment A) determined that the project site contains no significant natural resources, including special-status plants or animals, and provides negligible value to local wildlife due to its historical use as a sparsely-landscaped parking lot. The southeastern portion of the site currently supports eight landscape trees on islands among parking spaces, and the northwestern portion of the site contains a parking lot and a vacant lot with a small outbuilding and small parklet. None of these areas contain plant or wildlife species of special concern or wetlands or other waters of the U.S. or State that would be adversely affected by the proposed project. Therefore, the project site has no value as habitat for endangered, rare or threatened species.
- d) Future development of this site was contemplated in the City's Downtown Specific Plan, and project impacts relating to traffic, noise, air quality, and water quality were analyzed in the Downtown Specific Plan Environmental Impact Report certified in March 2009. The EIR determined that the majority of impacts related to these areas would be less than significant, or could be reduced to less-than-significant with the incorporation of mitigation measures.

Impact 4.6-2 of the Downtown Specific Plan EIR found that implementation of the Specific Plan could result in significant and unavoidable impacts related to unacceptable p.m. peak hour LOS at signalized intersections under cumulative plus project conditions (City of Roseville 2009a, pp. 4.6-33 to 4.6-34). The following intersections were identified: Orlando Avenue/Marlin Drive/Cirby Way; Harding Drive/Estates Drive; Sunrise Avenue/Eureka Road. However, the proposed project would not affect these signalized study intersections, as these intersections are located outside of the City's Pedestrian Overlay District, where the proposed project is located. Furthermore, the EIR determined that implementation of the Specific Plan could result in significant and

unavoidable air quality impacts related to generation of short-term construction-related emissions of criteria air pollutants and precursors, generation of long-term operation-related (regional) emission of criteria air pollutants and ozone precursors, and exposure of sensitive receptors to toxic air contaminant emissions. However, the proposed project would not emit substantial air pollutants and would not contribute to a significant air quality impact. Furthermore, the project would follow all applicable mitigation measures included in the Downtown Specific Plan EIR. No impacts to water quality requiring mitigation were identified. Cumulative traffic impacts were identified, but are outside of the pedestrian overlay zone and would not apply to the project. Relevant mitigation measures to air quality and noise are listed below:

Air Quality

Mitigation Measure 4.10-1

In accordance with the PCAPCD, the applicant shall comply with all applicable rules and regulations as listed above (e.g., Rule 202, 218 and 228). In addition, the following mitigation measures shall be implemented to reduce short-term construction-related air quality impacts. In addition, dust control measures are required to be implemented by all projects in accordance with the City of Roseville Grading Ordinance, and the PCAPCD Fugitive Dust Rule 228.

1. The applicant shall submit to PCAPCD a Construction Emission/Dust Control Plan within 30 days prior to groundbreaking. If the PCAPCD does not respond within 20 days, the plan shall be considered approved. The plan must address the minimum requirements found in section 300 and 400 of District Rule 228, Fugitive Dust (www.placer.ca.gov/airpollution/airpolut.htm). The applicant shall keep a hard or electronic copy of Rule 228, Fugitive Dust on-site for reference.
2. The Construction Emission/Dust Control Plan shall include a comprehensive inventory (i.e., make, model, year, emission rating) of all heavy-duty off-road equipment (50 horsepower (HP) or greater) that will be used an aggregate of 40 or more hours for the construction project. The project representative shall provide PCAPCD with the anticipated construction timeline including start date, and name and phone number of the project manager and on-site foreman. The plan shall demonstrate that the heavy-duty (> 50 HP) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet-average 20% NOX reduction and 45% particulate reduction compared to the most recent ARB fleet average. PCAPCD shall be contacted for average fleet emission data. Acceptable options for reducing emissions may include use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available. Contractors can access the Sacramento Metropolitan Air Quality Management District's web site to determine if their off-road fleet meets the requirements listed in this measure (http://www.airquality.org/ceqa/Construction_Mitigation_Calculator.xls).
3. Clean earth moving construction equipment with water or sweep clean, once per day, or as necessary (e.g., when moving onsite), consistent with National Pollutant Discharge Elimination System Best Management Practices, local ordinances, and municipal codes. Water shall be applied to control dust as needed to prevent dust impacts offsite. Operational water truck(s), shall

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be on-site, as required, to control fugitive dust. Construction vehicles leaving the site shall be cleaned, as needed, to prevent dust, silt, mud, and dirt from being released or tracked off-site.

4. Spread soil binders on unpaved roads and employee/equipment parking areas. Soil binders shall be non-toxic in accordance with state and local regulations. Apply approved chemical soil stabilizers, or vegetated mats, etc. according to manufacturers' specifications, to all-inactive construction areas (previously graded areas which remain inactive for 96 hours).

5. Minimize diesel idling time to a maximum of 10 minutes.

6. Utilize existing power sources (e.g., power poles) or clean fuel generators rather than temporary diesel power generators, if feasible.

Mitigation Measure 4.10-2

The following is a list of mitigation measures developed by PCAPCD to reduce long-term operational impacts to local and regional air quality. Due to the severe nonattainment designation in western Placer County for federal standards, all projects should implement those measures that are logical and feasible.

1. Exceed California Title 24 2008 energy efficiency standards by a minimum of 10%. Areas of Title 24 to be exceeded (e.g., insulation, appliances, and fixtures) shall be determined by the applicant and the City.

2. All truck loading and unloading docks shall be equipped with one 110/208-volt power outlet for every two-dock door. Diesel trucks shall be prohibited from idling more than five minutes and must be required to connect to the 110/208-volt power to run any auxiliary equipment. Signage shall be provided.

3. Install a gas outlet in all outdoor recreational fire pits, and permanently installed cooking appliances.

4. Only natural gas fireplace appliances are permitted. Where propane or natural gas service is not available, only EPA Phase II certified wood-burning devices shall be allowed in single family residences. The emission potential from each residence shall not exceed 7.5 grams per hour. Wood-burning or Pellet appliances shall not be permitted in multi-family developments.

5. Where feasible, install solar electric generation systems. Recommend participation in Roseville Electric incentive programs for energy-efficient development.

Mitigation Measure 4.10-3.

The following mitigation measures shall be implemented to reduce the exposure of sensitive receptors to TACs:

- All proposed homes in the Plan area shall be equipped with filter systems with high Minimum Efficiency Reporting Value (MERV) for removal of small particles (such as 0.3 micron) at all air intake points to the home. All proposed dwelling units shall be constructed with mechanical ventilation systems which would allow occupants to keep windows and doors closed and allow for the introduction of fresh outside air, without the requirement of open windows.
- Proposed commercial uses that have the potential to emit TACs (e.g., diesel-fueled engines) shall be located as far away as possible from existing and proposed receptors. Proponents of projects with a residential component shall provide disclosure to future

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residents advising them of the proximity to the JR Davis Rail Yard and associated health risk impacts.

- When determining the exact type of facility that would occupy the proposed commercial space, the project shall take into consideration its toxic-producing potential.
- Proposed facilities that would require the long-term use of diesel equipment and heavy-duty trucks shall develop a plan to reduce emissions, which may include such measures as scheduling such activities when the residential uses are the least occupied, and requiring such equipment to be shut off when not in use and prohibiting heavy-trucks from idling.
- To the extent feasible, sensitive receptors shall be located as far away from the UPRR maintenance facility as possible.
- Implement Mitigation Measure 4.10-2-2, described above, with respect to electrification of commercial loading dock areas to reduce emissions associated with truck idling.

The EIR also determined that a significant and unavoidable noise impact would occur due to land use compatibility conflicts resulting from placing sensitive receptors near rail lines. The project site is located within the 60 dB L_{dn} railroad noise contours. With implementation of noise mitigation measures included in the EIR and enforcement of City noise standards for interior spaces, projected noise levels would not exceed applicable interior noise standards. Applicable noise mitigation measures include the following:

Noise

Mitigation Measure 4.11-1

Although impacts related to short-term construction-generated noise were considered to be less than significant with implementation of the project, the following mitigation is provided to ensure impacts remain at a less-than-significant level. Construction contractors shall implement the following measures during construction activities.

- Construction equipment shall be properly maintained per manufacturers' specifications and fitted with the best available noise suppression devices (i.e., mufflers, silencers, wraps, etc). Shroud or shield all impact tools, and muffle or shield all intake and exhaust ports on power equipment.
- Construction operations and related activities associated with the proposed project shall comply with the operational hours outlined in the City of Roseville Municipal Code Noise Ordinance; construction operations shall be limited to between the hours of 7 a.m. and 7 p.m. Monday through Friday and between 8 a.m. and 8 p.m. Saturday and Sunday.
- Construction equipment should not be idled for extended periods of time in the vicinity of noise-sensitive receptors.
- Locate fixed and/or stationary equipment as far as possible from noise sensitive receptors (e.g., generators, compressors, rock crushers, cement mixers). Shroud or shield all impact tools, and muffle or shield all intake and exhaust ports on powered construction equipment.

- Where feasible, temporary barriers shall be placed as close to the noise source or as close to the receptor as possible and break the line of sight between the source and receptor where modeled levels exceed applicable standards. Acoustical barriers shall be constructed material having a minimum surface weight of 2 pounds per square foot or greater, and a demonstrated Sound Transmission Class (STC) rating of 25 or greater as defined by American Society for Testing and Materials (ASTM) Test Method E90. Placement, orientation, size, and density of acoustical barriers shall be specified by a qualified acoustical consultant.

Mitigation Measure 4.11-4

Project applicant(s) shall implement the following measures to substantially reduce the exposure of sensitive receptors to excessive roadway traffic noise levels. During project review, the City's planning staff shall determine if the proposed land use would potentially be exposed to noise levels exceeding the City's noise level standards. If a proposed project has the potential to generate or be exposed to noise levels exceeding the City of Roseville noise standards (refer to Tables 4.11-4 through 4.11-6) or result in a substantial permanent increase in ambient noise levels (3 dB or greater), the project applicant shall prepare a site-specific acoustical analysis. The acoustical analysis shall be conducted in accordance with the City of Roseville General Plan requirements shown in Table 4.11-5.

- Disclose all transportation noise (i.e., roadway, railway, racetrack), vibration levels, and their meanings to purchasers and/or renters prior to contract or title transfer for residential property within the Plan area.
- Incorporate site specific design considerations to reduce exterior noise exposure levels. Site design shall include the following measures as applicable to the project-specific site and when feasible:
 - Common outdoor activity areas, such as play structures, swimming pools, or other outdoor congregation areas included in multi-family residential and/or mixed-use developments shall be located such that the building(s) serve as a sound barrier to the nearest predominant noise source.
 - Distances between noise sources and noise-sensitive uses shall be maximized through the use of noise buffers/setbacks. Setback areas can take the form of open space, frontage roads, recreational areas, storage yards, or other City approved setback.
 - Noise barriers shall be constructed to provide shielding of noise-sensitive uses and outdoor activity areas. Barriers may include manmade walls, earthen berms, a combination of walls and berms, and other structures breaking line of sight from noise source to receptor. Barriers shall be located in close proximity to either the noise source or the sensitive receptor.
 - A site specific acoustical analysis shall be performed consistent with Table 4.11-5, and determine effectiveness of various site design measures based on specific construction plans.

It is also important to recognize that, in *California Building Industry Association v. Bay Area Air Quality Management District* (2015) 62 Cal.4th 369, the California Supreme Court held that “agencies subject to CEQA generally are not required to analyze the

impact of existing environmental conditions on a project's future users or residents. But when a proposed project risks exacerbating those environmental hazards or conditions that already exist, an agency must analyze the potential impact of such hazards on future residents or users. In those specific instances, it is the project's impact on the environment—and not the environment's impact on the project—that compels an evaluation of how future residents or users could be affected by exacerbated conditions.” (*Id.* at pp. 377-378.) Therefore, while the proposed project is required to implement the Mitigation Measure 4.11-4 to further reduce potential-noise impacts on future project residents, it is important to acknowledge the potential for existing environmental noise sources to impact future project residents exceeds the scope of CEQA review. The project would generate minimal noises normally associated with residential uses and does not have the potential to result in a significant noise impact particularly in consideration of its urban infill location.

Mitigation Measure 4.11-5 requires the same actions as Mitigation Measure 4.11-1 to address future noise from railroad and rail operations to the extent feasible. Therefore, the proposed project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

- e) The project site is located in an urbanized, developed area that is currently served by water, wastewater, storm drain facilities, electrical and natural gas. In addition, this area of the City is also served by police and fire services, solid waste removal, schools, libraries and parks. The proposed project would be adequately served by all required utilities and public services.

Conclusions

The proposed project meets the applicable statutory and categorical CEQA exemptions detailed above. Therefore, as demonstrated above:

1. The project is exempt pursuant to the following exemptions: Public Resources Code Section 21155.4 and Government Code Section 65457 (Sustainable Communities Strategy/Specific Plans), Public Resources Code Section 21159.21 (Housing Project Exemptions) including Section 21159.23 (Low Income) and Section 21159.24 (Infill). In addition, the project is categorically exempt under Section 15332 (In-fill projects) of the CEQA Guidelines.

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ATTACHMENT A
Downtown Specific Plan
Mitigation Monitoring Program

Junction Crossing Housing Project

The Downtown Specific Plan Mitigation Monitoring Program (MMP) includes all the mitigation measures required for the Downtown Specific Plan project. The table below lists all the mitigation measures and identifies which measures the project is required to comply with and includes an explanation for those measures that do not apply to the project.

Mitigation Measure	Relevant to the Junction Crossing Housing Project
Public Services	
<p>4.3-4: Increased Demand for Public School Facilities and Services. The proposed project would generate approximately 23 high school students. To ensure adequate funding is available for high school facilities necessary to accommodate the increase in student population caused by the proposed project, landowners and developers shall pay school mitigation fees in accordance with the City of Roseville Ordinance 2434 before issuance of building permits for construction in the Plan area. Development projects in the Plan area that include only residential land uses shall enter into a Mutual Benefit Agreement (MBA) with school districts serving that area.</p>	<p>The project applicant will pay the required school impact fees in accordance with the City's Ordinance, and shall coordinate with the Roseville School District to enter into a Mutual Benefit Agreement (MBA), if required.</p>
Geology and Soils	
<p>4.4-3: Seismically-Induced Risks to People and Structures Caused by Landslides. To minimize potential damage from unstable soil (landslides) along Dry Creek.</p>	<p>The project site is not adjacent to Dry Creek so this mitigation is not required.</p>
Aesthetics	
<p>4.5-3: Impacts from Lighting and Reflective Surfaces. Operation of the golf course at nighttime.</p>	<p>The project does not include this component of the Downtown Specific Plan (golf course) so this mitigation is not required.</p>
Traffic and Circulation	
<p>4.6-1: Unacceptable Peak Hour LOS at Signalized Intersections under Existing Plus Project Conditions. The Specific Plan would establish a Pedestrian Overlay District within the Plan area. The Pedestrian Overlay District is would construct physical improvements at intersections in the Plan area to encourage pedestrian activity and increase pedestrian safety.</p>	<p>The City adopted a pedestrian master plan, which designates the Downtown Specific Plan area as a pedestrian district, consistent with this mitigation measure. Because this is a requirement for the Specific Plan it is not relevant to the project.</p>
<p>4.6-2: Unacceptable p.m. Peak Hour LOS at Signalized Intersections under Cumulative (2020) Plus Project Conditions. The Specific Plan would establish a Pedestrian Overlay District within the Plan area. Impacts were identified at four intersections. Three were determined to be significant and unavoidable.</p>	<p>This is a requirement for the Specific Plan and not relevant to the project.</p>

Mitigation Measure	Relevant to the Junction Crossing Housing Project
<p>LOS D at Yosemite Street/Atlantic Street</p> <p>LOS D at Orlando Avenue/Marlin Drive/Cirby Way (Significant/unavoidable)</p> <p>LOS D at Harding Drive/Estates Drive (Significant/unavoidable)</p> <p>LOS E at Sunrise Avenue/Eureka Road (Significant/unavoidable)</p>	<p>The City of Roseville incorporated the restriping of the southbound right-turn lane at the Yosemite Street/Atlantic Street intersection as a shared left/right-turn lane into the City's Capital Improvement Program.</p>
<p>4.6-5: Parking. To mitigate parking impacts for the Plan area, the project shall provide an additional 580 parking spaces.</p>	<p>To address this mitigation measure the City conducted a Historic Old Town Roseville Parking Study (September 2017) that identified where additional parking could be provided. Currently a 420 space parking garage on Washington and Oak is under construction. The Study also identified other parking options that would provide more than 580 parking spaces prior to build out of the Specific Plan. The project is also providing on-site parking.</p>
<p>Cultural Resources</p>	
<p>4.7-1: Disturbance of Architectural Resources. Two of the historic-era resources located within the Plan area to appear to be eligible for CRHR listing. These resources include: 316 Vernon Street and 419-425 Vernon Street.</p>	<p>The project will not impact these two resources, but will be removing one building that has been reviewed to determine if it is eligible for listing. Based on the evaluation it was not found to be a historic resource (see Attachment D).</p>
<p>4.7-2: Disturbance of Potential Subsurface Cultural Deposits. In the event that unrecorded cultural materials are identified during construction-related ground disturbing activities, potentially destructive work in the vicinity of the find shall cease until a qualified archaeologist can determine the significance of the find and, if appropriate, provide recommendations for treatment to the City. Treatment approved by the City shall be implemented prior to resuming ground disturbing activities.</p>	<p>The project shall be required to comply with this mitigation measure during any land disturbing activities. Compliance with this measure would ensure impacts are less than significant.</p>
<p>4.7-3: Undiscovered / Unrecorded Human Remains. If human remains</p>	<p>The project shall be</p>

Mitigation Measure	Relevant to the Junction Crossing Housing Project
<p>are discovered at any project construction site during any phase of construction, work within 50 feet of the remains shall be suspended immediately, and the City of Roseville, the project applicant, and the county coroner shall be notified immediately. If the remains are determined by the county coroner to be Native American, the Native American Heritage Commission (NAHC) shall be notified within 24 hours, and the guidelines of the NAHC shall be adhered to in the treatment and disposition of the remains. The City or the project applicant shall also retain a professional archaeologist with Native American burial experience who shall conduct a field investigation of the specific site and consult with the Most Likely Descendant (MLD) identified by the NAHC. As necessary, the archaeologist may provide professional assistance to the MLD including the excavation and removal of the human remains. The City or the project applicant shall implement any mitigation before the resumption of activities at the site where the remains were discovered.</p>	<p>required to comply with this mitigation measure during any land disturbing activities. Compliance with this measure would ensure impacts are less than significant.</p>
<p>Hazards and Hazardous Materials</p>	
<p>4.8-1: Exposure of Construction Workers, Residents, and Others to Hazardous Materials. A Health and Safety Plan (HASP) prepared for the construction process, consistent with general industry standards and Occupational Safety and Health Administration (OSHA) requirements, would address the risks to construction personnel and public safety, such that these health and safety risks would be mitigated to an acceptable level. A qualified professional, such as a Certified Industrial Hygienist (CIH), would prepare the HASP to provide guidance for personnel involved in trenching and other excavation work where there is evidence of hydrocarbons or other hazardous materials.</p> <p>The HASP utilized for each construction phase 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 related to construction/implementation of the proposed project. This may include excavation of contaminated soils and disposal at an appropriate facility. The potential contaminants of concern are petroleum hydrocarbons and associated chemicals, such as oxygenates and fuel scavengers, and volatile organic carbons (e.g., PCE, TCE).</p>	<p>A Phase 1 ESA was prepared for the project site by Natural Investigations Company (NIC) in 2016 and no indications of possible recognized environmental conditions were noted on the property. It is the opinion of NIC that there are no current recognized environmental conditions in connection with the property pursuant to the ASTM Practice E1527-13 and a records review, database searches, or interviews failed to identify any environmental conditions in connection with the property. Therefore, no further site investigation is recommended. Based on this finding compliance with this mitigation is not required.</p>
<p>Biological Resources</p>	
<p>4.9-1: Effects on Special-status Fish Species. The following measures shall be implemented to mitigate adverse effects to special-status fish</p>	<p>The project site is not located near any creeks</p>

Mitigation Measure	Relevant to the Junction Crossing Housing Project
species potentially resulting from the proposed project.	and would not impact any fish species; therefore, this mitigation is not required.
4.9-2: Effects on Valley Elderberry Longhorn Beetles. The following measures shall be implemented to mitigate adverse effects to valley elderberry longhorn beetles potentially resulting from the proposed project.	A biological review of the project site was conducted by a biologist (see Attachment B) and no VELB habitat is present on the site; therefore, this mitigation is not required.
4.9-3: Effects on Raptors and Special-status Birds. The following measures shall be implemented to mitigate adverse effects to raptors and special-status birds potentially resulting from the proposed project.	A biological review of the project site was conducted by a biologist (see Attachment B) and no habitat that would support raptors or special-status bird species is present on the site; therefore, this mitigation is not required.
4.9-6: Jurisdictional Waters and Sensitive Natural Communities. The following measures shall be implemented to mitigate adverse effects to jurisdictional waters and sensitive habitats potentially resulting from the proposed project.	A biological review of the project site was conducted by a biologist (see Attachment B) and no jurisdictional waters are present on the site; therefore, this mitigation is not required.
4.9-8: Protected Trees. The following measures shall be implemented to mitigate adverse effects to protected trees potentially resulting from the proposed project. Tree removal shall be avoided unless 1) necessary for project construction, 2) identified as safety hazards in a Certified Arborist Tree Survey and located in existing or planned public access areas (e.g., streets, trails), or 3) if exotic invasive species (e.g., tree of heaven).	A biological review of the project site was conducted by a biologist (see Attachment B) and no protected tree species are present on the site. The project will require removal of landscape trees, but none of these trees are specimen trees that would be considered worthy of protection. Therefore, this mitigation is not required.
Air Quality	
4.10-1: Generation of Short-term Construction-Related Emissions of Criteria Air Pollutants and Precursors. In accordance with the PCAPCD, the applicant shall comply with all applicable rules and regulations as listed above (e.g., Rule 202, 218 and 228). In addition, the following mitigation measures shall be implemented to reduce short-term construction-related air quality impacts. In addition, dust control	The project shall be required to comply with this mitigation measure during construction. Compliance with this measure would ensure

Mitigation Measure	Relevant to the Junction Crossing Housing Project
<p>measures are required to be implemented by all projects in accordance with the City of Roseville Grading Ordinance, and the PCAPCD Fugitive Dust Rule 228.</p> <p>1. The applicant shall submit to PCAPCD a Construction Emission / Dust Control Plan within 30 days prior to groundbreaking. If the PCAPCD does not respond within 20 days, the plan shall be considered approved. The plan must address the minimum requirements found in section 300 and 400 of District Rule 228, Fugitive Dust (www.placer.ca.gov/airpollution/airpolut.htm). The applicant shall keep a hard or electronic copy of Rule 228, Fugitive Dust on-site for reference.</p> <p>2. The Construction Emission/Dust Control Plan shall include a comprehensive inventory (i.e. make, model, year, emission rating) of all heavy-duty off-road equipment (50 horsepower (HP) or greater) that will be used an aggregate of 40 or more hours for the construction project. The project representative shall provide PCAPCD with the anticipated construction timeline including start date, and name and phone number of the project manager and on-site foreman. The plan shall demonstrate that the heavy-duty (> 50 HP) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet-average 20% NOX reduction and 45% particulate reduction compared to the most recent ARB fleet average. PCAPCD shall be contacted for average fleet emission data. Acceptable options for reducing emissions may include use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available. Contractors can access the Sacramento Metropolitan Air Quality Management District's web site to determine if their off-road fleet meets the requirements listed in this measure (http://www.airquality.org/ceqa/Construction_Mitigation_Calculator.xls).</p> <p>3. Clean earth moving construction equipment with water or sweep clean, once per day, or as necessary (e.g., when moving onsite), consistent with National Pollutant Discharge Elimination System Best Management Practices, local ordinances, and municipal codes. Water shall be applied to control dust as needed to prevent dust impacts offsite. Operational water truck(s), shall be on-site, as required, to control fugitive dust. Construction vehicles leaving the site shall be cleaned, as needed, to prevent dust, silt, mud, and dirt from being released or tracked off-site.</p> <p>4. Spread soil binders on unpaved roads and employee/equipment parking areas. Soil binders shall be non-toxic in accordance with state and local regulations. Apply approved chemical soil stabilizers, or vegetated mats, etc. according to manufacturers' specifications, to all-inactive construction areas (previously graded areas which remain inactive for 96 hours).</p>	<p>impacts are less than significant.</p>

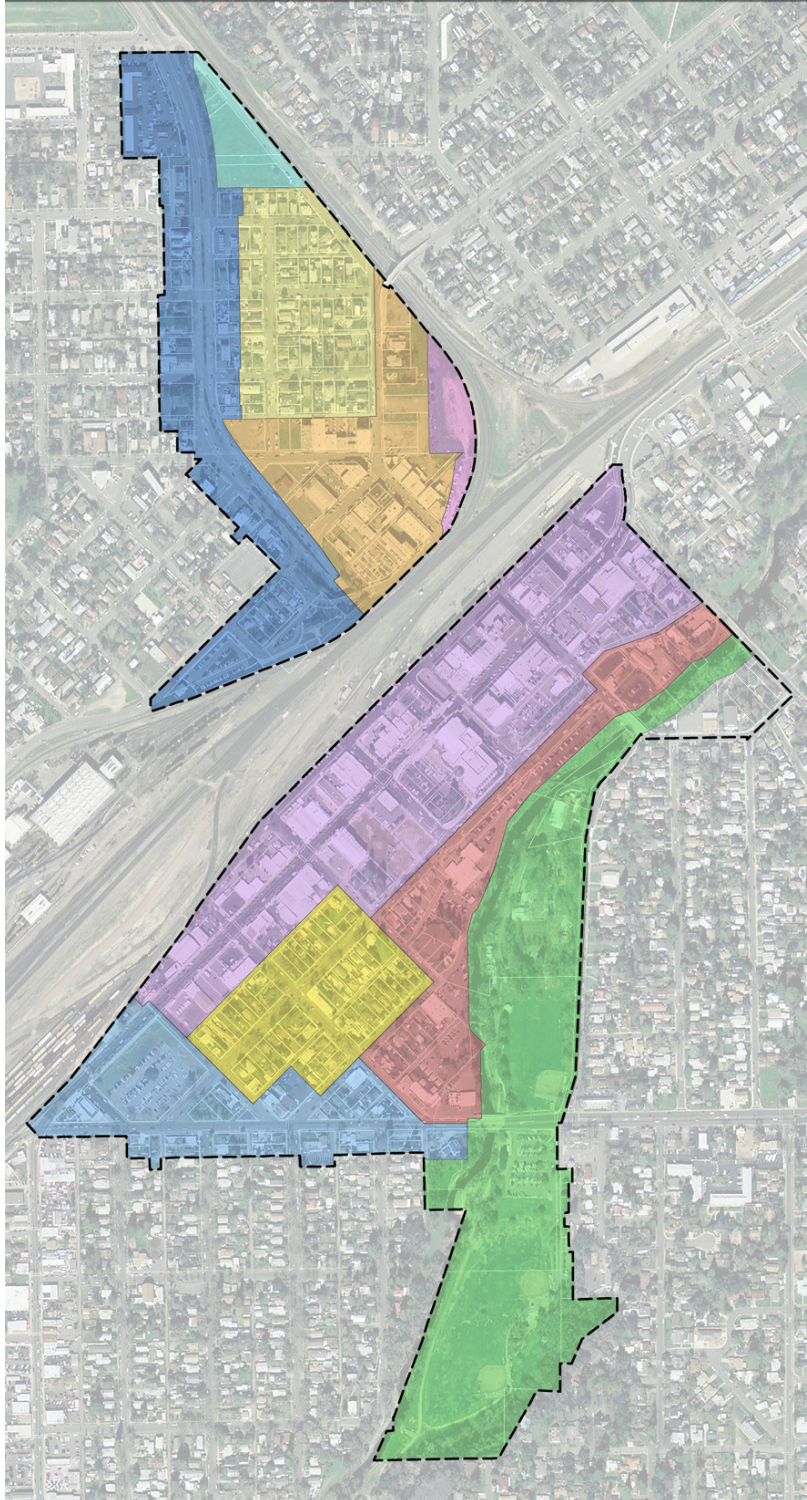
Mitigation Measure	Relevant to the Junction Crossing Housing Project
<p>5. Minimize diesel idling time to a maximum of 10 minutes.</p> <p>6. Utilize existing power sources (e.g., power poles) or clean fuel generators rather than temporary diesel power generators, if feasible.</p>	
<p>4.10-2: Generation of Long-Term Operation-Related (Regional) Emissions of Criteria Air Pollutants and Ozone Precursors. The following is a list of mitigation measures developed by PCAPCD to reduce long-term operational impacts to local and regional air quality. Due to the severe nonattainment designation in western Placer County for federal standards, all projects should implement those measures that are logical and feasible.</p> <ol style="list-style-type: none"> 1. Exceed California Title 24 2008 energy efficiency standards by a minimum of 10%. Areas of Title 24 to be exceeded (e.g., insulation, appliances, and fixtures) shall be determined by the applicant and the City. 2. All truck loading and unloading docks shall be equipped with one 110/208-volt power outlet for every two-dock door. Diesel trucks shall be prohibited from idling more than five minutes and must be required to connect to the 110/208-volt power to run any auxiliary equipment. Signage shall be provided. 3. Install a gas outlet in all outdoor recreational fire pits, and permanently installed cooking appliances. 4. Only natural gas fireplace appliances are permitted. Where propane or natural gas service is not available, only EPA Phase II certified wood-burning devices shall be allowed in single-family residences. The emission potential from each residence shall not exceed 7.5 grams per hour. Wood-burning or Pellet appliances shall not be permitted in multi-family developments. 5. Where feasible, install solar electric generation systems. Recommend participation in Roseville Electric incentive programs for energy-efficient development. 	<p>The project shall be required to comply with this mitigation measure to ensure the project is designed to reduce long-term operation emissions. Compliance with this measure would ensure impacts are less than significant.</p>
<p>4.10-3: Exposure of Sensitive Receptors to Toxic Air Contaminant Emissions. The following mitigation measures shall be implemented to reduce the exposure of sensitive receptors to TACs:</p> <p>All proposed homes in the Plan area shall be equipped with filter systems with high Minimum Efficiency Reporting Value (MERV) for removal of small particles (such as 0.3 micron) at all air intake points to the home. All proposed dwelling units shall be constructed with mechanical ventilation systems which would allow occupants to keep windows and doors closed and allow for the introduction of fresh outside air, without the requirement of open windows.</p>	<p>The project shall be required to comply with this mitigation measure due to its proximity to the rail yard to minimize exposing future residents to TACs. Compliance with this measure would ensure impacts are less than significant.</p>

Mitigation Measure	Relevant to the Junction Crossing Housing Project
<p>Proposed commercial uses that have the potential to emit TACs (e.g., diesel-fueled engines) shall be located as far away as possible from existing and proposed receptors.</p> <p>Proponents of projects with a residential component shall provide disclosure to future residents advising them of the proximity to the JR Davis Rail Yard and associated health risk impacts.</p> <p>When determining the exact type of facility that would occupy the proposed commercial space, the project shall take into consideration its toxic-producing potential.</p> <p>Proposed facilities that would require the long-term use of diesel equipment and heavy-duty trucks shall develop a plan to reduce emissions, which may include such measures as scheduling such activities when the residential uses are the least occupied, and requiring such equipment to be shut off when not in use and prohibiting heavy-trucks from idling.</p> <p>To the extent feasible, sensitive receptors shall be located as far away from the UPRR maintenance facility as possible.</p> <p>Implement Mitigation Measure 4.10-2-2, described above, with respect to electrification of commercial loading dock areas to reduce emissions associated with truck idling.</p>	
<p>4.10-5: Exposure of Sensitive Receptors to Odors. Implementation of Mitigation Measure 4.10-3 to reduce indoor exposure to TACs would also result in a reduction in the intensity of offensive odors from the surrounding odor sources. In addition, the applicant shall require all businesses that occupy the property to install odor-controls as necessary to prevent a substantial dispersion of odors to adjacent residential areas.</p>	<p>The project would not include any uses that would generate odors; therefore compliance with this mitigation measure is not required.</p>
Noise	
<p>4.11-1: Short-Term Construction-Generated Noise Levels. Although impacts related to short-term construction-generated noise were considered to be less than significant with implementation of the project, the following mitigation is provided to ensure impacts remain at a less-than-significant level. Construction contractors shall implement the following measures during construction activities.</p> <p>Construction equipment shall be properly maintained per manufacturers' specifications and fitted with the best available noise suppression devices (i.e., mufflers, silencers, wraps, etc). Shroud or shield all impact tools, and muffle or shield all intake and exhaust ports on power equipment.</p> <p>Construction operations and related activities associated with the proposed project shall comply with the operational hours outlined in the</p>	<p>The project shall be required to comply with this mitigation measure during construction to minimize construction noise. Compliance with this measure would ensure impacts are less than significant.</p>

Mitigation Measure	Relevant to the Junction Crossing Housing Project
<p>City of Roseville Municipal Code Noise Ordinance; construction operations shall be limited to between the hours of 7 a.m. and 7 p.m. Monday through Friday and between 8 a.m. and 8 p.m. Saturday and Sunday.</p> <p>Construction equipment should not be idled for extended periods of time in the vicinity of noise-sensitive receptors.</p> <p>Locate fixed and/or stationary equipment as far as possible from noise sensitive receptors (e.g., generators, compressors, rock crushers, cement mixers). Shroud or shield all impact tools, and muffle or shield all intake and exhaust ports on powered construction equipment.</p> <p>Where feasible, temporary barriers shall be placed as close to the noise source or as close to the receptor as possible and break the line of sight between the source and receptor where modeled levels exceed applicable standards. Acoustical barriers shall be constructed material having a minimum surface weight of 2 pounds per square foot or greater, and a demonstrated Sound Transmission Class (STC) rating of 25 or greater as defined by American Society for Testing and Materials (ASTM) Test Method E90. Placement, orientation, size, and density of acoustical barriers shall be specified by a qualified acoustical consultant.</p>	
<p>4.11-4: Land Use Compatibility of On-site Sensitive Receptors with Future Traffic Noise Levels. Project applicant(s) shall implement the following measures to substantially reduce the exposure of sensitive receptors to excessive roadway traffic noise levels.</p> <p>During project review, the City’s planning staff shall determine if the proposed land use would potentially be exposed to noise levels exceeding the City’s noise level standards. If a proposed project has the potential to generate or be exposed to noise levels exceeding the City of Roseville noise standards (refer to Tables 4.11-4 through 4.11-6) or result in a substantial permanent increase in ambient noise levels (3 dB or greater), the project applicant shall prepare a site-specific acoustical analysis. The acoustical analysis shall be conducted in accordance with the City of Roseville General Plan requirements shown in Table 4.11-5.</p> <p>Disclose all transportation noise (i.e., roadway, railway, race track), vibration levels, and their meanings to purchasers and/or renters prior to contract or title transfer for residential property within the Plan area.</p> <p>Incorporate site specific design considerations to reduce exterior noise exposure levels. Site design shall include the following measures as applicable to the project-specific site and when feasible:</p> <p>Common outdoor activity areas, such as play structures, swimming pools, or other outdoor congregation areas included in multi-family</p>	<p>The project shall be required to comply with this mitigation measure to minimize exposure of future residents to noise from the adjacent rail line. Compliance with this measure would ensure impacts are less than significant.</p>

Mitigation Measure	Relevant to the Junction Crossing Housing Project
<p>residential and/or mixed-use developments shall be located such that the building(s) serve as a sound barrier to the nearest predominant noise source.</p> <p>Distances between noise sources and noise-sensitive uses shall be maximized through the use of noise buffers/setbacks. Setback areas can take the form of open space, frontage roads, recreational areas, storage yards, or other City approved setback.</p> <p>Noise barriers shall be constructed to provide shielding of noise-sensitive uses and outdoor activity areas. Barriers may include manmade walls, earthen berms, a combination of walls and berms, and other structures breaking line of sight from noise source to receptor.</p> <p>Barriers shall be located in close proximity to either the noise source or the sensitive receptor.</p> <p>A site specific acoustical analysis shall be performed consistent with Table 4.11-5, and determine effectiveness of various site design measures based on specific construction plans.</p>	
<p>4.11-5: Land Use Compatibility of On-site Sensitive Receptors with Future Railroad Noise Levels. Implement mitigation measure 4.11-4 to reduce the exposure of sensitive receptors (i.e., residential, mixed-use development) to significant noise associated with future railroad and rail yard operations.</p>	<p>Mitigation Measure 4.11-5 requires the same actions as Mitigation Measure 4.11-1 to address future noise from railroad and rail operations to the extent feasible.</p>
<p>Hydrology and Water Quality</p>	
<p>4.12-5: Expose People or Structures to a Significant Risk of Flooding. All habitable structures constructed in the Plan area shall be located outside the adjusted 100-year flood plain as identified in the <i>Downtown Specific Plan Hydraulic Study</i> (RBF 2008) prepared for the Downtown Roseville Specific Plan. Additional encroachment into areas within the adjusted 100-year flood plain shall require site specific hydraulic modeling.</p>	<p>The project site is not located within a 100-year floodplain; therefore, this mitigation is not required.</p>
<p>4.12-6: Proposed Project Structures within the 100-year Flood Zone Could Impede or Redirect Flood Flows. To prevent impeding or redirecting storm water flows in Dry Creek.</p>	<p>The project site is not located near Dry Creek; therefore, this mitigation is not required.</p>
<p>4.12-7: Inundation by Seiche, Tsunami, or Mudflow. Implement Mitigation Measure 4.4-3.</p>	<p>The project site is not located near Dry Creek or in an area that could be impacted by a mudflow; therefore, this mitigation is not required.</p>

Mitigation Monitoring Program Downtown Roseville Specific Plan



Prepared by:
EDAW
2022 J Street
Sacramento, CA 95811

March 2009

EDAW | AECOM

Mitigation Monitoring Program Downtown Roseville Specific Plan



Prepared for:

City of Roseville
Department of Planning
and Redevelopment
311 Vernon Street
Roseville, CA 95678

Attn: Kevin Payne
Assistant Development
Director
916/774-5256

Prepared by:

EDAW
2022 J Street
Sacramento, CA 95811

Contact:

John Hope
Project Manager
916/414-5800

March 2009

EDAW | AECOM

MITIGATION MONITORING PROGRAM FOR DOWNTOWN ROSEVILLE SPECIFIC PLAN PROJECT

INTRODUCTION

Sections 15091(d) and 15097 of the State Guidelines for the California Environmental Quality Act (CEQA) require public agencies “to adopt a reporting and monitoring program for changes to the project which it has adopted or made a condition of project approval in order to mitigate or avoid significant effects on the environment.” A Mitigation Monitoring Program (MMP) is required by the City of Roseville (City) for the Downtown Roseville Specific Plan project because the Final Environmental Impact Report (EIR) for the project identified potentially significant adverse impacts related to construction and implementation activities, and mitigation measures have been identified to mitigate those impacts.

The MMP contained herein is intended to satisfy the requirements of CEQA as it relates to the Downtown Roseville Specific Plan Project EIR. This MMP is intended to be used by City staff and mitigation monitoring personnel to ensure compliance with mitigation measures during implementation of the project. Mitigation measures presented in this MMP were developed during the preparation of the Draft EIR (December 23, 2008) and Final EIR (March 2009) for the project.

The intent of this MMP is to ensure the effective implementation and enforcement of all adopted mitigation measures. The MMP will provide for monitoring of construction activities and in-the-field identification and resolution of environmental concerns that may arise during project implementation. The MMP may be modified by the City during project implementation, as necessary, in response to changing conditions or other refinements.

MITIGATION MONITORING PROGRAM DESCRIPTION

COMPLIANCE

The City will coordinate all monitoring activities and document the implementation of mitigation measures. Unless otherwise specified herein, the City is responsible for taking all actions necessary to implement the mitigation measures according to the specifications provided for each measure, and for demonstrating that the action has been successfully completed. The City, at its discretion, may delegate implementation responsibility or portions thereof to the developer, a licensed contractor, or other designated agent.

The City will coordinate the overall administration of the MMP and will verify that City staff members and/or the construction contractor and other responsible parties have completed the necessary actions for each measure. The table below identifies the mitigation measures adopted in the Final EIR, additional information on the monitoring actions and specific implementing entities, including the responsible parties for monitoring actions, and timing of each mitigation action. In cases where the implementing responsibility is shared between the City and construction contractors, the City will be responsible for ensuring that mitigation requirements are implemented.

FIELD MONITORING OF MITIGATION MEASURES

Prior to the issuance of City-approved construction contracts and applicant-sponsored grading and building permits, and during such time as development plans are being prepared for approval by City staff, the City will be responsible for ensuring compliance with mitigation monitoring applicable to the project design phase.

During construction, the City’s Public Works Department will assign inspectors to be responsible for monitoring the implementation of mitigation measures. These inspectors will report to the City’s Public Works Department and will be thoroughly familiar with mitigation measures in the MMP. In addition, the inspectors will be familiar

with construction contract requirements, schedules, standard construction practices, and mitigation techniques. The City will be responsible for onsite, day-to-day monitoring of construction activities, reviewing construction plans, and reviewing equipment staging/access plans to ensure conformance with adopted mitigation measures. The City will also have the authority to enforce mitigation measures by suspending specific construction activities.

Once construction has been completed, the City will monitor the project, as necessary.

If any mitigation measures are not being implemented, the City may pursue corrective action. Penalties may include, but are not limited to, the following:

1. Written notification and request for compliance,
2. Withholding of permits,
3. Administrative fines,
4. Stop-work orders,
5. Criminal prosecution and/or administrative fines,
6. Forfeiture of security bonds or other guarantees, and/or
7. Revocation of permits or other entitlements.

Mitigation measures applicable to construction contracts issued by the City (e.g., for parking garages) will be conveyed in contract documents. Failure to comply with these requirements by the construction contractor may also necessitate contract-based penalties.

CHANGES TO MITIGATION MEASURES

Any substantive change to the MMP made by City staff shall be reported in writing to the Planning Department. Modification to any mitigation measures may be made by City staff subject to one of the following findings, documented by evidence included in the record:

- a) The mitigation measure included in the Final EIR and the adopted MMP is no longer required because the significant environmental impact identified in the Final EIR has been found to not exist, or to occur at a level which makes the impact less than significant as a result of changes in the project, changes in conditions of the environment, or other factors.

OR

- b) The modified or substitute mitigation measure to be included in the MMP provides a level of environmental protection equal to or greater than that afforded by the mitigation measure included in the Final EIR and the adopted MMP; and the modified or substitute mitigation measures do not have significant adverse effects on the environment in addition to or greater than those which were considered by the responsible hearing bodies in their decisions on the Final EIR and the proposed project; and the modified or substitute mitigation measures are feasible, and the City, through measures included in the MMP or other City procedures, can ensure their implementation.

Findings and related documentation supporting the findings involving modifications to mitigation measures shall be maintained in the project file with the MMP and shall be made available to the public upon request.

MITIGATION MONITORING PROGRAM

The table presented on the following pages provides the MMP for the Downtown Roseville Specific Plan project. The MMP identifies the following.

Mitigation Measure – This provides the text of the mitigation measure identified in the Final EIR and identifies the mitigation measure according to the number in the Final EIR. The mitigation measures are presented by topic (e.g., air quality) in the same sequence as that presented in the Final EIR.

Implementation – This identifies the entity responsible for complying with the requirements of the mitigation measure and identifies the method and/or process by which the mitigation measure will be implemented.

Timing – This identifies the time frame in which the mitigation will take place.

Reviewing Party – This identifies the party responsible for reviewing and ensuring implementation of each mitigation measure.

Table 1 Downtown Roseville Specific Plan Project Mitigation Monitoring Program			
Mitigation Measure	Implementation	Timing	Reviewing Party
Public Services			
<p>4.3-4: Increased Demand for Public School Facilities and Services. The proposed project would generate approximately 23 high school students. To ensure adequate funding is available for high school facilities necessary to accommodate the increase in student population caused by the proposed project, landowners and developers shall pay school mitigation fees in accordance with the City of Roseville Ordinance 2434 before issuance of building permits for construction in the Plan area. Development projects in the Plan area that include only residential land uses shall enter into a Mutual Benefit Agreement (MBA) with school districts serving that area.</p> <p>Implementation of Mitigation Measure 4.3-4 would ensure adequate funding is made available to school districts to pay for construction and operation of new school facilities as needed to serve development. School impact fees are typically an insufficient amount to fund 100% of new school facility construction. However, the California Legislature has declared that the school impact fee is deemed to be full and adequate mitigation under CEQA (Government Code Section 65996). With payment of the state-mandate fees, impacts on school services and facilities would be reduced to a less-than-significant level.</p>	<p>The applicant shall pay school mitigation fees in accordance with the City of Roseville Ordinance 2434</p>	<p>Prior to issuance of building permits</p>	<p>PRD</p>
Geology and Soils			
<p>4.4-3: Seismically-Induced Risks to People and Structures Caused by Landsides. To minimize potential damage from unstable soil (landslides) along Dry Creek, the project applicant shall hire a qualified, licensed geotechnical engineer to map the Dry Creek corridor for clay-rich, weak soils, and high groundwater conditions prior to any construction or grading activities occurring in Dry Creek. Any unstable or hazardous slopes identified during the geotechnical investigation shall be identified by the geotechnical engineer and the geotechnical engineer shall provide recommendations for preventing landslides during project design and/or construction. These measures shall be included in grading permits prior to approval by the City.</p>	<p>The applicant shall hire a qualified, licensed geotechnical engineer to map the Dry Creek corridor for clay-rich, weak soils, and high groundwater conditions</p> <p>The project contractor shall Implement standard engineering requirements</p> <p>The project contractor shall implement all recommendations of the geotechnical investigation</p>	<p>Prior to issuance of grading permit; prior to ground-disturbing construction activities associated with bridges</p> <p>During ground-disturbing construction activities</p> <p>During ground-disturbing construction activities</p>	<p>PWD</p> <p>PWD</p> <p>PWD</p>

PRD = Planning and Redevelopment Department

PWD = Public Works Department

Table 1 Downtown Roseville Specific Plan Project Mitigation Monitoring Program			
Mitigation Measure	Implementation	Timing	Reviewing Party
Aesthetics			
<p>4.5-3: Impacts from Lighting and Reflective Surfaces. Operation of the golf course at nighttime would require the use of high-powered floodlights mounted on poles approximately 25 to 30 feet high that would be placed near or adjacent to existing residences. Prior to installation of nighttime lighting at the golf course, the City shall coordinate with a company specializing in or expertise with exterior lighting systems for golf courses (e.g., Abacus). Floodlighting used shall consist of a double asymmetric beam distribution that ensures minimum upward light and tight control of light overspill into adjacent areas. The golf course shall be designed to incorporate a line of trees located along the outermost boundary between the golf course and all adjacent residences.</p>	<p>The applicant shall coordinate with a company specializing in or expertise with exterior lighting systems for golf courses</p>	<p>Prior to installation of nighttime lighting at the golf course</p>	<p>PRD</p>
	<p>The applicant shall design the golf course with double asymmetric beam distribution floodlights</p>	<p>Prior to operation of the golf course</p>	<p>PRD</p>
	<p>The applicant shall design the golf course with a line of trees located along the outermost boundary between the golf course and all adjacent residences</p>	<p>Prior to operation of the golf course</p>	<p>PRD</p>
Traffic and Circulation			
<p>4.6-1: Unacceptable Peak Hour LOS at Signalized Intersections under Existing Plus Project Conditions. The Specific Plan would establish a Pedestrian Overlay District within the Plan area. The Pedestrian Overlay District is would construct physical improvements at intersections in the Plan area to encourage pedestrian activity and increase pedestrian safety. Although three signalized intersections in the study area would operate below LOS C, they would be located in the Pedestrian Overlay District which would make the intersections exempt from the City’s LOS C policy. Therefore, the project would result in a less-than-significant impact.</p>	<p>No actions necessary</p>		
<p>4.6-2: Unacceptable p.m. Peak Hour LOS at Signalized Intersections under Cumulative (2020) Plus Project Conditions. The Specific Plan would establish a Pedestrian Overlay District within the Plan area. The Pedestrian Overlay District is would construct physical improvements at intersections in the Plan area to encourage pedestrian activity and increase pedestrian safety. Establishment of a Pedestrian Overlay District would reduce impacts to the Judah Street/Vernon Street and Washington Boulevard/Main Street intersections because it would these intersections exempt from the City’s LOS C policy such that the intersections would operate at an acceptable LOS.</p> <p>The following mitigation measures are identified for the significant impacts under the Cumulative (2020) Plus Project scenario at signalized study intersections:</p>			

PRD = Planning and Redevelopment Department

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**Table 1
Downtown Roseville Specific Plan Project Mitigation Monitoring Program**

Mitigation Measure	Implementation	Timing	Reviewing Party
<ul style="list-style-type: none"> ▶ LOS D at Yosemite Street/Atlantic Street. The addition of project traffic at this intersection under cumulative 2020 conditions would deteriorate operations from LOS C to LOS D. To mitigate project impacts, the southbound right-turn lane could be restriped as a shared left/right-turn lane. With this restriping, the intersection would operate at an acceptable LOS C. The project would be responsible to pay their fair share toward this improvement. This intersection improvement shall be incorporated into the City of Roseville Capital Improvement Program. Incorporating this intersection improvement into the City’s Capital Improvement Program would establish a funding mechanism to collect the remaining funds for this improvement (beyond the project’s fair share). Therefore, implementation of the ultimate improvement would be guaranteed and the impact is considered less than significant. 	<p>The City of Roseville shall incorporate into the City of Roseville Capital Improvement Program the restriping of the southbound right-turn lane at the Yosemite Street/Atlantic Street intersection as a shared left/right-turn lane</p>	<p>As part of approval of the Specific Plan</p>	<p>PRD</p>
<ul style="list-style-type: none"> ▶ LOS D at Orlando Avenue/Marlin Drive/Cirby Way. The addition of project traffic at this intersection under cumulative 2020 conditions would deteriorate operations from LOS C to LOS D. To mitigate project impacts, the northbound and southbound approaches should be widened to provide one dedicated left-turn lane, one through lane, and one right-turn lane. With these improvements, the intersection phasing could be modified to provide protected left-turn movements, and would operate at an acceptable LOS C. Please note that, given the curvature of Marlin Drive and Orlando Avenue, the creek just north of the intersection, and right-of-way constraints, the identified mitigation may not be feasible. Therefore, this impact is considered significant and unavoidable. 	<p>No actions necessary</p>		
<ul style="list-style-type: none"> ▶ LOS D at Harding Drive/Estates Drive. The addition of project traffic at this intersection under cumulative 2020 conditions would deteriorate operations from LOS C to LOS D. To mitigate project impacts, a dedicated southbound right-turn lane would be needed. With this improvement, the intersection would operate at an acceptable LOS C. The project would be responsible to pay a fair share toward this improvement. Please note that existing development is present on all four quadrants of the intersection, limiting the available right-of-way to implement the improvement which may make the identified mitigation infeasible. Therefore, this impact is considered significant and unavoidable. 	<p>No actions necessary</p>		
<ul style="list-style-type: none"> ▶ LOS E at Sunrise Avenue/Eureka Road. The addition of project traffic at this intersection under cumulative 2020 conditions would deteriorate operations from LOS D to LOS E. To mitigate project impacts, a third eastbound left-turn lane could be added to the intersection. With the 	<p>No actions necessary</p>		

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Table 1 Downtown Roseville Specific Plan Project Mitigation Monitoring Program			
Mitigation Measure	Implementation	Timing	Reviewing Party
improvement, the intersection would operate at LOS D, consistent with the No Project Condition. However, there are potential right-of-way constraints and inherent design complexities of implementing triple left-turn lanes. Therefore, this impact is considered significant and unavoidable.			
4.6-5: Parking. To mitigate parking impacts for the Plan area, the project shall provide an additional 580 parking spaces. This shall be accommodated by providing extra spaces within the three planned parking structures, providing additional public parking spaces (as part of developing and implementing the Parking Management Plan), or require development to provide additional parking (e.g., in-lieu fees).	The City of Roseville shall provide an additional 580 parking spaces in the Plan area	As part of approval of the Specific Plan	PRD
Cultural Resources			
<p>4.7-1: Disturbance of Architectural Resources. Two of the historic-era resources located within the Plan area to appear to be eligible for CRHR listing. These resources include: 316 Vernon Street and 419-425 Vernon Street. The Old Town Roseville area is designated as a historic district at the local level by the City of Roseville. Consequently, it is recommended that any alterations made to these eligible resources be conducted in a manner consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties, and the Design Guidelines for Central Roseville. Generally, under CEQA, a project that complies with the Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of Interior’s Standards for Rehabilitation is considered to have mitigated impacts to a historical resource to a less-than-significant level (State CEQA Guidelines Section 15064.5).</p> <p>Development within the Plan area could result in new land uses, infill development, and streetscape improvements. Over the 20-year build-out period for the Specific Plan, future developments within the Plan area could result in impacts to 25 buildings built between 1963 and 1983. These buildings and their locations are listed in Table 4.7-2. Prior to the approval of demolition or building permits that would result in substantial alteration of any of the 15 buildings that will reach 45 years in age by the build-out date, the City shall ensure that an evaluation of significance according to CRHR criteria shall be performed. If the evaluation indicates the property is not eligible for listing in the CRHR, no further action is necessary. If any of these buildings are found to be eligible for listing in the CRHR in conjunction with future evaluations, the</p>	<p>The applicant shall ensure alterations made to buildings at 316 Vernon Street and 419-425 Vernon Street be conducted in a manner consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties, and the Design Guidelines for Central Roseville</p>	<p>Prior to issuance of demolition or building permit</p>	PRD
	<p>The applicant shall ensure alterations made to 25 buildings built between 1963 and 1983 are evaluated for significance according to CRHR criteria.</p>	<p>Prior to issuance of demolition or building permit</p>	PRD

PRD = Planning and Redevelopment Department

PWD = Public Works Department

Table 1 Downtown Roseville Specific Plan Project Mitigation Monitoring Program			
Mitigation Measure	Implementation	Timing	Reviewing Party
<p>City shall ensure that the proposed development is consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties or develop other methods to avoid significant impacts to these properties in consultation with the State Office of Historic Preservation (OHP). This measure would reduce potentially significant impacts to Architectural Resources to a less-than-significant level.</p> <p>If it is not feasible to retain an eligible historic resource, prior to demolition, documentation similar to the standards of the Historic American Building Survey (HABS) shall be conducted. A HABS -like recordation would document the site history, construction history, and current appearance of the eligible resource in the context of Roseville’s history. The HABS-like recordation shall be completed by an architectural historian who meets the Secretary of the Interior’s professional qualifications standards, and an experienced HABS photographer. The final document shall be filed in a local library / repository. Although this type of documentation eliminates one adverse impact of demolition (i.e., loss of historical information) it does not prevent the physical loss of a historically significant resource.</p>	<p>If an evaluation determines any of the 25 buildings built between 1963 and 1983 are found to be eligible for listing in the CRHR, the applicant shall ensure development consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties or develop other methods to avoid significant impacts to these properties in consultation with the State Office of Historic Preservation (OHP)</p>	<p>Prior to issuance of demolition or building permit</p>	<p>PRD</p>
<p>Implementation of the above mitigation measure would reduce impacts related to disturbance of architectural resources. However, the potential loss of a historically significant resource could occur. While implementation of mitigation measure 4.7-1 would lessen project impacts, demolition of a historical resource would be a significant adverse change and, therefore, considered a significant and unavoidable impact.</p>	<p>If retention of an eligible historic resource is considered infeasible, the applicant shall conduct documentation similar to the standards of the Historic American Building Survey (HABS)</p>	<p>Prior to issuance of demolition or building permit</p>	<p>PRD</p>
<p>4.7-2: Disturbance of Potential Subsurface Cultural Deposits. In the event that unrecorded cultural materials are identified during construction-related ground disturbing activities, potentially destructive work in the vicinity of the find shall cease until a qualified archaeologist can determine the significance of the find and, if appropriate, provide recommendations for treatment to the City. Treatment approved by the City shall be implemented prior to resuming ground disturbing activities.</p>	<p>The project contractor shall Suspend construction work if unrecorded cultural materials are identified</p>	<p>During construction-related ground disturbing activities</p>	<p>PRD</p>
<p>4.7-3: Undiscovered / Unrecorded Human Remains. If human remains are discovered at any project construction site during any phase of construction, work within 50 feet of the remains shall be suspended immediately, and the</p>	<p>The project contractor suspend construction work, if human remains are discovered, and</p>	<p>During construction-related ground disturbing activities</p>	<p>PRD</p>

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Table 1 Downtown Roseville Specific Plan Project Mitigation Monitoring Program			
Mitigation Measure	Implementation	Timing	Reviewing Party
<p>City of Roseville, the project applicant, and the county coroner shall be notified immediately. If the remains are determined by the county coroner to be Native American, the Native American Heritage Commission (NAHC) shall be notified within 24 hours, and the guidelines of the NAHC shall be adhered to in the treatment and disposition of the remains. The City or the project applicant shall also retain a professional archaeologist with Native American burial experience who shall conduct a field investigation of the specific site and consult with the Most Likely Descendant (MLD) identified by the NAHC. As necessary, the archaeologist may provide professional assistance to the MLD including the excavation and removal of the human remains. The City or the project applicant shall implement any mitigation before the resumption of activities at the site where the remains were discovered.</p>	<p>notify City of Roseville</p> <p>The City of Roseville shall notify County Coroner if human remains are discovered</p>	<p>During construction-related ground disturbing activities</p>	<p>PRD</p>
	<p>The City of Roseville shall notify Native American Heritage Commission if human remains are discovered</p>	<p>During construction-related ground disturbing activities</p>	<p>PRD</p>
Hazards and Hazardous Materials			
<p>4.8-1: Exposure of Construction Workers, Residents, and Others to Hazardous Materials. A Health and Safety Plan (HASP) prepared for the construction process, consistent with general industry standards and Occupational Safety and Health Administration (OSHA) requirements, would address the risks to construction personnel and public safety, such that these health and safety risks would be mitigated to an acceptable level. A qualified professional, such as a Certified Industrial Hygienist (CIH), would prepare the HASP to provide guidance for personnel involved in trenching and other excavation work where there is evidence of hydrocarbons or other hazardous materials.</p> <p>The HASP utilized for each construction phase 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 related to construction/implementation of the proposed project. This may include excavation of contaminated soils and disposal at an appropriate facility. The potential contaminants of concern are petroleum hydrocarbons and associated chemicals, such as oxygenates and fuel scavengers, and volatile organic carbons (e.g., PCE, TCE).</p>	<p>The project contractor shall prepare site-specific Health and Safety Plan</p>	<p>Prior to grading or construction</p>	<p>PWD</p>

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**Table 1
Downtown Roseville Specific Plan Project Mitigation Monitoring Program**

Mitigation Measure	Implementation	Timing	Reviewing Party
<p>The HASP would 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 would 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 (SAP) would accompany the HASP to determine if contaminants of concern are present and at what concentrations.</p> <p>The HASP would also address procedures to follow if unknown objects (e.g., USTs, underground piping) are encountered during construction activities. Specialized contractors would be hired to decommission and remove such USTs and perform confirmation sampling as necessary. The implementation of an adequate site-specific HASP would reduce the health risk to construction personnel by these recognized environmental conditions to a less-than-significant level.</p> <p>In addition, the following measures shall apply to construction activities, as appropriate.</p> <p>1) The construction contractor shall notify the Roseville Fire Department if evidence of soil or groundwater contamination (e.g., stained soil, unusual odor in groundwater) is encountered during construction activities. Any contaminated areas shall be remediated in accordance with recommendations made by the Fire Department, RWQCB, DTSC, or other appropriate federal, state, or local regulatory agencies.</p>	<p>The project contractor shall notify the Roseville Fire Department if evidence of soil or groundwater contamination is encountered</p> <p>The applicant shall remediate contaminated areas in accordance with recommendations made by the Fire Department, RWQCB, DTSC, or other appropriate federal, state, or local regulatory agencies</p>	<p>During construction-related ground disturbing</p> <p>Prior to construction-related ground disturbing activities</p>	<p>PRD</p> <p>PRD</p>

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Table 1 Downtown Roseville Specific Plan Project Mitigation Monitoring Program			
Mitigation Measure	Implementation	Timing	Reviewing Party
<p>2) Prior to demolition of any buildings constructed before 1977, the project applicant shall hire a qualified consultant to investigate whether any of these buildings contain lead and/or asbestos-containing materials and lead that could become friable or mobile during demolition activities. If found, the lead and/or asbestos-containing materials shall be removed by an accredited contractor in accordance with EPA and California OSHA standards. In addition, all activities (construction or demolition) in the vicinity of these materials shall comply with California OSHA lead and asbestos worker construction standards. The lead and asbestos-containing materials shall be disposed of properly at an appropriate off-site disposal facility.</p> <p>The City would require contractors to prepare a site-specific HASP for individual projects within the Plan area to address current or historic RECs identified in the Phase I to verify that contractors are aware of site-specific RECs. As an alternative, the City could prepare a Plan-wide programmatic HASP to address all RECs identified in the Plan area, although preparation of the HASP is the ultimate responsibility of the contractor.</p>	<p>The applicant or project contractor shall investigate whether any building constructed before 1977 contain lead and/or asbestos-containing materials and lead that could become friable or mobile during demolition activities</p> <p>The applicant or project contractor shall remove lead and/or asbestos-containing materials by an accredited contractor in accordance with EPA and California OSHA standards</p>	<p>Prior to approval of building or demolition permit</p> <p>Prior to approval of building or demolition permit</p>	<p>PRD</p> <p>PRD</p>
Biological Resources			
<p>Effects on Special-status Fish Species. The following measures shall be implemented to mitigate adverse effects to special-status fish species potentially resulting from the proposed project. To the extent feasible, the project shall be designed and constructed to avoid and minimize adverse effects to special-status fish species and aquatic habitats within the Specific Plan area.</p> <ul style="list-style-type: none"> ▶ Project construction activities within the aquatic habitat of the active creek channel shall be conducted between June 15 and October 15, during the season that migrating chinook salmon and steelhead are not likely to be present. Construction within the riparian habitat along the upper banks of the creek need not be restricted to this timeframe, provided that the following measures (and those described in Section 4.12, Hydrology and Water Quality”) are implemented to avoid or minimize sediment runoff into the creek. 	<p>The project contractor shall restrict construction activities within the aquatic habitat of the active creek channel to between June 15 and October 15</p>	<p>During construction-related activities</p>	<p>PRD</p>

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**Table 1
Downtown Roseville Specific Plan Project Mitigation Monitoring Program**

Mitigation Measure	Implementation	Timing	Reviewing Party	
<ul style="list-style-type: none"> ▶ Silt fencing shall be placed around the construction areas within the aquatic habitat of the active creek channel. Silt fencing shall protect upstream and downstream areas from any construction related impacts. All construction activities within the aquatic habitat of the active creek channel shall be conducted within the silt fence area. Cofferdams shall be used if construction in a live channel is necessary. To the extent feasible, they shall be designed to maintain an open channel to allow continued movement of aquatic species. If dewatering of a construction area is needed, it shall occur according to a Fish Translocation and Salvage Plan prepared by a qualified biologist. ▶ All outflow from any project-related dewatering that may be necessary when excavating the outfall installation areas shall be filtered and pumped downstream of the construction area. ▶ After completion of construction within the aquatic habitat of the active creek channel, all remaining side cast shall be removed from the work area and silt fencing shall be removed. ▶ Revegetation of disturbed areas within the riparian habitat of the active creek channel with native riparian plants shall be accomplished prior to the onset of the winter rains in the year of construction. 	<p>The project contractor shall place silt fencing around the construction areas within the aquatic habitat of the active creek channel</p>	During construction-related activities	PRD	
		<p>The project contractor shall conduct construction activities inside the silt fence area</p>	During construction-related activities	PRD
		<p>The project contractor shall design silt fence to maintain an open channel to allow continued movement of aquatic species</p>	During construction-related activities	PRD
		<p>The project contractor shall filter and pump all outflows downstream of the construction area</p>	During construction-related activities	PRD
		<p>The project contractor shall remove all remaining side cast and silt fencing</p>	After completion of construction-related activities	PRD
	<p>The project contractor shall revegetate disturbed areas within the riparian habitat of the active creek channel with native riparian plants</p>	After completion of construction-related activities; Prior to onset of winter rains in the year of construction	PRD	
<p>4.9-2: Effects on Valley Elderberry Longhorn Beetles. The following measures shall be implemented to mitigate adverse effects to valley elderberry longhorn beetles potentially resulting from the proposed project. If valley elderberry longhorn beetles are delisted in the future, as has recently been proposed by USFWS (USFWS 2006a), these measures may be amended to conform to any revised USFWS guidelines regarding this species.</p> <ul style="list-style-type: none"> ▶ To the extent feasible, implementation of the project shall be designed and constructed to avoid and minimize adverse effects to elderberry shrubs. ▶ Before project construction within the riparian habitat of the active creek channel would begin, focused surveys for elderberry shrubs shall be conducted within the Dry Creek riparian corridor and adjacent municipal parks in and within 100 feet of proposed construction-sites. Such surveys will not be required within areas lacking suitable habitat for elderberry 	<p>The applicant shall design and construct project components to avoid and minimize adverse effects to elderberry shrubs</p>	Prior to construction-related ground disturbing activities within the riparian habitat of the active creek channel	PRD	
	<p>The applicant shall conduct focused surveys for elderberry shrubs shall be conducted within the Dry Creek riparian corridor and adjacent municipal parks in</p>	Prior to construction-related ground disturbing activities within the riparian habitat of the active creek channel	PRD	

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Table 1 Downtown Roseville Specific Plan Project Mitigation Monitoring Program			
Mitigation Measure	Implementation	Timing	Reviewing Party
shrubs (i.e., areas already in residential development).	and within 100 feet of proposed construction-sites		
<p>► Where elderberry shrubs with 1.0 inch or greater stem diameter are found, USFWS conservation guidelines for valley elderberry longhorn beetles shall be followed by establishing a 100-foot buffer around the dripline of such shrubs wherever feasible to completely avoid potential impacts to valley elderberry longhorn beetles (USFWS 1999). All buffers shall be marked with brightly colored flags or fencing and shall be maintained until project construction is complete. Earthmoving activities, herbicide use, and other construction and maintenance activities with potential to impact valley elderberry longhorn beetles and/or their host shrubs would be avoided within these buffer zones. A qualified biologist will provide project contractors and construction crews working in the vicinity of an elderberry shrub buffer zone with a worker-awareness program before such work begins. This program will be used to describe the species, its habits and habitats, its legal status and required protection, and all applicable mitigation measures.</p>	<p>The project contractor shall establish a 100-foot buffer around the dripline of elderberry shrubs wherever feasible with brightly colored flags or fencing</p>	<p>Prior to construction-related ground disturbing activities within the riparian habitat of the active creek channel</p>	PRD
	<p>The project contractor shall restrict earthmoving activities, herbicide use, and other construction and maintenance activities within the 100-foot buffer zone</p>	<p>During construction-related ground disturbing activities within the riparian habitat of the active creek channel</p>	PRD
	<p>The project contractor shall hire qualified biologist to provide a worker-awareness program</p>	<p>Prior to construction-related ground disturbing activities within the riparian habitat of the active creek channel</p>	PRD
<p>► If complete avoidance of shrub buffer zones is not feasible, USFWS shall be consulted. It is anticipated that either a new buffer width would be agreed upon along with additional protections for the safety of the beetles and shrubs, or that shrubs that could not be adequately protected would be transplanted to a protected location before construction would begin, in accordance with established USFWS guidelines (USFWS 1999) and a USFWS-approved mitigation and monitoring plan. Shrubs shall be transplanted to an area protected in perpetuity as habitat for valley elderberry longhorn beetles through a conservation easement or similar mechanism. Replacement mitigation plantings shall also be provided based on USFWS guidelines, which require replacement ratios ranging from 1:1 to 8:1 for lost stems at least 1 inch in diameter, depending on the size of the affected stems. Associated native species will be planted at ratios ranging from 1:1 to 2:1 for each elderberry planting. Transplants and mitigation plantings shall be monitored to ensure that USFWS success criteria are met (i.e., 60 percent survival of elderberry plants and associated riparian plantings). The proponent may elect either 10 years of monitoring, with surveys and reports to USFWS every year; or 15 years of monitoring, with surveys and reports on years 1, 2, 3, 5, 7, 10, and 15. The mitigation and monitoring plan shall describe both short- and long-term maintenance and management of the mitigation site; and specify remedial measures to be</p>	<p>The applicant shall consult with USFWS If complete avoidance of elderberry shrub buffer zones is not feasible</p>	<p>Prior to construction-related ground disturbing activities within the riparian habitat of the active creek channel</p>	PRD
	<p>The applicant shall implement measures as determined through consultation with USFWS</p>	<p>Prior to construction-related ground disturbing activities within the riparian habitat of the active creek channel</p>	PRD

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Table 1 Downtown Roseville Specific Plan Project Mitigation Monitoring Program			
Mitigation Measure	Implementation	Timing	Reviewing Party
<p>undertaken if mitigation success criteria are not met. Long-term management of mitigation lands shall be ensured by establishing a management endowment or other suitable funding source. The mitigation shall be implemented in a preserved portion of the project site in Dry Creek’s riparian corridor, elsewhere within the Dry Creek watershed, or in suitable habitat elsewhere in Placer County or an adjacent county. If mitigation occurs off-site, it shall be at a location that would provide at least equal-quality habitat for valley elderberry beetles as the project site after implementation of the mitigation.</p>			
<p>4.9-3: Effects on Raptors and Special-status Birds. The following measures shall be implemented to mitigate adverse effects to raptors and special-status birds potentially resulting from the proposed project.</p> <ul style="list-style-type: none"> ▶ Potential disturbance of nesting special-status birds and raptors shall be reduced by limiting vegetation removal and grading to the non-breeding season (generally September 1 to February 28) to the extent feasible. ▶ To avoid nest disturbance and a potential reduction in fledging success resulting from construction activities within the riparian habitat of the active creek channel and during the breeding season (March 1 to August 31), focused surveys for raptors and special-status birds would be conducted by a qualified biologist no more than 15 days prior to the beginning of construction. Surveys for raptors and special-status birds would include suitable nesting habitat within 500 feet of construction areas. If no active nests are found, no further measures would be needed. ▶ If active raptor or special-status bird nests are found, impacts would be avoided by the establishment of appropriate buffers and/or nest monitoring by a qualified biologist. The size of the buffer would be determined by a qualified biologist and may vary, depending on the species biology, location, nest stage, and specific construction activities to be performed while the nest is active. A qualified biologist shall monitor active nests to determine when the young have fledged and are feeding on their own, or the nest has failed. No construction activities would occur within a buffer zone until a qualified biologist confirms that the nest is no longer active. 	<p>The project contractor shall restrict vegetation removal and grading activities to between September 1 to February 28</p> <p>The project contractor shall conduct focused surveys for raptors and special-status birds would be conducted by a qualified biologist during the breeding season</p> <p>If focused surveys find active raptor or special-status bird nests, the project contractor shall establish appropriate buffers as determined by a qualified biologist and/or conduct nest monitoring by a qualified biologist</p> <p>The project contractor shall restrict construction activities inside buffer zone until a qualified biologist confirms that the nest is no longer active</p>	<p>Prior to construction-related ground disturbing activities within the riparian habitat of the active creek channel</p> <p>Prior to construction-related ground disturbing activities within the riparian habitat of the active creek channel</p> <p>During construction-related ground disturbing activities within the riparian habitat of the active creek channel</p> <p>During construction-related ground disturbing activities within the riparian habitat of the active creek channel</p>	<p>PRD</p> <p>PRD</p> <p>PRD</p> <p>PRD</p>

Table 1 Downtown Roseville Specific Plan Project Mitigation Monitoring Program			
Mitigation Measure	Implementation	Timing	Reviewing Party
<p>4.9-6: Jurisdictional Waters and Sensitive Natural Communities. The following measures shall be implemented to mitigate adverse effects to jurisdictional waters and sensitive habitats potentially resulting from the proposed project.</p> <ul style="list-style-type: none"> ▶ To the extent feasible, the project shall be designed and constructed to avoid and minimize adverse effects to jurisdictional waters of the United States and riparian habitat within the Specific Plan area. Bioengineering bank stabilization techniques shall be used to the extent feasible and the installation of hardscape within jurisdictional waters of the United States shall be minimized to the greatest extent feasible to achieve the overall project objectives. 	<p>The applicant shall design and construct project components to avoid and minimize adverse effects to jurisdictional waters of the United States and riparian habitat</p>	<p>Prior to construction-related ground disturbing activities within the riparian habitat of the active creek channel</p>	<p>PRD</p>
<ul style="list-style-type: none"> ▶ Wherever possible, riparian woodland habitat shall be avoided and preserved; the connectivity of the Dry Creek riparian corridor shall be maintained and enhanced. Areas of riparian woodland to remain undisturbed shall be clearly marked for avoidance during construction by methods such as fencing or flagging and construction personnel shall be educated about the need to avoid adverse effects on this resource. 	<p>The applicant shall avoid and preserve riparian woodland habitat</p>	<p>During construction-related ground disturbing activities within the riparian habitat of the active creek channel</p>	<p>PRD</p>
	<p>The applicant shall maintain and enhance the connectivity of the Dry Creek riparian corridor</p>	<p>During construction-related ground disturbing activities within the riparian habitat of the active creek channel</p>	<p>PRD</p>
	<p>The project contractor shall mark areas of riparian woodland with fencing or flagging</p>	<p>During construction-related ground disturbing activities within the riparian habitat of the active creek channel</p>	<p>PRD</p>
	<p>The project contractor shall avoid construction activities inside areas of riparian woodland</p>	<p>During construction-related ground disturbing activities within the riparian habitat of the active creek channel</p>	<p>PRD</p>
<ul style="list-style-type: none"> ▶ The project shall incorporate restoration and enhancement of the riparian corridor into the final design plans and construction specifications. Loose rock and concrete debris along the creek banks shall be removed as appropriate. The riparian corridor along the creek channel shall be enhanced by the planting of native shrub, tree, and understory species to 	<p>The applicant shall design and construct project components to incorporate restoration and enhancement of the riparian corridor</p>	<p>Prior to construction-related ground disturbing activities within the riparian habitat of the active creek channel</p>	<p>PRD</p>

**Table 1
Downtown Roseville Specific Plan Project Mitigation Monitoring Program**

Mitigation Measure	Implementation	Timing	Reviewing Party
<ul style="list-style-type: none"> ▶ Before any ground disturbing activities begin within the aquatic or riparian habitat of the active creek channel, a qualified biologist shall map potential waters of the United States as part of a formal delineation of waters of the United States and shall identify all riparian habitat that could be affected by the project. The findings shall be documented in a detailed report and submitted to the USACE for verification as part of the formal Section 404 wetland delineation process. If there would be unavoidable effects under USACE jurisdiction, the Section 404 process shall be completed and the acreage of affected jurisdictional habitat shall be replaced and/or rehabilitated. The acreage of jurisdictional wetland affected shall be replaced on a “no-net-loss” basis in accordance with USACE regulations. Habitat restoration, rehabilitation, and/or replacement shall be at a location and by feasible methods agreeable to USACE. All minimization and compensation measures adopted through the permitting process shall be implemented. ▶ Approval by the RWQCB, as determined during the Section 401 and Section 404 permitting processes, shall be required. All mitigation requirements determined through this process shall be implemented before any ground disturbing activities begin. ▶ If there would be unavoidable effects to habitats under DFG jurisdiction, a streambed alteration agreement shall be obtained and affected habitat shall be replaced and/or rehabilitated. Because project implementation could result change to the natural flow and/or bed and bank of Dry Creek, the project could require a Section 1602 streambed alteration agreement from DFG. If complete avoidance of indentified riparian habitat is not feasible, the acreage of riparian habitat that would be removed shall be replaced or rehabilitated on a “no-net-loss” basis in accordance with DFG regulations 	<p>The project contractor shall remove Loose rock and concrete debris along the creek banks</p>	<p>Prior to construction-related ground disturbing activities within the riparian habitat of the active creek channel</p>	<p>PRD</p>
	<p>The project contractor shall enhance the riparian corridor along the creek channel by planting of native shrub, tree, and understory species</p>	<p>Prior to construction-related ground disturbing activities within the riparian habitat of the active creek channel</p>	<p>PRD</p>
	<p>The applicant shall prepare formal delineation map of potential waters of the United States and identify all riparian habitat that could be affected by a qualified biologist</p>	<p>Prior to construction-related ground disturbing activities within the riparian habitat of the active creek channel</p>	<p>PRD</p>
	<p>The applicant shall submit findings to USACE for verification as part of the formal Section 404 wetland delineation process</p>	<p>Prior to construction-related ground disturbing activities within the riparian habitat of the active creek channel</p>	<p>PRD</p>
	<p>The applicant shall acquire approval from the RWQCB and implement all requirements of approval</p>	<p>Prior to construction-related ground disturbing activities within the riparian habitat of the active creek channel</p>	<p>PRD</p>
<p>The applicant shall obtain streambed alteration agreement, if there would be unavoidable effects to habitats under DFG jurisdiction.</p>	<p>Prior to construction-related ground disturbing activities within the riparian habitat of the active creek channel</p>	<p>PRD</p>	

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Mitigation Measure	Implementation	Timing	Reviewing Party
and as specified in the streambed alteration agreement, if needed. Habitat restoration, rehabilitation, and/or replacement shall be at a location and by feasible methods agreeable to DFG. All minimization and compensation measures adopted through the permitting process shall be implemented.	The applicant shall replace or rehabilitate affected habitat on a “no-net-loss” basis in accordance with DFG regulations and as specified in the streambed alteration agreement	Prior to construction-related ground disturbing activities within the riparian habitat of the active creek channel	PRD
<p>4.9-8: Protected Trees. The following measures shall be implemented to mitigate adverse effects to protected trees potentially resulting from the proposed project. Tree removal shall be avoided unless 1) necessary for project construction, 2) identified as safety hazards in a Certified Arborist Tree Survey and located in existing or planned public access areas (e.g., streets, trails), or 3) if exotic invasive species (e.g., tree of heaven). In the Dry Creek riparian corridor, snags, dead wood and branches on live trees, and fallen branches shall be retained to the maximum extent possible due to the important habitat functions that they provide for wildlife.</p> <ul style="list-style-type: none"> ▶ Based on final approved project plans, the project applicant shall determine where protected trees are present within areas proposed for construction and shall identify trees for avoidance or removal. ▶ A Tree Preservation Plan shall be prepared for the protected trees within the Plan area that shall be avoided by the project to ensure that they are adequately protected during construction activities. A Certified Arborist shall prepare a Tree Preservation Plan in accordance with the Title 19 Article IV of the Roseville Municipal Code, which shall contain detailed recommendations for tree preservation and removal based on construction and grading plans. The Tree Preservation Plan shall address each tree potentially affected by construction and recommend preservation or removal based on its suitability for preservation, proximity to construction activities, and ability to tolerate impacts. The Tree Preservation Plan shall also include general preservation and construction guidelines to assist in the protection of trees within or near the grading limits or near construction zones. The Tree Preservation Plan shall include recommendations for specific protective measures for trees before, during, and after construction to reduce impacts to trees from development and maintain their health throughout the construction process. The Tree Preservation Plan shall be prepared using information in a Tree Survey and Assessment or similar report including information on each tree’s species, size, location, 	The applicant shall avoid tree removal to the maximum extent possible	Prior to construction-related ground disturbing activities within the riparian habitat of the active creek channel	PRD
	The applicant shall determine where protected trees are present within areas proposed for construction and shall identify trees for avoidance or removal	Prior to construction-related ground disturbing activities within the riparian habitat of the active creek channel	PRD
	The applicant shall prepare a Tree Preservation Plan, by a Certified Arborist and in accordance with the Title 19 Article IV of the Roseville Municipal Code	Prior to construction-related ground disturbing activities within the riparian habitat of the active creek channel	PRD
	The applicant shall submit the Tree Preservation Plan to the City of Roseville for review and approval	Prior to construction-related ground disturbing activities within the riparian habitat of the active creek channel	PRD

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Table 1 Downtown Roseville Specific Plan Project Mitigation Monitoring Program			
Mitigation Measure	Implementation	Timing	Reviewing Party
condition, and suitability for preservation.			
<p>► Where the removal of protected oaks is deemed necessary, the loss shall be mitigated according to Section 19.66.070 of the Roseville Municipal Code which requires that the replacement be calculated based upon an inch-for-inch replacement of the diameter at breast height of the tree removed. Mitigation trees shall be planted at appropriate sites and with appropriate maintenance to ensure their long-term self-sustaining survival. Where possible, mitigation oaks will be planted in canopy gaps along Dry Creek’s riparian corridor within the Plan area, or elsewhere within the City of Roseville. A performance standard of 80 percent of the established mitigation trees shall be met after 5 years. The mitigation trees shall not be dependent upon significant maintenance measures within the last 2 years of monitoring, including supplemental irrigation and staking. Alternatively, an in-lieu fee payment can be made to the City of Roseville Native Oak Tree Propagation Fund, which is calculated per inch based on the diameter at breast height of the tree removed.</p>	The applicant shall mitigate loss of protected trees according to Section 19.66.070 of the Roseville Municipal Code	Prior to construction-related ground disturbing activities within the riparian habitat of the active creek channel	PRD
Air Quality			
<p>4.10-1: Generation of Short-term Construction-Related Emissions of Criteria Air Pollutants and Precursors. In accordance with the PCAPCD, the applicant shall comply with all applicable rules and regulations as listed above (e.g., Rule 202, 218 and 228). In addition, the following mitigation measures shall be implemented to reduce short-term construction-related air quality impacts. In addition, dust control measures are required to be implemented by all projects in accordance with the City of Roseville Grading Ordinance, and the PCAPCD Fugitive Dust Rule 228.</p> <p>1. The applicant shall submit to PCAPCD a Construction Emission / Dust Control Plan within 30 days prior to groundbreaking. If the PCAPCD does not respond within 20 days, the plan shall be considered approved. The plan must address the minimum requirements found in section 300 and 400 of District Rule 228, Fugitive Dust (www.placer.ca.gov/airpollution/airpolut.htm). The applicant shall keep a hard or electronic copy of Rule 228, Fugitive Dust on-site for reference.</p>	The project contractor shall submit a Construction Emission / Dust Control Plan to PCAPCD for review and approval	30 days prior to construction-related ground disturbing activities	PRD

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Downtown Roseville Specific Plan Project Mitigation Monitoring Program**

Mitigation Measure	Implementation	Timing	Reviewing Party
<p>2. The Construction Emission/Dust Control Plan shall include a comprehensive inventory (i.e. make, model, year, emission rating) of all heavy-duty off-road equipment (50 horsepower (HP) or greater) that will be used an aggregate of 40 or more hours for the construction project. The project representative shall provide PCAPCD with the anticipated construction timeline including start date, and name and phone number of the project manager and on-site foreman. The plan shall demonstrate that the heavy-duty (> 50 HP) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet-average 20% NOX reduction and 45% particulate reduction compared to the most recent ARB fleet average. PCAPCD shall be contacted for average fleet emission data. Acceptable options for reducing emissions may include use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available. Contractors can access the Sacramento Metropolitan Air Quality Management District’s web site to determine if their off-road fleet meets the requirements listed in this measure (http://www.airquality.org/ceqa/Construction_Mitigation_Calculator.xls).</p>	<p>The project contractor shall prepare a Construction Emission/Dust Control Plan that includes a comprehensive inventory list of f all heavy-duty off-road equipment that will be used an aggregate of 40 or more hours for the construction project</p>	<p>30 days prior to construction-related ground disturbing activities</p>	<p>PRD</p>
	<p>The project contractor shall prepare a Construction Emission/Dust Control Plan that includes anticipated construction timeline including start date, and name and phone number of the project manager and on-site foreman</p>	<p>30 days prior to construction-related ground disturbing activities</p>	<p>PRD</p>
	<p>The project contractor shall prepare a Construction Emission / Dust Control Plan that demonstrates that the heavy-duty (> 50 HP) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet-average 20% NOX reduction and 45% particulate reduction compared to the most recent ARB fleet average</p>	<p>30 days prior to construction-related ground disturbing activities</p>	<p>PRD</p>
<p>3. Clean earth moving construction equipment with water or sweep clean, once per day, or as necessary (e.g., when moving onsite), consistent with National Pollutant Discharge Elimination System Best Management Practices, local ordinances, and municipal codes. Water shall be applied to control dust as needed to prevent dust impacts offsite. Operational water truck(s), shall be on-site, as required, to control fugitive dust. Construction vehicles leaving the site shall be cleaned, as needed, to prevent dust, silt, mud, and dirt from being released or tracked off-site.</p>	<p>The project contractor shall clean earth moving construction equipment with water or sweep clean, once per day, or as necessary (e.g., when moving onsite), consistent with National Pollutant Discharge Elimination System Best Management Practices, local ordinances, and municipal codes</p>	<p>During construction-related ground disturbing activities</p>	<p>PRD</p>

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**Table 1
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Mitigation Measure	Implementation	Timing	Reviewing Party
	The project contractor shall apply water to control dust as needed to prevent dust impacts offsite	During construction-related ground disturbing activities	PRD
4. Spread soil binders on unpaved roads and employee/equipment parking areas. Soil binders shall be non-toxic in accordance with state and local regulations. Apply approved chemical soil stabilizers, or vegetated mats, etc. according to manufacturers' specifications, to all-inactive construction areas (previously graded areas which remain inactive for 96 hours).	The project contractor shall spread soil binders on unpaved roads and employee/equipment parking areas	During construction-related ground disturbing activities	PRD
5. Minimize diesel idling time to a maximum of 10 minutes.	The project contractor shall minimize diesel idling time to a maximum of 10 minutes	During construction-related ground disturbing activities	PRD
6. Utilize existing power sources (e.g., power poles) or clean fuel generators rather than temporary diesel power generators, if feasible.	The project contractor shall utilize existing power sources (e.g., power poles) or clean fuel generators rather than temporary diesel power generators, if feasible	During construction-related ground disturbing activities	PRD
7. Measures specific to 20+ acre project sites:	The project contractor shall hold a pre-construction meeting to review the construction emission/dust control plan	Prior to construction-related ground disturbing activities	PRD
▶ A pre-construction meeting shall be held to review the construction emission/dust control plan for projects requiring grading of 20+ acres. PCAPCD shall be notified and may attend.			
▶ The applicant shall comply with PCAPCD Fugitive Dust Rule 228; including suspending grading operations when conditions exceed designated wind speeds, and executing proper control of lime or other drying agents.	The project contractor shall comply with PCAPCD Fugitive Dust Rule 228	During construction-related ground disturbing activities	PRD
	The project contractor shall perform a Visible Emissions Evaluations, by an ARB-certified representative, routinely (i.e., once per week) to evaluate project related off-road and heavy-duty on-road equipment emissions for compliance with this requirement	During construction-related ground disturbing activities	PRD
▶ An applicant representative, ARB-certified to perform Visible Emissions Evaluations (VEE), shall routinely (i.e., once per week) evaluate project related off-road and heavy-duty on-road equipment emissions for compliance with this requirement for projects grading	The project contractor shall comply with PCAPCD Visible Emissions Rule 202	During construction-related ground disturbing activities	PRD

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Table 1 Downtown Roseville Specific Plan Project Mitigation Monitoring Program			
Mitigation Measure	Implementation	Timing	Reviewing Party
<p>more than 20 acres in size, regardless of how many acres are to be disturbed daily.</p> <ul style="list-style-type: none"> ▶ Construction equipment exhaust emissions shall not exceed the PCAPCD Visible Emissions Rule 202. Fugitive dust is not to exceed 40% opacity and not go beyond property boundary at any time. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified and the equipment must be repaired within 72 hours. 	<p>The project contractor shall notify PCAPCD if Operators of vehicles and equipment found to exceed opacity limits</p>	<p>During construction-related ground disturbing activities</p>	<p>PRD</p>
<p>4.10-2: Generation of Long-Term Operation-Related (Regional) Emissions of Criteria Air Pollutants and Ozone Precursors. The following is a list of mitigation measures developed by PCAPCD to reduce long-term operational impacts to local and regional air quality. Due to the severe nonattainment designation in western Placer County for federal standards, all projects should implement those measures that are logical and feasible.</p> <ol style="list-style-type: none"> 1. Exceed California Title 24 2008 energy efficiency standards by a minimum of 10%. Areas of Title 24 to be exceeded (e.g., insulation, appliances, and fixtures) shall be determined by the applicant and the City. 2. All truck loading and unloading docks shall be equipped with one 110/208-volt power outlet for every two-dock door. Diesel trucks shall be prohibited from idling more than five minutes and must be required to connect to the 110/208-volt power to run any auxiliary equipment. Signage shall be provided. 3. Install a gas outlet in all outdoor recreational fire pits, and permanently installed cooking appliances. 	<p>The applicant shall design projects to exceed California Title 24 energy requirements</p>	<p>Prior to issuance of building permit</p>	<p>PRD</p>
	<p>The applicant shall equip all truck loading and unloading docks with one 110/208-volt power outlet for every two-dock door</p>	<p>During project operation</p>	<p>PRD</p>
	<p>The applicant shall prohibit diesel trucks from idling more than five minutes and require diesel trucks to connect to the 110/208-volt power to run any auxiliary equipment</p>	<p>Prior to issuance of building permit</p>	<p>PRD</p>
<p>The applicant shall install a gas outlet in all outdoor recreational fire pits, and permanently installed cooking appliances</p>	<p>Prior to issuance of building permit</p>	<p>PRD</p>	

Table 1 Downtown Roseville Specific Plan Project Mitigation Monitoring Program			
Mitigation Measure	Implementation	Timing	Reviewing Party
4. Only natural gas fireplace appliances are permitted. Where propane or natural gas service is not available, only EPA Phase II certified wood-burning devices shall be allowed in single-family residences. The emission potential from each residence shall not exceed 7.5 grams per hour. Wood-burning or Pellet appliances shall not be permitted in multi-family developments.	The applicant shall allow only natural gas fireplace appliances	Prior to issuance of building permit	PRD
	Where propane or natural gas service is not available, the applicant shall allow only EPA Phase II certified wood-burning devices	Prior to issuance of building permit	PRD
	The applicant shall prohibit wood-burning or pellet appliances in multi-family developments.	Prior to issuance of building permit	PRD
5. Where feasible, install solar electric generation systems. Recommend participation in Roseville Electric incentive programs for energy-efficient development.	The applicant shall install solar electric generation systems, where feasible	Prior to issuance of building permit	PRD
4.10-3: Exposure of Sensitive Receptors to Toxic Air Contaminant Emissions. The following mitigation measures shall be implemented to reduce the exposure of sensitive receptors to TACs: <ul style="list-style-type: none"> ▶ All proposed homes in the Plan area shall be equipped with filter systems with high Minimum Efficiency Reporting Value (MERV) for removal of small particles (such as 0.3 micron) at all air intake points to the home. All proposed dwelling units shall be constructed with mechanical ventilation systems which would allow occupants to keep windows and doors closed and allow for the introduction of fresh outside air, without the requirement of open windows. ▶ Proposed commercial uses that have the potential to emit TACs (e.g., diesel-fueled engines) shall be located as far away as possible from existing and proposed receptors. ▶ Proponents of projects with a residential component shall provide disclosure to future residents advising them of the proximity to the JR Davis Rail Yard and associated health risk impacts. 	The applicant shall equip homes with filter systems with high Minimum Efficiency Reporting Value (MERV) for removal of small particles (such as 0.3 micron) at all air intake points to the home	Prior to issuance of building permit	PRD
	The applicant shall locate commercial uses that have the potential to emit TACs (e.g., diesel-fueled engines) as far away as possible from existing and proposed receptors	Prior to approval of use permit	PRD
	The applicant shall disclose future residents advising them of the proximity to the JR Davis Rail Yard and associated health risk impacts	Prior to issuance of building permit	PRD

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Table 1 Downtown Roseville Specific Plan Project Mitigation Monitoring Program			
Mitigation Measure	Implementation	Timing	Reviewing Party
<ul style="list-style-type: none"> ▶ When determining the exact type of facility that would occupy the proposed commercial space, the project shall take into consideration its toxic-producing potential. ▶ Proposed facilities that would require the long-term use of diesel equipment and heavy-duty trucks shall develop a plan to reduce emissions, which may include such measures as scheduling such activities when the residential uses are the least occupied, and requiring such equipment to be shut off when not in use and prohibiting heavy-trucks from idling. ▶ To the extent feasible, sensitive receptors shall be located as far away from the UPRR maintenance facility as possible. ▶ Implement Mitigation Measure 4.10-2-2, described above, with respect to electrification of commercial loading dock areas to reduce emissions associated with truck idling. 	The applicant shall take into consideration its toxic-producing potential of proposed commercial space	Prior to approval of use permit	PRD
	The applicant shall prepare and submit plan to reduce emissions to the City of Roseville for review and approval	Prior to issuance of building permit	PRD
	The applicant shall locate sensitive receptors as far away from the UPRR maintenance facility as possible	Prior to approval of use permit	PRD
	The applicant shall equip all truck loading and unloading docks with one 110/208-volt power outlet for every two-dock door	Prior to issuance of building permit	PRD
4.10-5: Exposure of Sensitive Receptors to Odors. Implementation of Mitigation Measure 4.10-3 to reduce indoor exposure to TACs would also result in a reduction in the intensity of offensive odors from the surrounding odor sources. In addition, the applicant shall require all businesses that occupy the property to install odor-controls as necessary to prevent a substantial dispersion of odors to adjacent residential areas.	The applicant shall install odor-controls as necessary to prevent a substantial dispersion of odors to adjacent residential areas	During project operation	PRD
Noise			
<p>4.11-1: Short-Term Construction-Generated Noise Levels. Although impacts related to short-term construction-generated noise were considered to be less than significant with implementation of the project, the following mitigation is provided to ensure impacts remain at a less-than-significant level. Construction contractors shall implement the following measures during construction activities.</p> <ul style="list-style-type: none"> ▶ Construction equipment shall be properly maintained per manufacturers' specifications and fitted with the best available noise suppression devices (i.e., mufflers, silencers, wraps, etc). Shroud or shield all impact tools, and muffle or shield all intake and exhaust ports on power equipment. 	The project contractor shall maintain construction equipment per manufacturers' specifications and fitted with the best available noise suppression devices (i.e., mufflers, silencers, wraps, etc)	During construction activities	PRD
	The project contractor shall Shroud or shield all impact tools, and muffle or shield all intake and exhaust ports on power equipment	During construction activities	PRD

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Downtown Roseville Specific Plan Project Mitigation Monitoring Program**

Mitigation Measure	Implementation	Timing	Reviewing Party
<ul style="list-style-type: none"> ▶ Construction operations and related activities associated with the proposed project shall comply with the operational hours outlined in the City of Roseville Municipal Code Noise Ordinance; construction operations shall be limited to between the hours of 7 a.m. and 7 p.m. Monday through Friday and between 8 a.m. and 8 p.m. Saturday and Sunday. 	<p>The project contractor shall comply with the operational hours outlined in the City of Roseville Municipal Code Noise Ordinance</p>	During construction activities	PRD
	<p>The project contractor shall restrict construction activities to between the hours of 7 a.m. and 7 p.m. Monday through Friday and between 8 a.m. and 8 p.m. Saturday and Sunday</p>	During construction activities	PRD
<ul style="list-style-type: none"> ▶ Construction equipment should not be idled for extended periods of time in the vicinity of noise-sensitive receptors. 	<p>The project contractor shall restrict construction equipment from idling for extended periods of time in the vicinity of noise-sensitive receptors</p>	During construction activities	PRD
<ul style="list-style-type: none"> ▶ Locate fixed and/or stationary equipment as far as possible from noise sensitive receptors (e.g., generators, compressors, rock crushers, cement mixers). Shroud or shield all impact tools, and muffle or shield all intake and exhaust ports on powered construction equipment. 	<p>The project contractor shall locate fixed and/or stationary equipment as far as possible from noise sensitive receptors (e.g., generators, compressors, rock crushers, cement mixers).</p>	During construction activities	PRD
	<p>The project contractor shall shroud or shield all impact tools, and muffle or shield all intake and exhaust ports on powered construction equipment.</p>	During construction activities	PRD

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Mitigation Measure	Implementation	Timing	Reviewing Party
<p>► Where feasible, temporary barriers shall be placed as close to the noise source or as close to the receptor as possible and break the line of sight between the source and receptor where modeled levels exceed applicable standards. Acoustical barriers shall be constructed material having a minimum surface weight of 2 pounds per square foot or greater, and a demonstrated Sound Transmission Class (STC) rating of 25 or greater as defined by American Society for Testing and Materials (ASTM) Test Method E90. Placement, orientation, size, and density of acoustical barriers shall be specified by a qualified acoustical consultant.</p>	<p>The project contractor shall place temporary barriers as close to the noise source or as close to the receptor as possible and break the line of sight between the source and receptor where modeled levels exceed applicable standards</p>	<p>During construction activities</p>	<p>PRD</p>
	<p>The project contractor shall construct acoustical barriers, as needed, with material having a minimum surface weight of 2 pounds per square foot or greater, and a demonstrated Sound Transmission Class (STC) rating of 25 or greater as defined by American Society for Testing and Materials (ASTM) Test Method E90</p>	<p>During construction activities</p>	<p>PRD</p>
	<p>The project contractor shall acquire expertise of qualified acoustical consultant for placement, orientation, size, and density of acoustical barriers, as needed</p>	<p>During construction activities</p>	<p>PRD</p>
<p>4.11-3: Long-Term Operational Stationary Source Noise Levels. Project applicant(s) for industrial and commercial/office land uses shall implement the following measures to reduce exposure of sensitive receptors to excessive noise levels from future stationary sources.</p> <p>1. Industrial and Commercial/Office Land Uses. Where these land uses adjoin common property lines with noise-sensitive uses, the following mitigation measures shall be incorporated into the project design to reduce noise exposure from future stationary sources.</p> <p>a. During project review the City’s Planning Department shall determine if the proposed use would likely generate noise levels adversely affecting the adjacent noise-sensitive uses. If a proposed project has the potential to generate or expose noise-sensitive uses to noise levels</p>	<p>The applicant shall determine if the proposed use would likely generate noise levels adversely affecting the adjacent noise-sensitive uses</p> <p>The applicant shall prepare a site-specific acoustical analysis. If a proposed project has the potential to generate or expose noise-sensitive uses to noise levels exceeding the City of Roseville noise standards or result in a substantial (3 dB or greater)</p>	<p>Prior to issuance of use permit</p> <p>Prior to issuance of use permit</p>	<p>PRD</p> <p>PRD</p>

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Table 1 Downtown Roseville Specific Plan Project Mitigation Monitoring Program			
Mitigation Measure	Implementation	Timing	Reviewing Party
<p>exceeding the City of Roseville noise standards (Tables 4.11-4 through 4.11-6) or result in a substantial (3 dB or greater) permanent increase in ambient noise levels, the project applicant shall prepare a site-specific acoustical analysis. The acoustical analysis shall be conducted in accordance with the City of Roseville General Plan requirements shown in Table 4.11-5.</p>	<p>permanent increase in ambient noise levels</p>		
<p>b. Loading and unloading areas shall be located so that commercial buildings shield nearby residential land uses from noise generated by loading dock and delivery activities. If necessary, additional sound barriers shall be constructed on the commercial sites to protect nearby noise-sensitive uses.</p>	<p>The applicant shall locate loading and unloading areas so that commercial buildings shield nearby residential land uses from noise generated by loading dock and delivery activities</p>	<p>Prior to issuance of use permit</p>	<p>PRD</p>
<p>c. Loading dock activity and delivery truck activity at the commercial uses developed on the project site shall only occur during the daytime hours of 7 a.m. to 10 p.m., in order to prevent evening and nighttime sleep disturbance at nearby residential land uses.</p>	<p>The applicant shall restrict loading dock activity and delivery truck activity at the commercial uses to only occur during the daytime hours of 7 a.m. to 10 p.m.</p>	<p>During project operation</p>	<p>PRD</p>
<p>d. All commercial HVAC machinery shall be located within mechanical equipment rooms wherever possible. Equipment manufacturer's specifications for venting and access to outside air shall be maintained.</p>	<p>The applicant shall locate all commercial HVAC machinery within mechanical equipment rooms wherever possible</p>	<p>Prior to issuance of use permit</p>	<p>PRD</p>
	<p>The applicant shall maintain equipment manufacturer's specifications for venting and access to outside air</p>	<p>During project operation</p>	<p>PRD</p>
<p>e. Localized noise barriers or rooftop parapets shall be constructed around the HVAC, cooling towers, and mechanical equipment so that line-of-site to the noise source from the property line of the noise-sensitive receptors is blocked. Equipment manufacturer's specifications for venting and access to outside air shall be maintained.</p>	<p>The applicant shall construct localized noise barriers or rooftop parapets around the HVAC, cooling towers, and mechanical equipment</p>	<p>Prior to issuance of use permit</p>	<p>PRD</p>

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Mitigation Measure	Implementation	Timing	Reviewing Party
f. Property maintenance activities at commercial and office uses shall be restricted to daytime hours between 8 a.m. and 9 p.m.	The applicant shall restrict maintenance activities at commercial and office uses to daytime hours between 8 a.m. and 9 p.m.	During project operation	PRD
g. The owner or developer of any mixed-use building containing residential units shall provide written notice to all future residents, occupants, and users that the surrounding area may be subject to levels of noise associated with commercial uses at higher levels than would be expected in residential areas.	The applicant shall provide notice to all future residents, occupants, and users that the surrounding area	Prior to issuance of occupancy permit	PRD
Project applicant(s) for parking structures shall implement the following measures to reduce exposure of sensitive receptors to excessive noise levels from future stationary sources.	The applicant shall orientate parking structures so that nearby noise-sensitive receptors would be shielded from all on-site circulation routes	Prior to issuance of use permit	PRD
2. Parking Structures. Parking structures located in the immediate vicinity of noise-sensitive land uses shall include the following mitigation measures.			
a. Orientate parking structures so that nearby noise-sensitive receptors would be shielded from all on-site circulation routes (entrances, exits, and internal routes). If maintaining visibility is required transparent acoustical screens shall be installed on openings with direct line-of-sight to noise-sensitive receptors.			
b. Parking structures driveways and entrances shall be located so that the structure serves as a barrier to nearby noise-sensitive receptors.	The applicant shall locate parking structures driveways and entrances to act as a barrier to nearby noise-sensitive receptors	Prior to issuance of use permit	PRD
c. Interior reflective surfaces (i.e., ceilings), exposing nearby noise-sensitive receptors to elevated noise levels shall have an acoustically absorptive treatment, such as spray-in cellulose applied.	The applicant shall apply acoustically absorptive treatment to interior reflective surfaces	Prior to issuance of building permit	PRD
d. Parking structure capacity shall be limited during more sensitive evening and nighttime hours (7 p.m. to 7 a.m.). (i.e., 50% capacity from 7 p.m. to 10 p.m., 30% capacity from 10 p.m. to 7 a.m.).	The City of Roseville shall limit parking structure capacity during more sensitive evening and nighttime hours	During project operation	PRD

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e. To ensure compliance, further analysis of on-site noise generation from the proposed parking structures shall be conducted when tentative maps become available.	The City of Roseville shall conduct noise analysis of on-site noise generation from the proposed parking structures	During project operation	PRD
<p>4.11-4: Land Use Compatibility of On-site Sensitive Receptors with Future Traffic Noise Levels. Project applicant(s) shall implement the following measures to substantially reduce the exposure of sensitive receptors to excessive roadway traffic noise levels.</p> <ul style="list-style-type: none"> ▶ During project review, the City’s planning staff shall determine if the proposed land use would potentially be exposed to noise levels exceeding the City’s noise level standards. If a proposed project has the potential to generate or be exposed to noise levels exceeding the City of Roseville noise standards (refer to Tables 4.11-4 through 4.11-6) or result in a substantial permanent increase in ambient noise levels (3 dB or greater), the project applicant shall prepare a site-specific acoustical analysis. The acoustical analysis shall be conducted in accordance with the City of Roseville General Plan requirements shown in Table 4.11-5. ▶ Disclose all transportation noise (i.e., roadway, railway, race track), vibration levels, and their meanings to purchasers and/or renters prior to contract or title transfer for residential property within the Plan area. ▶ Incorporate site specific design considerations to reduce exterior noise exposure levels. Site design shall include the following measures as applicable to the project-specific site and when feasible: <ul style="list-style-type: none"> • Common outdoor activity areas, such as play structures, swimming pools, or other outdoor congregation areas included in multi-family residential and/or mixed-use developments shall be located such that the building(s) serve as a sound barrier to the nearest predominant noise source. • Distances between noise sources and noise-sensitive uses shall be maximized through the use of noise buffers/setbacks. Setback areas can 	The applicant shall determine if the proposed land use would potentially be exposed to noise levels exceeding the City’s noise level standards	Prior to issuance of use permit	PRD
	The applicant shall prepare a site-specific acoustical analysis, if a proposed project has the potential to generate or expose noise-sensitive uses to noise levels exceeding the City of Roseville noise standards or result in a substantial (3 dB or greater) permanent increase in ambient noise levels	Prior to issuance of use permit	PRD
	The applicant shall disclose all transportation noise (i.e., roadway, railway, race track), vibration levels, and their meanings to purchasers and/or renters prior to contract or title transfer for residential property	Prior to issuance of use permit	PRD
The applicant shall incorporate site specific design considerations to reduce exterior noise exposure levels	Prior to issuance of use permit	PRD	

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<p>take the form of open space, frontage roads, recreational areas, storage yards, or other City approved setback.</p> <ul style="list-style-type: none"> Noise barriers shall be constructed to provide shielding of noise-sensitive uses and outdoor activity areas. Barriers may include manmade walls, earthen berms, a combination of walls and berms, and other structures breaking line of sight from noise source to receptor. Barriers shall be located in close proximity to either the noise source or the sensitive receptor. A site specific acoustical analysis shall be performed consistent with Table 4.11-5, and determine effectiveness of various site design measures based on specific construction plans. 	The applicant shall conduct site-specific acoustical analysis to determine effectiveness of various site design measures based on specific construction plans	Prior to issuance of use permit	PRD
4.11-5: Land Use Compatibility of On-site Sensitive Receptors with Future Railroad Noise Levels. Implement mitigation measure 4.11-4 to reduce the exposure of sensitive receptors (i.e., residential, mixed-use development) to significant noise associated with future railroad and rail yard operations.	The applicant shall conduct actions listed above for 4.11-4: Land Use Compatibility of On-site Sensitive Receptors with Future Traffic Noise Levels	Prior to issuance of use permit	PRD
<p>4.11-6: Future Interior Noise Levels at On-site Sensitive Receptors. Project applicant(s) shall implement the following measures for all noise-sensitive land uses with direct exposure to roadways, parking areas, and railways and exterior noise levels greater than 70 dB Ldn:</p> <ul style="list-style-type: none"> All residential uses shall be constructed with air conditioning and mechanical ventilation systems that allow for windows and doors to remain closed and achieve acoustical isolation from traffic and railroad noise. The systems shall allow for the introduction of fresh outside air, without the requirement of open windows. Access to outside air shall be automatically controlled to prevent unintentionally flowing seasonally hot or cold into conditioned space. Attic vents direct exposure to elevated noise levels shall be acoustically baffled, containing at least one 90 degree obstruction to the flow of air. The baffle shall be fitted with an acoustically absorbent liner. Exterior walls shall be constructed of a three-coat stucco or wood siding with an exterior underlayment or sound board. 	<p>The applicant shall construct residential uses with air conditioning and mechanical ventilation systems that allow for windows and doors to remain closed and achieve acoustical isolation from traffic and railroad noise</p> <p>The applicant shall acoustically baffle attic vents</p> <p>The applicant shall construct exterior walls shall be constructed of a three-coat stucco</p>	<p>Prior to issuance of building permit</p> <p>Prior to issuance of building permit</p> <p>Prior to issuance of building permit</p>	<p>PRD</p> <p>PRD</p> <p>PRD</p>

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Mitigation Measure	Implementation	Timing	Reviewing Party
	or wood siding with an exterior underlayment or sound board		
<ul style="list-style-type: none"> ▶ All residential windows and doors with direct exposure to elevated noise levels shall be required to meet a minimum STC rating of 34. 	The applicant shall design residential windows and doors with direct exposure to elevated noise levels to meet a minimum STC rating of 34	Prior to issuance of building permit	PRD
<ul style="list-style-type: none"> ▶ Windows and sliding glass doors shall be mounted in low infiltration rate frames (0.5 cubic feet per minute or less, per ANSI specifications). 	The applicant shall mount windows and sliding glass doors in low infiltration rate frames (0.5 cubic feet per minute or less, per ANSI specifications)	Prior to issuance of building permit	PRD
<ul style="list-style-type: none"> ▶ Exterior doors shall be solid core with perimeter weather-stripping and threshold seals. 	The applicant shall design exterior doors to be solid core with perimeter weather-stripping and threshold seals	Prior to issuance of building permit	PRD
<ul style="list-style-type: none"> ▶ The City shall require project applicants to submit an acoustical analysis which verifies compliance with the City of Roseville interior noise level standard of 45 dB L_{dn}. The analysis shall be based on detailed construction plans and site configuration details, and be conducted by a qualified acoustical consultant. 	The applicant shall prepare and submit an acoustical analysis which verifies compliance with the City of Roseville interior noise level standard of 45 dB L _{dn} .	Prior to issuance of building permit	PRD
<p>Ground-Borne Noise and Vibration Levels at Sensitive Receptors. Project applicant(s) shall implement the following measures to reduce the potential for human annoyance and architectural/structural damage resulting from elevated ground-borne noise and vibration levels.</p> <ul style="list-style-type: none"> ▶ Construction-Induced Vibration: <ul style="list-style-type: none"> • Pile driving required within a 50-foot radius of historic structures should utilize alternative installation methods were possible (e.g., pile cushioning, jetting, pre-drilling, cast-in-place systems, resonance-free vibratory pile drivers). Specifically, geo pier style cast in place systems shall be used where feasible as an alternative to pile driving to reduce the number and amplitude of impacts required for seating the pile. • The pre-existing condition of all buildings within a 50-foot radius, and historical buildings within the immediate vicinity of proposed construction activities shall be recorded in the form of a preconstruction 	<p>The applicant shall utilize alternative installation methods were possible for pile driving required within a 50-foot radius of historic structures</p> <p>The project contractor shall record the pre-existing condition of all buildings within a 50-foot radius, and historical buildings within the immediate vicinity of proposed construction activities</p> <p>The project contractor shall document fixtures and finishes within a 50-foot radius of construction activities susceptible to damage</p>	<p>During construction activities</p> <p>Prior to construction activities</p> <p>Prior to construction activities</p>	<p>PRD</p> <p>PRD</p> <p>PRD</p>

Table 1 Downtown Roseville Specific Plan Project Mitigation Monitoring Program			
Mitigation Measure	Implementation	Timing	Reviewing Party
survey. The preconstruction survey shall determine conditions that exist			
<p>before construction begins for use in evaluating damage caused by construction activities. Fixtures and finishes within a 50-foot radius of construction activities susceptible to damage shall be documented (photographically and in writing) prior to construction. All damage will be repaired back to its pre-existing condition.</p> <ul style="list-style-type: none"> Vibration monitoring shall be conducted prior to and during pile driving operations occurring within 100 feet of the historic structures. Every attempt shall be made to limit construction generated vibration levels in accordance with Caltrans recommendations during pile driving and impact activities in the vicinity of the historic structures. Provide protective coverings or temporary shoring of on-site or adjacent historic features as necessary, in consultation with the Preservation Director. <p>► Railroad Induced Vibration:</p> <ul style="list-style-type: none"> Vibration sensitive uses shall be located a minimum of 100 feet from the UPRR centerline. To ensure compliance with FTA and Caltrans recommended guidelines, and site specific ground-borne noise and vibration assessment should be conducted. A ground-borne vibration assessment shall be conducted at proposed building pad locations within 200 feet of UPRR right of ways, prior to project approval. Vibration monitoring and assessment shall be conducted by a qualified noise and vibration control engineer. 	<p>The project contractor shall repair all damage back to its pre-existing condition</p> <p>The project contractor shall conduct vibration monitoring prior to and during pile driving operations occurring within 100 feet of the historic structures</p> <p>The project contractor shall provide protective coverings or temporary shoring of on-site or adjacent historic features</p> <p>The applicant shall locate vibration sensitive uses a minimum of 100 feet from the UPRR centerline</p> <p>The applicant shall conduct ground-borne vibration assessment, by a qualified noise and vibration control engineer, at proposed building pad locations within 200 feet of UPRR right of ways</p>	<p>Within 30 days after completion of construction activities</p> <p>Prior to and during construction activities</p> <p>During construction activities</p> <p>Prior to issuance of use permit</p> <p>Prior to issuance of use permit</p>	<p>PRD</p> <p>PRD</p> <p>PRD</p> <p>PRD</p> <p>PRD</p>
Hydrology and Water Quality			
<p>4.12-5: Expose People or Structures to a Significant Risk of Flooding. All habitable structures constructed in the Plan area shall be located outside the adjusted 100-year flood plain as identified in the <i>Downtown Specific Plan Hydraulic Study</i> (RBF 2008) prepared for the Downtown Roseville Specific Plan. Additional encroachment into areas within the adjusted 100-year flood plain shall require site specific hydraulic modeling. Specific structures identified in the Downtown Roseville Specific Plan shall be prohibited from being constructed inside the adjusted 100-year flood plain unless evaluated and</p>	<p>The applicant shall locate all habitable structures constructed in the Plan area outside the adjusted 100-year flood plain as identified in the <i>Downtown Specific Plan Hydraulic Study</i> (RBF 2008) prepared for the Downtown Roseville Specific</p>	<p>Prior to issuance of use permit</p>	<p>PRD</p>

PRD = Planning and Redevelopment Department

PWD = Public Works Department

Table 1 Downtown Roseville Specific Plan Project Mitigation Monitoring Program			
Mitigation Measure	Implementation	Timing	Reviewing Party
approved through project specific hydraulic modeling including structures associated with mixed-use development and high-density residential.	Plan		
	The applicant shall conduct site specific hydraulic modeling when additional encroachment into areas within the adjusted 100-year flood plain is required	Prior to issuance of use permit	PRD
<p>4.12-6: Proposed Project Structures within the 100-year Flood Zone Could Impede or Redirect Flood Flows. To prevent impeding or redirecting storm water flows in Dry Creek, the following actions shall be implemented for design and construction of improvements identified in the Downtown Roseville Specific Plan adjacent to Dry Creek.</p> <p>1. The Creek Walk identified in the Downtown Roseville Specific Plan shall be constructed at the existing top of bank elevation for Dry Creek and the area south of the new library bridge shall be made inaccessible during major storm events.</p> <p>2. All pedestrian bridges in the Specific Plan area and the grand staircase shall be aligned to prevent increased 100-year flood water surface elevations in Dry Creek. Additional hydraulic analyses shall be conducted for the new pedestrian bridge alignments that are inconsistent with the RBF hydraulic analysis.</p> <p>3. Prior to any golf course related development activities in Saugstad Park, a site-specific hydraulic analysis or other acceptable analysis shall be conducted for a more specific golf course development plan to ensure that there is no risk of impeding or redirecting flood flows. This future analysis shall be reviewed and approved by the City’s Public Works Department.</p>	The applicant shall construct Creek Walk at the existing top of bank elevation for Dry Creek and make the area south of the new library bridge inaccessible during major storm events	Prior to construction activities	PWD
	The applicant shall align all pedestrian bridges and the grand staircase to prevent increased 100-year flood water surface elevations in Dry Creek	Prior to construction activities	PWD
	The applicant shall conduct hydraulic analyses for new pedestrian bridge alignments if inconsistent with the RBF hydraulic analysis	Prior to construction activities	PWD
	The applicant shall conduct hydraulic analyses for a more specific golf course development plan to ensure that there is no risk of impeding or redirecting flood flows	Prior to construction activities	PWD
	The applicant shall submit the hydraulic analyses for a more specific golf course development plan to PWD for review and approval	Prior to construction activities	PWD
4.12-7: Inundation by Seiche, Tsunami, or Mudflow. Implement Mitigation Measure 4.4-3.	The applicant shall hire a qualified, licensed geotechnical engineer to map the Dry Creek corridor for clay-rich, weak soils,	Prior to any construction or grading activities occurring in Dry Creek	PWD

PRD = Planning and Redevelopment Department

PWD = Public Works Department

Table 1 Downtown Roseville Specific Plan Project Mitigation Monitoring Program			
Mitigation Measure	Implementation	Timing	Reviewing Party
	and high groundwater conditions		

PRD = Planning and Redevelopment Department

PWD = Public Works Department

ATTACHMENT B

Biological and Wetland Resources Constraints Analysis



Environmental Consulting,
Regulatory Compliance and
Aerial Photographic Services

5214 El Cemente Avenue
Davis, CA 95618-4418
Tel/Fax: 530.758.9235
Cell: 530.902.9670

bruce@barnettenvironmental.com
barnettenvironmental.com
flickr.com/photos/bioflyer

February 16, 2018

St Anton Communities
1801 I Street, Suite 200
Sacramento, CA 95811

VIA EMAIL

ATTN: Ardie Zahedani
az@antoncap.com

Subject: Junction Crossing @ 120-144 Pacific St. / 133 Church St. (APNs 012-200-001 & -002; 012-200-014 thru -016; and 012-200-022 thru -025 & -028) in Roseville CA 95678
Biological & Wetland Resources Constraints Analysis

Dear Ardie,

This letter responds to your request to examine the approximately 1.05-acre parcels at your proposed **Junction Crossing** project site on Pacific/Church Streets in Roseville CA for development concerns related to potential biological and/or wetland resources.

The southeastern portion of the site along Pacific St. supports no remarkable natural resources, as it has been a sparsely-landscaped parking lot for decades, currently supporting only eight landscape trees on islands among the spaces. It provides little value to local wildlife and, due to its long history (at least since the 1980s) as a parking lot, supports no discernable special status plants or animals.

The northwestern portion of the site also contains a parking lot, along with a vacant lot with small outbuilding behind the (127, 129) Church St. businesses and small parklet at Church St. & Washington Blvd. commemorating the *First Transcontinental Railroad Roseville* Historical Marker (#780-1). The parking lot portion of the site is paved, the vacant lot is barren of vegetation, and the parklet is landscaped with various, exotic tree and shrub species.

None of these "habitats" provide more than negligible value to local wildlife and none for locally-occurring, special status plant or animal species.

I therefore see no resource issues to constrain development of this parcel. There are no plant or wildlife species of concern or any wetlands or "other waters of the U.S." or State that would be adversely affected by the proposed Junction Crossing project.

I hope this provides you the information you need to make your CEQA determination, but please do not hesitate to call me with any questions or to further discuss.

Sincerely,

Bruce D. Barnett, Ph.D.

ATTACHMENT C

Phase 1 Environmental Site Assessment

**PHASE I ENVIRONMENTAL SITE ASSESSMENT
OF THE
12 PARCELS OF THE JUNCTION STATION LOFTS, ROSEVILLE, CA**



January 14, 2016

Prepared for:

**Mat Eland
Pacific Housing, Inc.**

Prepared by:

G. O. Graening, PhD, MSE
(Registered Environmental Assessor 1, License #08060)



NATURAL INVESTIGATIONS CO.

WWW.NATURALINVESTIGATIONS.COM

Natural Investigations Company, Inc.
6124 Shadow Lane, Citrus Heights, CA 95621
(916) 452-5442

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SUMMARY

This report presents the findings of a Phase I Environmental Site Assessment (ESA) for twelve parcels totaling 1.2 acres located in Roseville, California, Assessor Parcel Number (APN) 012-200-002, 012-200-001, 012-200-024, 012-200-022, 012-200-025, 012-200-028, 012-200-023, 012-200-017, 012-200-016, 012-200-015, 012-200-014, and an unnumbered Right-of-Way (ROW). Natural Investigations Company has performed this Phase I ESA in conformance with the scope and limitations of the American Society for Testing and Materials (ASTM) Practice E1527-13 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 Sections 1.3 and 8.3 of this report.

The subject property consists of asphalt pavement and gravel parking areas, a paved alley, a landscaped greenspace with benches, a Transcontinental Railroad historical monument, and a commercial building. The current property use is predominately public parking. The following buildings and structures are located on the subject property: a single story, cinder block building with composite roof (Well House No. 3) within APN 012-200-016, a single story, cinder block building with composite roof within APN 012-200-028, and a small one-story building made of cinder block with a composite roof is located within parcel APN 012-200-014. This building is attached to the adjacent building, located at 112 Pacific Street, and is currently being used by the adjacent restaurant/tavern business for storage. 127 Church Street has commercial spaced leased to several tenants.

No environmental liens or value reductions were found in association with the Property. No indication of heavy industrial uses was detected from title review. The Property was not listed in any of the environmental databases queried. City (CUPA) records revealed no cases associated with the Property, but adjacent properties had several cases.

A review of physical setting sources and historical use information (topographic maps, aerial photography, fire insurance maps, city directories, and building permits) did not detect any indications of possible recognized environmental conditions on the Property, except for the potential historical contamination of groundwater from the following case:

- the historic release of kerosene from leaking USTs from Lily White Laundry at 121 Church Street. This site now has a "closed" status after remedial actions were taken.

Site reconnaissance was performed on June 27, 2015 and January 11, 2016; no indications of possible recognized environmental conditions were noted on the Property.

Requests to complete a hazardous materials questionnaire were made. On June 26, 2015, a questionnaire was completed by Mat Eland, who had no knowledge of any recognized environmental conditions associated with the Property. Information about past owners, operations or occupants was not reasonably ascertainable and constitutes a data gap. On January 8, 2016, a questionnaire was completed by Scott Differbaugh, who had acknowledged that a recognized environmental condition associated with the APN 012-200-028 did exist. The questionnaire showed that Mr. Differbaugh had knowledge of hazardous substances and underground storage tanks within APN 012-200-028 that were associated with the remediation of the 127 Church Street case.

There were a few minor data failures with the physical setting and historical information sources. However, a combination of other data sources was available such that no significant data gap existed, and the historical research objectives were achieved. There were no data gaps that significantly affected our ability to identify recognized environmental conditions associated with the Property.

There were no data gaps that significantly affected our ability to identify recognized environmental conditions associated with the property.

Except for the limitations and exceptions discussed in Sections 1.3 and 8.3, this Phase I ESA complies with the ASTM Practice E1527-13.

No additional services beyond the scope of the ASTM Practice E1527-13 were conducted as part of this assessment.

One *de minimis* condition was found in connection with the Property pursuant to the ASTM Practice E1527-13:

- The potential presence of minor amounts of lead and other metals or chemicals in the soil because of the Property's proximity to a state highway corridor, a railyard, and past industrial uses of surrounding parcels as a lumberyard and other light industrial activities

One historical recognized environmental condition was found in connection with the Property pursuant to the ASTM Practice E1527-13:

- The previous contamination of groundwater underneath the Property because of adjacent industrial landuses, primarily the release of kerosene from leaking USTs from Lily White Laundry at 121 Church Street. This site now has a "closed" status after remedial actions were taken.

It is Natural Investigations Company's opinion that there are no current recognized environmental conditions in connection with the Property pursuant to the ASTM Practice E1527-13. Records review, database searches, or interviews failed to identify any environmental conditions in connection with the Property. Therefore, no further site investigation is recommended.

If groundwater under the Property is to be pumped and used, Natural Investigations Co. does not recommend the use of groundwater under the Property before water quality testing. This is because historical dry cleaning operations (and probably other industrial activities) have historically contaminated groundwater in the vicinity of the Property with petroleum products and VOCs. Because residences and businesses in this downtown area do not currently rely upon groundwater for potable water supply but rather water from Folsom Lake, the risk to human health from ingesting potentially-contaminated groundwater is not considered to be present. A vapor barrier is also recommended under any buildings constructed for human habitation, to further reduce any potential risk from historic groundwater contamination and resulting migration of vapors.

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. Except for any limitations and exceptions discussed in Section 1.3, this Phase I ESA complies with the ASTM Practice E1527-13. No additional services beyond the scope of the ASTM Practice E1527-13 were conducted as part of this assessment.

1. INTRODUCTION

1.1. PURPOSE

ASTM Practice E1527-13 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 inquiries into the previous ownership and uses of the property consistent with good commercial and customary practice as defined at 42 USC § 9601(35)(B)." (page 1, ASTM, 2013).

In 2002, the Small Business Liability Relief and Brownfields Revitalization Act was passed, and it directed the United States Environmental Protection Agency (USEPA) to promulgate a rule defining due diligence for compliance with the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA). This rule, which is generally referred to as All Appropriate Inquiry, was adopted in 2005. ASTM Practice E1527-13 complies with the USEPA requirements for All Appropriate Inquiry, and in some cases, is more stringent than All Appropriate Inquiry.

1.2. GOALS AND DETAILED SCOPE OF SERVICES

ASTM Practice E1527-13 describes the goals and general scope of services in the following excerpts:

"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 in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions." (page 1, ASTM, 2013).

"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, 2013).

The general scope of services of a Phase I ESA has four components: records review; site reconnaissance; interviews; and report." (page 12, ASTM, 2013). The scope of services was limited to a qualitative evaluation of environmental conditions of the Property. The detailed scope of services performed for this Phase I ESA consists of the following tasks:

- Records research, including review of title records, historical aerial photography, topographic maps, fire insurance maps, and municipal and county case files, where available
- Requisition and analysis of an environmental database query report from a reputable research company
- Site reconnaissance, including photographic documentation
- Interviews, where possible, with previous and current property owners and tenants
- Interaction with applicable 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. LIMITING CONDITIONS, DEVIATIONS, EXCEPTIONS, SIGNIFICANT ASSUMPTIONS, AND SPECIAL TERMS AND CONDITIONS

ASTM Practice E1527-13 cites many assumptions, limitations, and exceptions in the performance of a Phase I ESA. Some of the most important are quoted in the following excerpts:

"This practice does not address whether requirements in addition to all appropriate inquiries 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, 2013).

"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 the property that are not addressed in this practice and that may pose risks of civil and/or criminal sanctions for non-compliance." (page 1, ASTM, 2013).

"Uncertainty Not Eliminated—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 10, ASTM, 2013).

"Not exhaustive—Appropriate inquiry does not mean an exhaustive assessment of a 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 10, ASTM, 2013).

"Level of Inquiry is Variable—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, 2013).

"This practice does not include any testing or sampling of materials (for example, soil, water, air, building materials)." (page 13, ASTM, 2013).

"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." (pages 22-23, ASTM, 2013).

"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 23, ASTM, 2013).

"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 23, ASTM, 2013).

"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; biological agents; cultural and historical resources; ecological resources; endangered species; health and safety; indoor air quality unrelated to releases of hazardous substances or petroleum products into the environment; industrial hygiene; lead-based paint; lead in drinking water; mold; radon; regulatory compliance; and wetlands." (page 23, ASTM, 2013).

Natural Investigations Company, Inc., as an independent and impartial contractor, has completed this Phase I ESA in accordance with ASTM Practice E1527-13 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 and will not 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 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 Practice E1527-13, Section 4.6.

The property owner is 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 Property, 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 Property, 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.

There are no special terms or contractual conditions for this assessment.

There were no limiting conditions or deviations from the ASTM Practice E1527-13 in the preparation of this Phase I ESA.

There were no client/User-imposed constraints on the preparation of this Phase I ESA.

Any data gaps are listed in Section 8.3.

1.4. INFORMATION RELIANCE

ASTM Practice E1527-13 defines information reliance 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 13, ASTM, 2013).

This report is for the sole benefit and exclusive use of the User in accordance with the contract under which these services have been provided. It is possible that information exists beyond the scope of this assessment. Additional information, which was not found or available to Natural Investigations Company at the time of report preparation, may result in a modification of the conclusions and recommendations presented herein. Any reliance on this report by third parties shall be at their own risk.

2. SITE DESCRIPTION

2.1. LOCATION AND LEGAL DESCRIPTION

The subject parcels ("Property") of this Phase I ESA is twelve combined parcels, totaling 1.2 acres, with the following APNs: 012-200-002, 012-200-001, 012-200-024, 012-200-022, 012-200-025, 012-200-028, 012-200-023, 012-200-017, 012-200-016, 012-200-015, 012-200-014, and an unnumbered Right-of-Way. It is bounded by Church Street to the north, Washington Boulevard to west, and Pacific Street to the south, in the City of Roseville, Placer County, California (Figure 2.1.1). The Property consists of twelve parcels with an area of approximately 50,100 square feet.

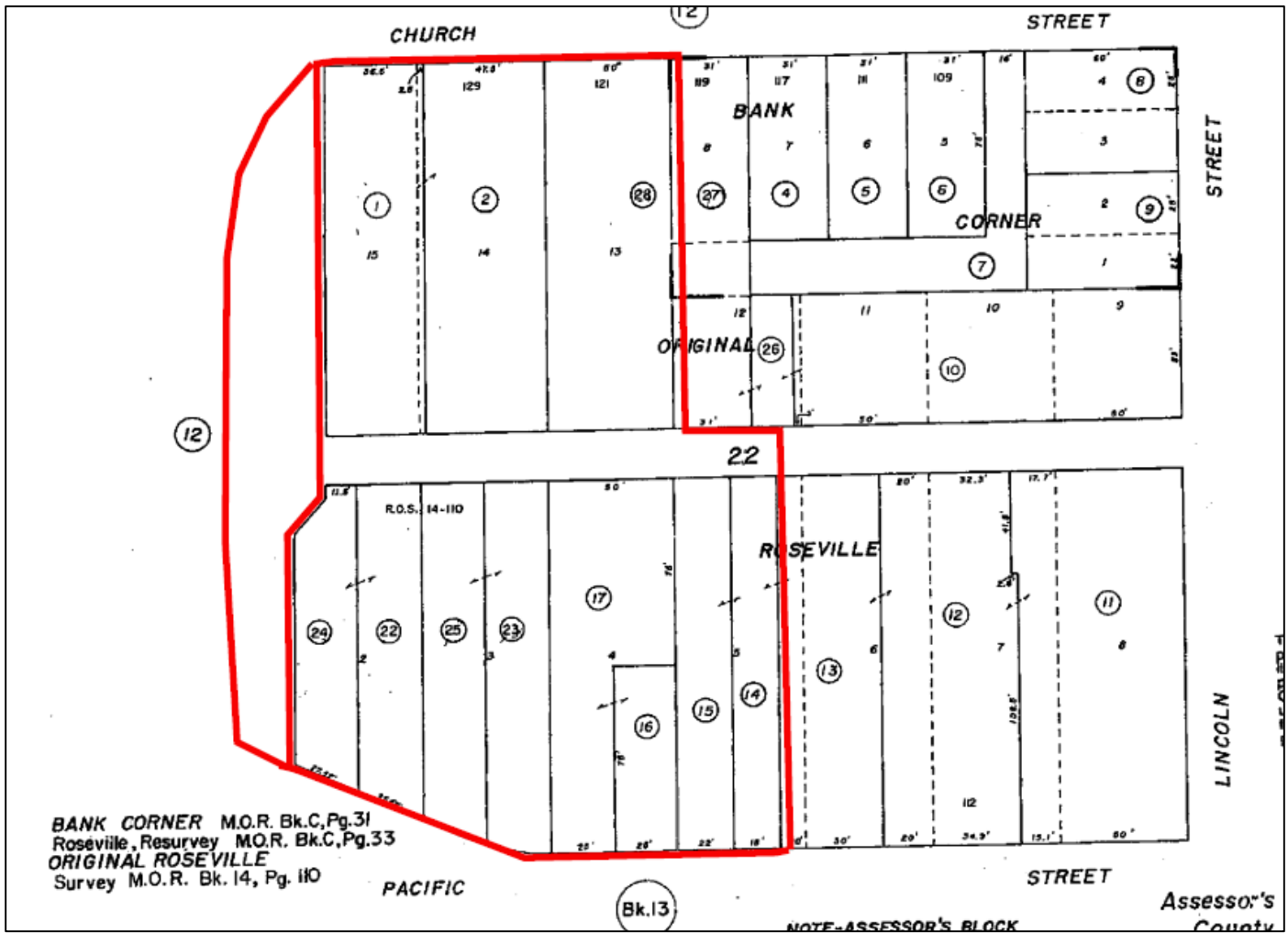


Figure 2.1.1. Assessor's Parcel Map, with subject parcels outlined in red.

2.2. SITE AND VICINITY GENERAL CHARACTERISTICS

The Property is located in downtown Roseville in a historic district of mixed residential, commercial, and industrial landuses.

2.3. CURRENT USE OF THE PROPERTY AND IMPROVEMENTS

The current property use is public parking, with landscaped areas and public benches and one commercial building. At 127/129 Church Street, the tenants include: Blakemore Construction and One Eleven Music Studios.



Figure 2.3.1. Oblique aerial photo, view looking north, of subject property and surrounding properties (Google Maps).

2.4. CURRENT USES OF ADJOINING PROPERTIES

The parcels surrounding the Property are used for a mixture of commercial purposes and a railroad corridor. To the north is a large commercial building with mostly empty and an upholstery shop, to the east are One Eleven Music Store located at 129 Church Street and a restaurant, The Union Kitchen, located at 112 Pacific Street. To the south is Union Pacific rail corridor and Washington Boulevard borders the west.

3. USER-PROVIDED INFORMATION

The “User” is defined as the party seeking to use ASTM Practice E1527-13 to complete an environmental site assessment of the Property. A user may include, without limitation, a potential purchaser of property, a potential tenant of property, an owner of property, a lender, or a property manager. The user has specific obligations for completing a successful application of this practice outlined in Section 6 of ASTM Practice E1527-13.

In the case of this assessment, the User is Mat Eland (Pacific Housing, Inc.).

3.1. USER’S RESPONSIBILITIES

User’s responsibilities are defined by the ASTM E1527-13 standard, and include the following, as quoted:

“Any environmental liens and AULs known to the user should 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 and AULs. The user should either (1) engage a title company, real estate attorney, or title professional to undertake a review of reasonably ascertainable recorded land title records and lien records for environmental liens and AULs currently recorded against or relating to the property, or (2) negotiate such an engagement of a title company, real estate attorney, or title professional as an addition to the scope of work of the environmental professional.”
 (page 12, ASTM, 2013)

“Specialized Knowledge or Experience of the User— Users must take into account their specialized knowledge to identify conditions indicative of releases or threatened releases. If the user has any specialized knowledge or experience that is material to recognized environmental conditions in connection with the property, the user should communicate any information based on such specialized knowledge or experience to the environmental professional. The user should do so before the environmental professional conducts the site reconnaissance.” (page 12, ASTM, 2013)

“Actual Knowledge of the User—If the user has actual knowledge of any environmental lien or AULs encumbering the property or in connection with the property, the user should communicate such information to the environmental professional. The user should do so before the environmental professional conducts the site reconnaissance.” (page 12, ASTM, 2013)

“Reason for Significantly Lower Purchase Price—In a transaction involving the purchase of a parcel of commercial real estate, the user shall consider the relationship of the purchase price of the property to the fair market value of the property if the property was not affected by hazardous substances or petroleum products. The user should try to identify an explanation for a lower price which does not reasonably reflect fair market value if the property was not contaminated, and make a written record of such explanation. Among the factors to consider will be the information that becomes known to the user pursuant to the Phase I Environmental Site Assessment. This practice does not require that a real estate appraisal be obtained in order to ascertain fair market value of the property. The user should inform the environmental professional if the user believes that the purchase price of the property is lower than the fair market value due to contamination. The user is not required to disclose the purchase price to the environmental professional.” (page 12, ASTM, 2013)

“Commonly Known or Reasonably Ascertainable Information—Commonly known or reasonably ascertainable information within the local community about the property must be taken into account by the user. 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, the user should communicate such information to the environmental professional. The user should do so before the environmental professional conducts the site reconnaissance. The user must gather such information to the extent necessary to identify conditions indicative of releases or threatened releases of hazardous substances or petroleum products.” (page 12, ASTM, 2013)

“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 12, ASTM, 2013).

In order to exert an LLP, the User must satisfy a number of statutory requirements that are generally referred to as Continuing Obligations, which are outside the Scope of Services of the Phase I ESA. Examples of Continuing Obligations include providing legally required notices stopping continuing releases and complying with land use restrictions. Failure to comply with these and other statutory post-acquisition requirements will jeopardize liability protection. It is the responsibility of the User to comply with the Continuing Obligations requirements of ASTM Practice E1527-13 and All Appropriate Inquiry.

3.2. REQUESTED DOCUMENTS AND INFORMATION

The following documents and information were requested of Mat Eland and the landowners on June 25, 2015:

- Title reports
- Previous environmental site assessments or environmental compliance audit reports

- Environmental permits or hazardous waste generator notices/reports
- Registrations for aboveground or underground storage tanks
- Location of septic systems, oil wells, monitoring wells, or water wells
- Registrations for underground injection systems
- Material Safety Data Sheets; Community Right to Know Plans or Safety, Preparedness and prevention Plans; Spill Protection, Countermeasures and Control Plans
- Hazardous Material Business Plans
- Geotechnical studies or hydrological studies
- Notices or other correspondence from any government agency relating to past or current violations of environmental laws with respect to the Property or relating to environmental liens encumbering the Property.
- Risk assessments
- Recorded Activity Use Limitations
- Proceedings regarding hazardous substances and petroleum products including any pending, threatened or past: litigation; administrative proceedings; or notices from any governmental entity regarding possible violations of environmental laws or other possible liability related to hazardous substances or petroleum products.

The following documents specific to the Property were provided by Mat Eland on June 26, 2015: preliminary title reports for APN 012-200-002133 Church Street (APN 012-200-001), 116 Pacific Street (APN 012-200-014), -- Pacific Street (APN 012-200-015), and APNs 012-200-016, 017, 022, 023, 024, and 025; documents pertaining to a cleanup action at 121 Church Street (Appendix 14.1); and a previous Phase I ESA:

- Fugro Consultants, Inc. 2011. Phase I Environmental Site Assessment APN 012-200-014 and APN 012-200-015, Roseville, California. Prepared for City of Roseville. Fugro Project No. 04.74100002.

Note that Natural Investigations Company performed a previous Phase I ESA on 11 of the 12 subject parcels of the Property in 2015.

3.3. TITLE RECORDS

Title reports for 129 Church Street (APN 012-200-002), 133 Church Street (APN 012-200-001), 116 Pacific Street (APN 012-200-014), xx Pacific Street (APN 012-200-015), and APNs 012-200-016, 017, 022, 023, 024, and 025 were provided by Mat Eland on June 26, 2015 (see Appendix 14.1). The current owner is City of Roseville Redevelopment Agency. A previous owner of one of the parcels was MSR Properties LLC and Richard Burton for another. An attempt was made to build the chain of title back at least 50 years from the present (the due diligence period), 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. No indication of heavy industrial uses was detected from title review. No environmental liens were identified from this title review, but the search was not exhaustive.

3.4. 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. Fugro (2011) purchased an EDR Lien Search Report for APN 012-700-014 and 012-200-015; the report detected no environmental liens. 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.

3.5. SPECIALIZED KNOWLEDGE OR ACTUAL KNOWLEDGE

No specialized knowledge or actual knowledge that is material to recognized environmental conditions in connection with the property was provided by the User to Natural Investigations Company, other than documents pertaining to a remedial action at 121 Church Street.

3.6. 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 by the title review.

3.7. OWNER, PROPERTY MANAGER, AND OCCUPANT INFORMATION

The owner of some of the parcels is the City of Roseville; these properties are operated as a parking lot and pedestrian park. Other parcels are privately held and leased as commercial spaces.

3.8. REASON FOR PERFORMING PHASE I ESA

Natural Investigations Company performed this Phase I ESA at the request of Mat Eland, for use in a property transfer screening process.

4. RECORDS REVIEW

The purpose of the records review is to obtain and review records that will help identify recognized environmental conditions in connection with the property.

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. EDR's Phase I ESA standard package - "Radius Map with GeoCheck" was ordered and performed on July 2, 2015, and January 7, 2016. In this report, EDR presents the results of searches of all reasonably ascertainable environmental databases (federal, state, local, and private) for records of potential environmental impacts of the Property and vicinity. EDR performed these database searches within the prescribed radii of ASTM Practice E1527-13. The databases queried by EDR included the following:

Federal ASTM Standard and Supplemental – National Priority List (NPL); proposed NPL; Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS); CERCLIS No Further Remedial Action Planned; Corrective Action Report; Resource Conservation and Recovery Act (RCRA) Information; RCRA Large Quantity Generator; Emergency Response Notification System; Superfund Consent Decrees; Records of Decision; NPL Deletions, Hazardous Materials Information Reporting System; Material Licensing Tracking System; Mines Master Index File; Federal Superfund Liens; PCB Activity Database System; Department of Defense Sites; Indian Reservations; Uranium Mill Tailings Sites; Engineering Controls Sites List; Open Dump Inventory; Formerly Used Defense Sites; RCRA Administrative Action Tracking System; Toxic Chemical Release Inventory System; Toxic Substances Control Act (TSCA); Section 7 Tracking Systems; Federal Insecticide, Fungicide, and Rodenticide Act / TSCA; US Brownfields; US Institutional Control Sites; Voluntary Clean-up Program Properties; State ASTM Standard and Supplemental – Proposition 65 Records; Toxic Pits Cleanup Act Sites; Bond Expenditure Plan; List of Underground Storage Tank (UST) Facilities; Voluntary Cleanup Program Facilities; Leaking UST on Indian Land; UST on Indian Land; Waste Discharge System; Deed Restriction Listing; Properties Needing Further Evaluation; No Further Action Determination; Well Investigation Program Case List; Emissions Inventory Data; School Property Evaluation Program; Former Manufactured Gas Sites.

The complete EDR Radius Map report is provided in Appendix 14.2. Results are summarized in EDR's overview map (Figure 4.1.1) and detail map (Figure 4.1.2); numbered elements in EDR's maps correspond to numbered cases in EDR's report. The Property was not listed in any of the databases queried by EDR. Numerous properties in the vicinity of the Property are listed on various databases, as summarized in EDR's Executive Summary. The closest cases are listed as follows:

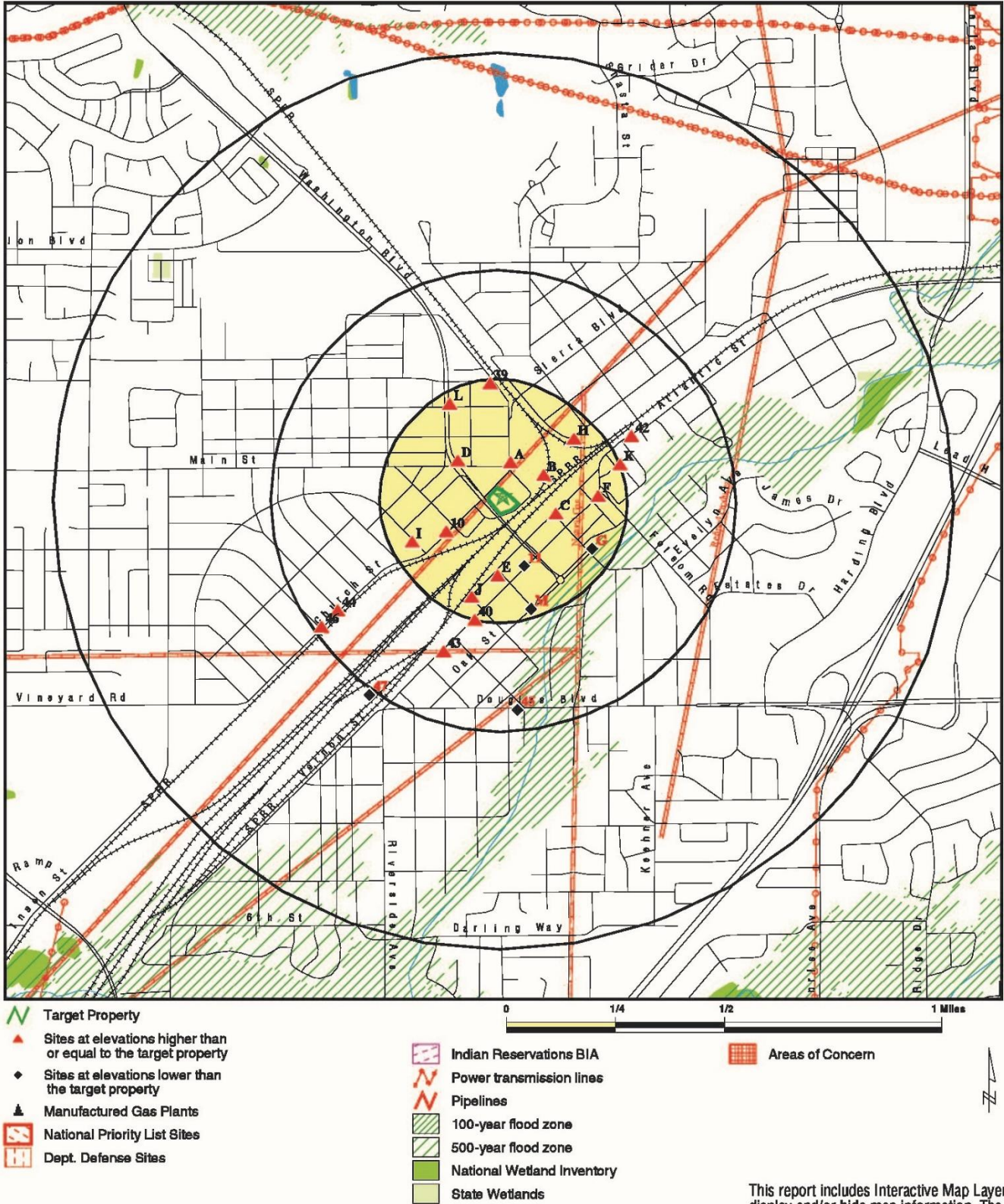
MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
A1	JOHNSON PETROLEUM CO	121 CHURCH STREET	LUST	Higher	154, 0.029, North
B2	BARKER HOTEL	300 LINCOLN STREET	LUST	Higher	230, 0.044, ENE
B3	PRIVATE RESIDENCE	PRIVATE RESIDENCE	LUST	Higher	246, 0.047, ENE
A4	CITY OF ROSEVILLE -	101-108 CHURCH STREE	LUST	Higher	253, 0.048, NNE
A5	CAIRNY PROPERTY	412 LINCOLN ST	LUST, CHMIRS, EMI, HIST CORTESE	Higher	349, 0.066, NNE
B6	ROSEVILLE (CABOOSE T	ONE MARKET PLAZA, RO	HIST UST	Higher	468, 0.089, ENE
C7	ROSEVILLE TELEPHONE	260 LINCOLN	SWEEPS UST, CA FID UST	Higher	473, 0.090, ESE
C8	ROSEVILLE TELEPHONE	216 LINCOLN ST	SWEEPS UST, CA FID UST	Higher	539, 0.102, ESE
D9		310 WASHINGTON BLVD	EDR Hist Auto	Higher	569, 0.108, NW
10		320 CHURCH ST	EDR Hist Auto	Higher	636, 0.120, WSW
11	CITY HALL PARKING LO	316 VERNON ST	LUST, SWEEPS UST, HIST CORTESE	Lower	690, 0.131, SSE
D12	FINGERS CLASS III LF		Cortese, WDS	Higher	692, 0.131, WNW
E13	ROBERT'S PLACE	10 GRANT SOUTH ST	UST	Higher	745, 0.141, South
F14	ROSEVILLE TELEPHONE	114 VERNON ST	SWEEPS UST, CA FID UST, EMI	Higher	814, 0.154, East
E15	DELUXE CLEANERS	404 VERNON ST.	CERCLIS-NFRAP, RCRA-SQG	Higher	847, 0.160, South
E16	DELUXE CLEANERS	404 VERNON STREET	ENVIROSTOR, SLIC	Higher	847, 0.160, South
F17	PLACER T. V. VIDEO	105 VERNON ST	SWEEPS UST	Higher	902, 0.171, East
F18	TILLET CLEANERS (FOR	99 VERNON ST	SLIC	Higher	924, 0.175, East
F19	TILLET CLEANERS (FOR	97 VERNON STREET	SLIC	Higher	974, 0.184, East
F20	TILLET CLEANERS	97 VERNON ST.	CERCLIS-NFRAP	Higher	974, 0.184, East
G21	ROSEVILLE PLUMBING I	50 LINCOLN ST	HIST UST	Higher	1020, 0.193, ESE
H22	ROSEVILLE TELEPHONE	100 TAHOE ST	SWEEPS UST, CA FID UST	Higher	1041, 0.197, NE
H23	ROSEVILLE TELEPHONE	100 TAHOE STREETR	HIST UST	Higher	1041, 0.197, NE
G24	ROSEVILLE PLUMBING I	50 LINCOLN ST	SWEEPS UST, CA FID UST	Lower	1049, 0.199, ESE
I25	KEREC X RAY RECOVERY	113 CIRCUIT DR	HIST UST	Higher	1054, 0.200, WSW
J26	HIGHWAY 65 BYPASS	ATLANTIC STREET AT T	ENVIROSTOR	Higher	1060, 0.201, SSW
J27	D&P CREAMERY	7 TAYLOR RD	LUST, HIST CORTESE	Higher	1084, 0.205, SSW
K28	TRIANGLE GAS	200 ATLANTIC ST	HIST UST	Higher	1104, 0.209, ENE
K29	TRIANGLE GAS	200 ATLANTIC ST	SWEEPS UST, CA FID UST	Higher	1104, 0.209, ENE
K30	TRIANGLE MARKET	200 ATLANTIC AVE	LUST, HIST CORTESE	Higher	1104, 0.209, ENE
L31	AMERI MART	510 WASHINGTON ST	SWEEPS UST, CA FID UST	Higher	1170, 0.222, NNW
L32	FAST GAS	510 WASHINGTON BLVD	HIST UST	Higher	1170, 0.222, NNW
L33	A MART	510 WASHINGTON ST	LUST, HIST CORTESE	Higher	1170, 0.222, NNW
L34	HIRA'S BP	510 WASHINGTON BLVD.	UST	Higher	1170, 0.222, NNW
I35	ATLANTIC STREET OVER	ATLANTIC AVE	LUST	Higher	1174, 0.222, WSW
M36	ROSEVILLE FIRE DEPT.	401 OAK STREET	UST	Lower	1208, 0.229, SSE
M37	CITY OF ROSEVILLE -	401 OAK ST	HIST UST, EMI, HAZNET	Lower	1208, 0.229, SSE
M38	ROSEVILLE FIRE DEPAR	401 OAK ST 402	SWEEPS UST	Lower	1226, 0.232, SSE
39	LIFT STATION SEWER A	NORTH ROSEVILLE	HIST UST	Higher	1271, 0.241, North
40	PACIFIC FRUIT EXPRES	531 VERNON ST	RCRA-SQG, FINDS	Higher	1317, 0.249, SSW
K41	ZAP TERMITE & PESTIC	128 BRITAIN ST	CERCLIS-NFRAP	Higher	1322, 0.250, ENE
42	ADELANTE HIGH SCHOOL	350 ATLANTIC STREET	ENVIROSTOR, SCH	Higher	1599, 0.303, ENE
43	DOYLE TRUST PROPERTY	623-625 VERNON STREE	LUST	Higher	1796, 0.340, SSW
44	NOR CAL RECYCLING	800 CHURCH ST	SWRCY	Higher	2266, 0.429, SW
45	ROSEVILLE CITY-SAUGS	S OF DOUGLAS BLVD E	WMUDS/SWAT	Lower	2385, 0.452, South
46	SAL'S GARAGE	100 ELM STREET	ENVIROSTOR	Higher	2544, 0.482, SW
47	SP-ROSEVILLE: NORTH	SP ROSEVILLE RAILYAR	RESPONSE, ENVIROSTOR, HIST Cal-Sites, Cortese,...	Lower	2703, 0.512, SW

It should be noted that the computerized geocoding technology used in the database search is based on available census data and is only accurate to ± 300 feet. The EDR report indicates that poor or inadequate address information was provided for various properties that are potentially located in the vicinity of the Property; therefore, these sites could not be readily mapped by EDR. Because the location of these sites with respect to the Property could not be determined, the evaluation of the unmappable sites is limited in terms of determining the potential impact on the Property. Although the list of the unmappable sites was reviewed for adjacent or nearby properties observed during the site reconnaissance, locating each of the unmapped sites identified by EDR is not considered practicable.

The Cairny Property (#B5), 412 Lincoln Street, was investigated further because it is an open case involving a LUST. The case was opened in 1992. Remediation activities occurred in 2009.

The 121 Church Street / Johnson Petroleum case is discussed in other sections of this assessment.

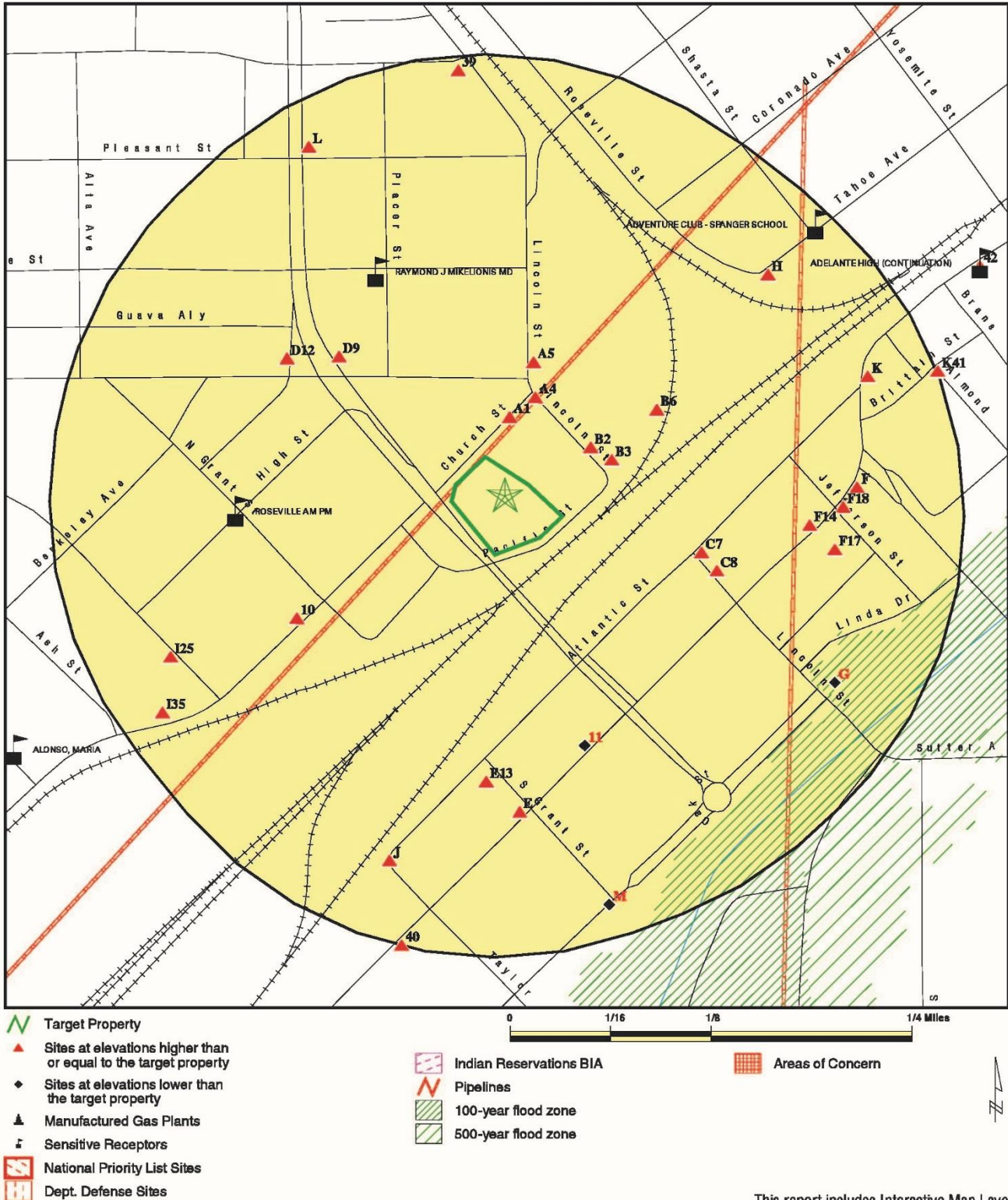
OVERVIEW MAP - 4507920.2S



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

Figure 4.1.1. Overview map from EDR's Radius Map report

DETAIL MAP - 4507920.2S



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

Figure 4.1.2. Detail map from EDR's Radius Map report

4.2. ADDITIONAL ENVIRONMENTAL RECORD SOURCES

4.2.1.State of California Department of Toxic Substances Control Records

4.2.1.1. *Envirostor Database*

EnviroStor is an online search and Geographic Information System tool for identifying sites that have known contamination or sites for which there may be reasons to investigate further. Public Access to EnviroStor is accessible via the DTSC Web Page located at: <http://www.envirostor.dtsc.ca.gov/public/>. The EnviroStor database includes the following site types: Federal Superfund sites (National Priority List); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. You can obtain information that includes site name, site type, status, address, any restricted use (recorded deed restrictions), past use(s) that caused contamination, potential contaminants of concern, potential environmental media affected, site history, planned and completed activities. The EnviroStor database also contains current and historical information relating to Permitted and Corrective Action facilities. The EnviroStor database includes current and historical information on the following permit-related documents: facility permits; permit renewal applications; permit modifications to an existing permit; closure of hazardous waste management units (HWMUs) or entire facilities; facility corrective action (investigation and/or cleanup); and/or post-closure permits or other required postclosure activities.

The EnviroStor database was queried on June 27, 2015, and January 11, 2016; results of the query are provided in Appendix 14.2. The following screen capture (Figure 4.2.1) summarizes the results of the query. No reported cases were found on the Property. No new information was retrieved beyond that already found from EDR's report, summarized in the previous sections of this assessment.

The following cases were returned within the vicinity:

- 121 Church Street / Johnson Petroleum
- Adelante High School, 350 Atlantic Street
- Deluxe Cleaners, 404 Vernon Street
- SP Roseville Railyard

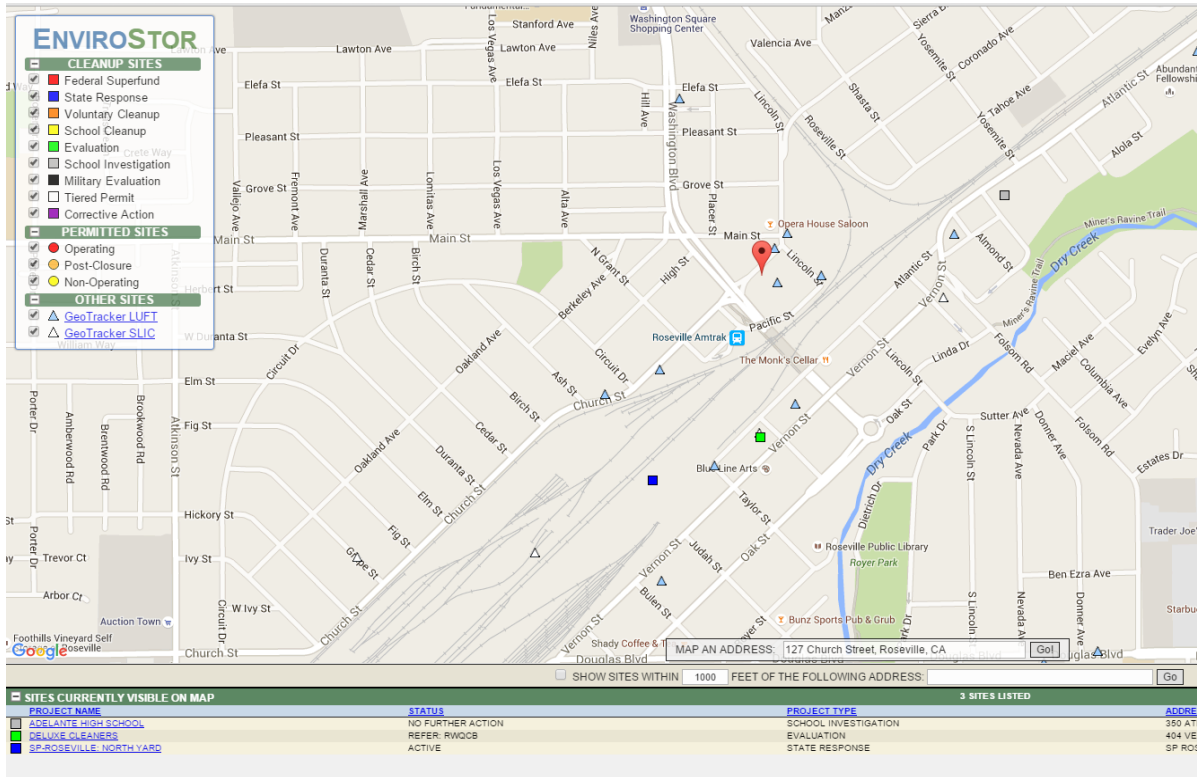


Figure 4.2.1. Screen capture of EnviroStor database query.

4.2.1.2. Consultation with DTSC

No DTSC records inquiry was conducted beyond that which was performed by EDR and Natural Investigations Co. in their database queries.

4.2.2. California State Water Resources Control Board / Regional Board Records

4.2.2.1. 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://geotracker.waterboards.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 Property on June 27, 2015 and January 11, 2016; results of the query are provided in Appendix 14.2. Using both spatial queries and text-based searches of bounding street addressees in GeoTracker, 1 reported case was found on the Property and none adjoining properties (Figure 4.2.2). The nearest reported cases are:

- 121 Church St., LUST
- City of Roseville - Church Street Redevelopment Project, 101-108 Church Street. Excavation and removal of 2 USTs
- Cairny property located at 412 Lincoln Street, open remediation site for UST gasoline release.
- Deluxe Cleaners located at 404 Vernon Street, open remediation for chlorinated solvents-PCE release.
- Former Tillet Cleaners located at 97 Vernon Street, open remediation for PCE and VOC release.

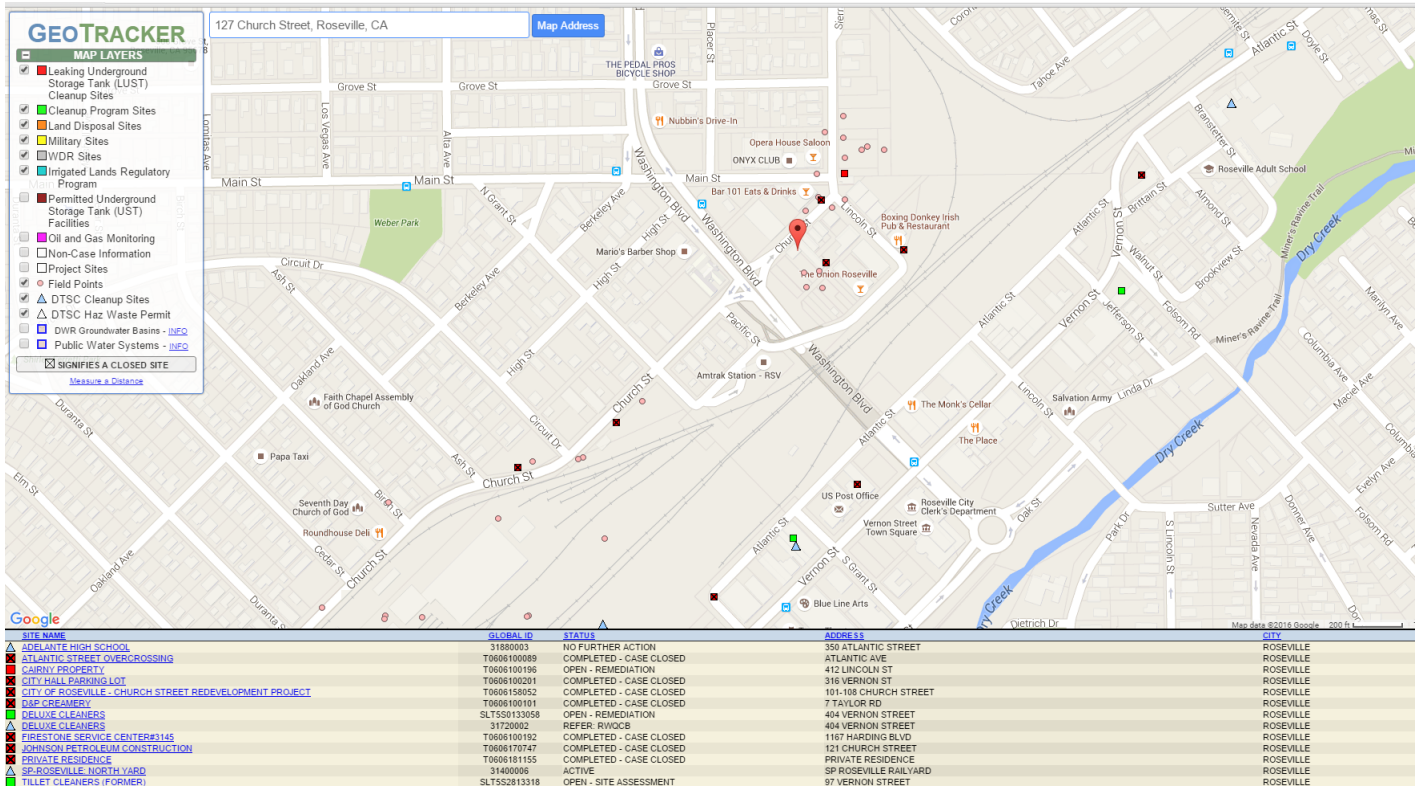


Figure 4.2.2. Spatial results of GeoTracker query

121 Church Street case was investigated further. GeoTracker indicates 4 monitoring wells on the Property, MW1-4; these were removed circa 2014. 3 kerosene USTs were used as part of Lily White Laundry, and had leaked. Fugro (2011) concluded, “The groundwater data contained in this report indicates that the groundwater impact has not migrated very far from the point of the release. Based on limited plume migration and the downgradient groundwater gradient relative to the Site, there is no evidence to suggest that this release has impacted the Site.” The Water Board’s No Further Action Required statements are captured in the following excerpts.

RISK ASSESSMENT EVALUATION

Soil-gas - Elevated petroleum fuel constituents persist in shallow soil-gas well SVW1, screened between 5 and 5.5 feet bgs, well in excess of established residential and commercial use human health screening levels. The results of a commercial use Tier 2 human health risk assessment (HHRA), completed using only soil-gas data generated from SVW1 and SVW-8, show that the residual petroleum constituents in shallow soil gas are unlikely to pose a carcinogenic risk to commercial use receptors above a di-minimums level of one-in-a-million. However, the calculated hazard index for commercial use receptors was 1.2.

To determine if the petroleum fuel constituents detected in the soil-gas wells SVW1 and SVW8 were likely to impact human health, three sub-slab sampling points were installed. No analyzed constituents were detected above residential land use screen levels in any of 12 sub-slab soil-gas samples collected from sub-slab sampling points SSV1 through SSV3 during four separate sampling events completed between April 2011 and June 2012. Therefore, while elevated constituent concentrations persist at depth in shallow soil-gas, they are unlikely to pose a threat to human health through vapor migration to indoor air.

Soil - To evaluate the threat residual petroleum fuel impacts remaining in the top ten feet of soil beneath the Site may pose to human health, a Tier 2 HHRA was completed. The results of the HHRA show that the residual constituents are unlikely to pose a threat to any existing commercial use receptors or a carcinogenic threat to potential residential land use receptors above a di-minimums level of one-in-a-million. However, for residential receptors, the

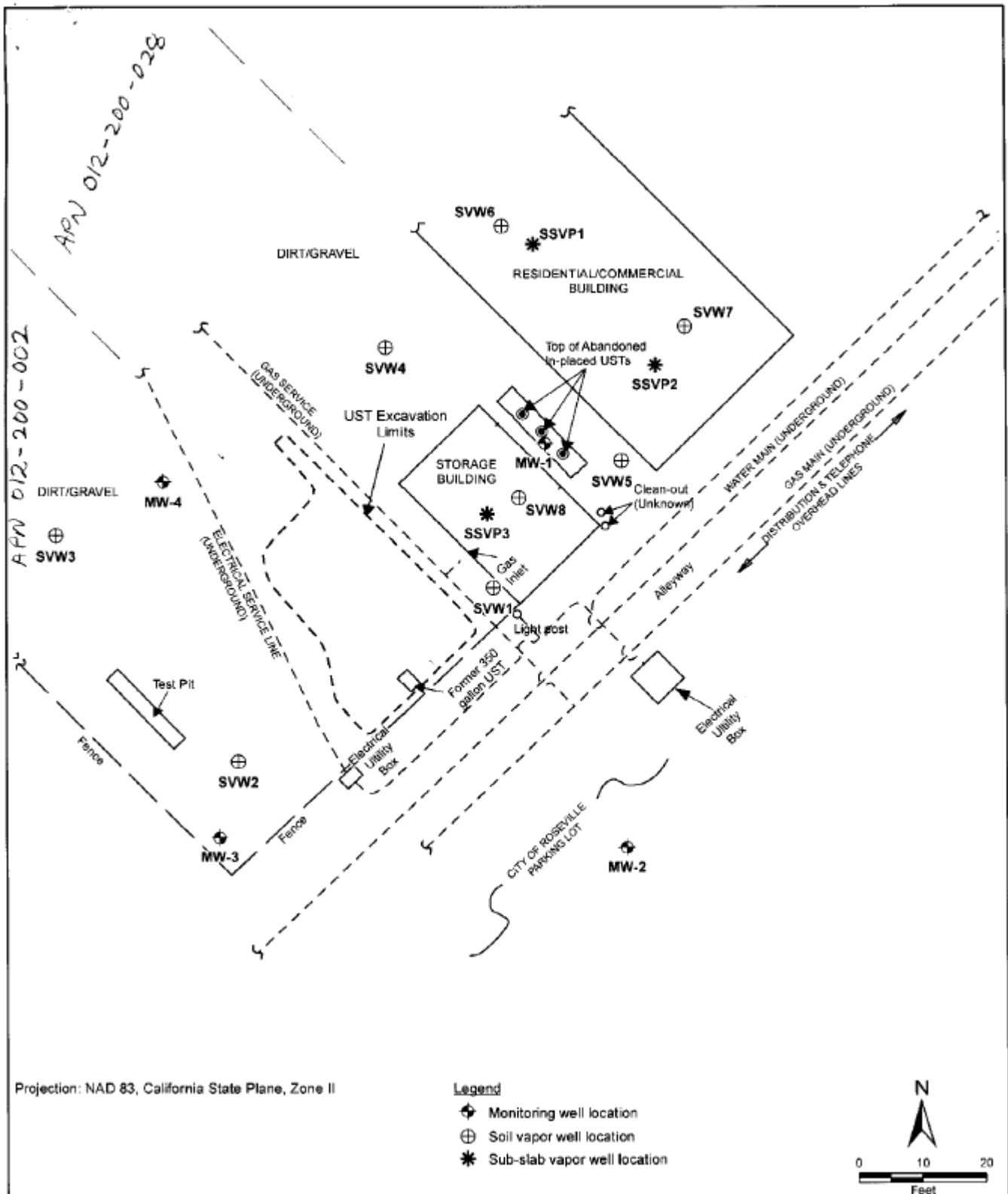
Central Valley Regional Water Quality Control Board

Dan Joseph
507 D Casazza Drive
Reno, Nevada 89502

9 May 2014

NO FURTHER ACTION REQUIRED, UNDERGROUND STORAGE TANKS, JOHNSON PETROLEUM CONSTRUCTION, 121 CHURCH STREET, ROSEVILLE, PLACER COUNTY, CASE # 310402

This letter confirms the completion of site investigation and remedial action for the underground storage tanks formerly located at the above-described location. Thank you for your cooperation throughout this investigation. Your willingness and promptness in responding to our inquiries concerning the former underground storage tanks is greatly appreciated.



412 Lincoln St. Cairny Property

Fugro (2011) made the following conclusions regarding this case: “*This property is listed on the LUST database as having reported a release of gasoline from a UST that impacted groundwater. The case status is listed as open and under investigation.... The wells nearest to the Site, identified as MW-1 and MW-3, have been free of detectable concentrations of gasoline and diesel fuel in the groundwater since 2008. Based on the downgradient groundwater gradient relative to the Site, there is no evidence to suggest that this release has impacted the Site.*” Remedial activities have occurred and site closure has been requested. The Water Board made this conclusion in an August 2015 letter, excerpted below:

Central Valley Regional Water Quality Control Board

28 August 2015

Richard Ryan
Roseville Legal Center
108 Main Street
Roseville, CA 95678

FIRST HALF 2015 GROUNDWATER MONITORING REPORT REVIEW AND REQUEST FOR CLOSURE EVALUATION REPORT, CAIRNY PROPERTY, 412 LINCOLN STREET, ROSEVILLE, PLACER COUNTY

Staff of the California Regional Water Quality Control Board, Central Valley Region (Central Valley Water Board) reviewed the 15 July 2015 *First Half 2015 Groundwater Monitoring Report (Report)*, submitted by Doulos Environmental, Inc. (Doulos) on your behalf for the unauthorized underground storage tank (UST) release at 412 Lincoln Street in Roseville, Placer County (Site).

The *Report* provides a discussion of the sampling procedures and results of the May 2015 groundwater monitoring event. During the May 2015 monitoring event, Doulos detected concentrations of total petroleum hydrocarbons as gasoline (TPHg) detected in two of the twelve sampled wells at concentrations up to 2,260 micrograms per liter ($\mu\text{g/l}$; MW-9). Additionally, Doulos detected benzene in wells MW-7 (26.9 $\mu\text{g/l}$) and MW-2 (16.8 $\mu\text{g/l}$).

Based on the observed extent of impact to groundwater, the Site may qualify for closure in accordance with the *Low-Threat Underground Storage Tank Case Closure Policy (Policy)*. Central Valley Water Board staff requests that you prepare and submit a no further action report (NFAR) report comparing Site conditions to the *Policy* criteria by **1 December 2015** to further assess the potential for Site closure.

4.2.2.2. Consultation with RWQCB

No RWQCB consultation was conducted beyond that which was performed during environmental database querying.

4.2.3. County / CUPA Records Search

The Unified Program (<http://www.calepa.ca.gov/CUPA/>) consolidates, coordinates, and makes consistent the administrative requirements, permits, inspections, and enforcement activities of six environmental and emergency response programs. Cal/EPA and other state agencies set the standards for their programs while local governments implement the standards—these local implementing agencies are called Certified Unified Program Agencies (CUPA). For Placer County, Roseville Fire Department is the CUPA.

Natural Investigations Co. associate Cindy Arrington corresponded on June 25, 2015, with Mr. Steve Anderson, the employee in charge of the CUPA program. On June 26, 2015, Mr. Anderson emailed a reply that there were no case files on the Property:

"I have geotechnical records for 121 Church Street, and a few premise files for sites in the 200 to 300 blocks on Washington Boulevard but no records for the particular addresses listed in your inquiry. If you wish to review records or files that I do have, make your request with the City Clerk's office."

4.2.4. Other Sources

Fugro (2011) made the following conclusions in their Phase I ESA:

"This assessment revealed no evidence of recognized environmental conditions in connection with the property except for the following:

- *Given the early urbanization and uses in the area it is possible that the soil below the pavement sections may contain concentrations of various chemicals and/or building materials as a result of aerial deposition of emissions, deposition of leadbased paint residues, or minor previous surficial releases. If present, these material impacts should be handled following best management practices during construction.*
- *The existing small building on the Site may contain building materials possessing lead or asbestos, or other potentially hazardous building materials.*

These recognized environmental conditions do not appear to represent an imminent threat to human health given the current use of the Site and surrounding areas. The presence of aerially deposited materials would not, in our opinion, represent a risk to future users of the Site based on our understanding that the Site is going to be resurfaced and used as an at-grade point of ingress/egress to a new parking garage building. The existing building should be assessed for the presence of potentially hazardous building materials prior to building demolition, and if any of these building materials are identified the materials should be removed to mitigate potential issues prior to demolition." (page 15)

Fugro (2011) noted that a previous Phase I ESA performed on the Property found no RECs and did not recommend further investigation:

- Espana Geotechnical Consulting, Phase I Environmental Site Assessment for the Proposed Roseville Historic District Streetscape/Infrastructure Improvement Project, Roseville, California, dated May 2004 and Final Geotechnical Report, dated January 2005.

Espana (2005) did note that the study area was within and/or adjacent to a former State Highway Washington Boulevard, former State Route 65 for at least the past 50 years. Espana stated that there is a likelihood of airborne lead from automotive exhaust emission which may accumulate in areas of exposed soil directly adjacent to the roadway.

No pertinent information relating to environmental conditions on the subject property or the vicinity was gathered via searching of alternative sources.

4.3. PHYSICAL SETTING SOURCES

4.3.1. Geology, Soils, Topography, and Hydrology

The Property is located on the United States Geologic Survey (USGS) 7.5-degree minute (1:24,000) topographic map "Roseville" (see historical topographic map series in Appendix 15.3.1). The Property is approximately 150 feet above mean sea level; the topography is relatively flat with a subtle slope to the southeast. The Property is located in the Dry Creek watershed, and is near the 100-year flood plain as defined by the Federal Emergency Management Agency Flood Insurance Rate Maps (Figure 4-3). Contour lines from the USGS topographic map indicate that surface water flows southwest in the site vicinity. The area is largely developed with considerable impervious surfaces. Generally, regional ground water flow direction is thought to be to the west, according to the various geotechnical reports reviewed (Natural

Investigations 2007). The geologic formation that underlies the area is the Turlock Lake Formation, which consists of alluvial fans of gravel, sands, silts, and clays of Pleistocene age.

Based on the groundwater monitoring report titled Quarterly Groundwater Monitoring Report, First Quarter 2010, 121 Church Street, Roseville, California, prepared by Wallace Kuhl & Associates (WK&A) and dated April 30, 2010, groundwater has been found in the area at depths ranging from approximately 23 to 25 feet bgs. The groundwater gradient is reported to be directed towards the northeast at 0.005 feet/foot (Fugro 2011).

PHYSICAL SETTING SOURCE MAP - 4338065.2s

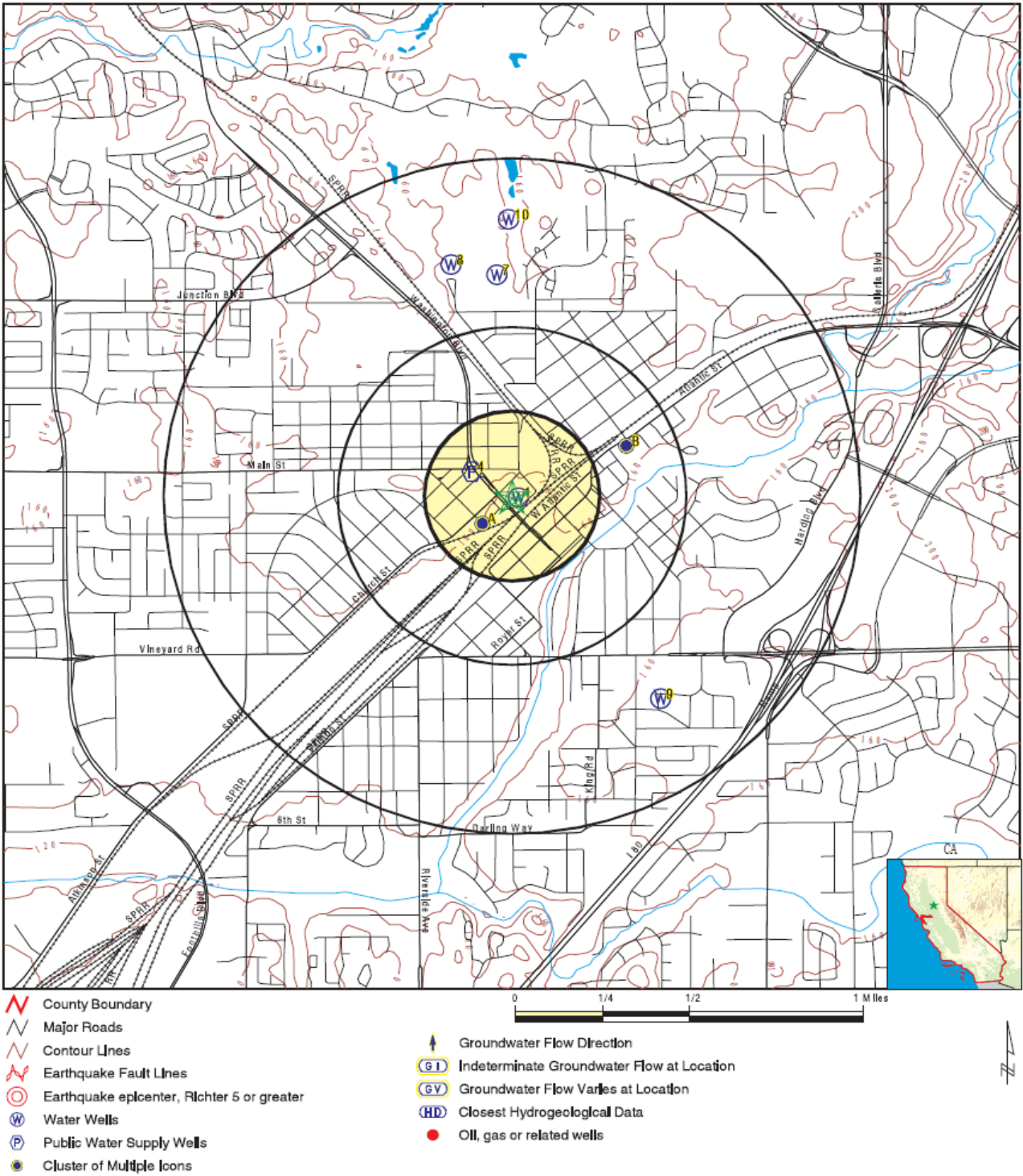


Figure 4.3.1. Physical Setting map from EDR Report

4.4. HISTORICAL USE INFORMATION ON THE PROPERTY

The objective of consulting historical sources is to develop a history of the previous uses of the property and surrounding area, in order to help identify the likelihood of past uses having led to recognized environmental conditions in connection with the property.

4.4.1. Topographic Map Analysis

Historical and current topographic maps of the Property 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, including the 7.5 degree-minute quadrangle series and the 15 degree-minute quadrangle series (see Appendix 14.3 for the map excerpts). The resolution of these maps was so coarse that only general land uses could be inferred. This constitutes a data failure. Prominent features included the Union Pacific (Southern Pacific) rail lines and rail yards, schools, churches, and major streets and buildings. No visual clues as to any possible recognized environmental conditions were found.

4.4.2. Aerial Photography Analysis

Historical aerial photographs of the Property 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 14.3 for the photograph scans). The resolution of these maps was so coarse that only general land uses could be inferred, although several structures are evident in the mid 20th century. This constitutes a minor data failure.

4.4.3. Fire Insurance (Sanborn Company) Maps

Fire insurance maps are historical city and building layout maps produced for private fire insurance companies (primarily by the former Sanborn Company). These historical city maps can indicate the presence of structures on, or uses of, properties at specified dates. EDR purchased the Sanborn Company, and provides any available fire insurance maps for the target address.

EDR's Sanborn report some maps with coverage of the Property by Sanborn Maps (see Appendix 14.3 for the map excerpts). EDR's Sanborn report produced 10 maps for the following years: 1884, 1890, 1899, 1907, 1909, 1915, 1925, 1944, 1958, and 1960. A summary of pertinent map details follows.

The following commercial or industrial uses were indicated on the "Roseville" Series Sanborn Co. Fire Maps.

The 1884 Sanborn Map shows APN 012-200-014 improved with a shed; APNs 012-200-017, 012-200-023, 012-200-025, 012-200-022, and 012-200-024 show four buildings all classified as "Lumber" and one building classified as Hall No. 2 with an adjoining shed and cellar, and a shed, the remainder of the Property is shown undeveloped. The adjacent properties are shown as follows: the existing alley followed by a vacant lot to the northwest; a building identified as a blacksmith shop, a wheel works, and a paint shop to the northeast; Pacific Street followed by the existing railroad tracks to the southeast; a vacant lot followed by a lumber yard to the southwest.

The 1890 Sanborn Map shows APN 012-200-014 improved with a wagon shed. APN 012-200-016 shows a building noted as vacant, with the majority of buildings labeled as Lumber removed on APNs 012-200-017, 012-200-023, 012-200-025, 012-200-022. Two lumber storage buildings appear on APN 012-200-002. The adjacent properties are shown as follows: the existing alley followed by a vacant lot to the northwest; a building identified as a blacksmith shop, a wood working shop, and a paint shop to the northeast; Pacific Street followed by the existing railroad tracks to the southeast; a tank (presumed for water storage) and an iron storage shed to the southwest.

The 1899 Sanborn Map shows the addition of Towle Bros. Lumber yard with a total of six buildings, labeled as shed or storage, on APNs 012-200-017, 012-200-023, 012-200-025, 012-200-022, 012-200-002, 012-200-001. APN 012-200-017 shows the addition of a house. No significant changes are depicted for the remaining APNs in the 1899 Sanborn Map compared to the previous map.

The 1907 Sanborn Map generally shows the property and adjacent properties similar to the 1899 Sanborn Map. Notable changes include the development of a saloon on APN 012-200-0016 and the Towle Bros Lumber Yard has changed names to the Slocum Osborn Lumber Yard. Additionally, the ground floor of the house located APN 012-200-017 is shown as a bakery with the residence located on the second floor.

The 1909 Sanborn Map shows notable changes with the lumber yard removed, additional buildings added include: a restaurant building, and a shed, a saloon & restaurant, a saloon & cigars, in the southwest corner of the property a dwelling, lodging, salon and restaurant, kitchen and barber have been added while the Public hall and shed have been removed. The adjacent properties are shown as follows: the existing alley followed by a vacant lot to the northwest; to the northeast; Pacific Street followed by the existing railroad tracks to the southeast.

The 1915 Sanborn Map shows notable changes in that all previous buildings have been removed with the exception of a saloon, an unidentified building along Pacific Street and a house and a meat-storage shed along the alley portion of APN012-200-014. The adjacent properties are shown as follows: the existing alley followed by a vacant lot to the northwest; a saloon and a storage building to the northeast; Pacific Street followed by the existing railroad tracks to the southeast.

The 1925 Sanborn Map notable changes in that all previous buildings have been removed with the exception of two buildings identified as stores and a sheet metal works building the in southwestern portion of the property. The adjacent properties are shown as follows: the existing alley followed by the existing small building (shown with a fuel oil tank in the ground) followed by the Lily White Laundry to the northwest; a building identified as soft drinks and storage to the northeast; Pacific Street followed by the existing railroad tracks to the southeast.

The 1944 Sanborn Map shows the sheet metal works building as “vacant,” and a large building identified as “Dormitory A” and an office and maintenance building located on the northeastern portion of the property. The adjacent properties are shown as follows: the existing alley followed by the existing small building (shown with a building addition) followed by the Lily White Laundry to the northwest; a building identified as a store and storage to the northeast; Pacific Street followed by the existing railroad tracks to the southeast.

Significant changes to the Property are apparent in the 1958 Sanborn Map compared to the previous map. Notable changes include the building identified as Dormitory A has been removed and the building identified as Office and Maintenance is now called Justice Court. The adjacent properties are shown as follows: the existing alley followed by the existing small building (shown with a building addition) followed by the Lily White Laundry to the northwest; a vacant building to the northeast; Pacific Street followed by the existing railroad tracks to the southeast.

No significant changes to the property are apparent in the 1960 Sanborn Map compared to the previous map. The only noted change on the adjacent properties is the existing building and the larger building comprising the Lily White Laundry to the northwest of the Site is now shown as vacant buildings.

4.4.4.City Directories

City directories have been published for cities and towns across the US since the 1700s. Originally a list of residents, the city directory developed into a tool for locating individuals and businesses in a particular urban or suburban area. Current directories are generally divided into three sections: a business index, a list of resident names and addresses, and a street index. With each address, the directory lists the name of the

resident or, if a business is operated from this address, the name and type of business. While city directory coverage is comprehensive for large cities, it may be incomplete or unavailable for small towns and unincorporated, rural areas.

The target addresses were the relevant block of Church Street and Pacific Street. EDR found some listings in historical City Directories (Appendix 14.3). None of the listings give any evidence of industrial use or manufacturing. City directories review did not detect any indications of possible recognized environmental conditions.

4.5. HISTORICAL USE INFORMATION ON ADJOINING PROPERTIES

Sanborn Maps, building permits, city directories, and topographic maps provided historical use information on adjoining properties, which were discussed in the preceding sections. Other historical use information on adjoining properties is summarized in other sections of this report.

5. SITE RECONNAISSANCE

The objective of the site reconnaissance is to obtain information indicating the likelihood of identifying recognized environmental conditions in connection with the property.

5.1. METHODOLOGY AND LIMITING CONDITIONS

The site visit 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 visit evaluated the Property and adjoining properties for potential hazardous materials/waste and petroleum product use, storage, disposal, or accidental release, including the following: presence of tank and drum storage; mechanical or electrical equipment likely to contain liquids; 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 visit did not evaluate the presence of asbestos-containing materials, radon, lead-based paint, mold, indoor air quality, or structural defects, or other non-scope items.

On June 27, 2015, and January 11, 2016, Cindy Arrington (environmental scientist, Natural Investigations Company) performed a site reconnaissance of the Property. All accessible portions of the Property were observed by a pedestrian survey; adjoining properties were observed by a combination of pedestrian survey and windshield (automobile) survey. Photographic documentation accompanies the following summary of the site visit (Appendix 14.4).

Field Map



Diagram of observed features during site visit.

5.2. EXTERIOR OBSERVATIONS

The Property is well kept and litter free. The following text discusses focus areas of the site reconnaissance.

5.2.5. Stained Soil / Distressed Vegetation / Odors

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

5.2.6. Roads

Roads surrounding the Property are all paved with asphalt or concrete, and show no suspicious staining other than *de minimis* quantities of petroleum products associated with parking stalls from parked automobiles that apparently leak engine fluids.

5.2.7. Wells / Potable Water Supply

Potable water is supplied by Roseville municipal water supply. A water main is located at the northeast corner of APN 012-200-002.

5.2.8. Sewage Disposal System

Sewage is transported and treated by the City of Roseville municipal sewage treatment system.

5.2.9. Storage Tanks, Containers, or Drums

No storage tanks or drum storage was noted on the Property or adjoining properties during the site reconnaissance.

5.2.10. Hazardous Substances and Petroleum Products

No hazardous substances or petroleum product usage or storage was noted on the Property or adjoining properties during the site reconnaissance.

5.2.11. Electrical or Mechanical Equipment Likely to Contain Fluids

Polychlorinated biphenyls, or PCBs, were commonly used historically in electrical equipment such as transformers, fluorescent lamp ballasts, and capacitors. According to United States EPA regulation 40 CFR, Part 761, there are three categories for classifying such equipment: <50 ppm of PCBs is considered "Non-PCB"; between 50 and 500 ppm is considered "PCB-Contaminated"; and >500 ppm is considered "PCB-Containing". Pursuant to 15 U.S.C. 2605(e)(2)(A), the manufacture, process, or distribution in commerce or use of any polychlorinated biphenyl in any manner other than in a totally enclosed manner was prohibited after January 1, 1977.

No PCB-containing equipment (electric or hydraulic) was observed during the site reconnaissance. Pole-mounted transformers were observed in the vicinity, but appear to be modern and non-leaking. Electrical service is provided by Roseville Electric.

5.2.12. Pits / Ponds / Lagoons

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

5.2.13. Storm Water / Pools of Liquid

The City of Roseville maintains and operates a stormwater sewer system. Stormwater inlets were observed on Church Street and Pacific Street. One stormwater drain was noted on the Property in the southwest corner of the parking lot, APN 012-200-024.

5.2.14. Solid Waste

Municipal solid waste and recyclables generated on the Property and adjoining properties are collected in cans and hauled by the City. Located in the northeast corner of APN 012-200-017 is a large hydraulic box/cardboard crusher. One "roll-off" recycled cardboard crusher / dumpster was noted adjacent to the crusher. No leaks or stained soil were noted surrounding the crusher.

5.3. INTERIOR OBSERVATIONS

No interior observations were made.

5.4. LIMITATIONS

There were no limitations on the ability of the environmental professional to perform the site reconnaissance.

6. INTERVIEWS

ASTM Practice E1527-13 states that the objective of interviews is to obtain information indicating the likelihood of identifying recognized environmental conditions in connection with the property (ASTM, 2013). The following text summarizes interviews performed and questionnaires answered.

6.1. INTERVIEW WITH OWNERS / SITE MANAGERS / OCCUPANTS

6.1.1. Interviews with Owners / Site Managers / Occupants

Information about past owners, operations or occupants was not reasonably ascertainable and constitutes a data gap.

6.1.2. Landowner Questionnaire of Hazards / Hazardous Substances

The questionnaire entitled "Landowner Questionnaire of Hazards / Hazardous Substances" was e-mailed to Mat Eland, a real estate agent, on June 25, 2015. Mat Eland emailed back a completed questionnaire on June 26, 2015. Mr. Eland answered "no" or "unknown" to all pertinent questions, which indicates that he has no knowledge of recognized environmental conditions associated with the Property. Dr. Graening requested that Mr. Eland send the questionnaire to previous property owners; Mr. Eland responded that he knew of none.

On January 8, 2016, a questionnaire was completed by Scott Differbaugh, a real estate agent, who had acknowledged that a recognized environmental condition associated with the APN 012-200-028 did exist. The questionnaire showed that Mr. Differbaugh had knowledge of hazardous substances and underground storage tanks within APN 012-200-028 that were associated with the remediation of the 127 Church Street case.

Information about past owners, operations or occupants was not reasonably ascertainable and constitutes a data gap.

6.2. INTERVIEWS WITH LOCAL GOVERNMENT OFFICIALS

Correspondence with the CUPA is documented in Section 4.2.3. Information obtained during interviews with local government officials is incorporated into other appropriate sections of this assessment.

6.3. INTERVIEWS WITH OTHERS

No other interviews were conducted.

7. FINDINGS

The historic downtown area of Roseville has an intense industrial history. Roseville was established as a junction of several rail lines of the Sacramento Valley Railroad in the 1850's, and in 1908, UPRR moved its railyard facilities to Roseville. Over a century of railyard activities has resulted in numerous cases of hazardous material releases and other hazardous incidences, including the detonation of military bombs by ignition of a fuel tank railcar and numerous releases of solvents and petroleum products. By the 1920s and 1930s, the historic district area had a variety of commercial and light industrial activities that included the use of petroleum product USTs. Pre-1950 automotive servicing and fueling stations often released liquids to the ground because no environmental regulations were in place, single-walled USTs and other leak-prone equipment were employed, and fuel levels were not monitored closely enough to detect leaks. The subject Property was situated near a dry cleaning facility (Lily White) that leaked kerosene to the ground during its operation.

7.1. RATIONALE FOR DETERMINATION OF SIGNIFICANT FINDINGS

Offsite properties identified in the vicinity of the Property were evaluated to determine if they are likely to have adversely affected the Property. The criteria used to evaluate whether an offsite property pose potential environmental concerns to the Property include:

- Distance from the Property: Offsite properties within one-quarter mile of the Property were evaluated. The one-quarter-mile radius was used because it is unlikely a hazardous material released to the subsurface will migrate laterally within the soil for a significant distance, although in some cases, a

hazardous material can migrate in groundwater in a generally downgradient direction for distances greater than one-quarter mile.

- Expected depth and direction of groundwater and surface water flow: The identification of a site as potentially upgradient or downgradient is based on the expected direction of groundwater flow determined by site-specific measurement, where available, or inferred from the regional topography.
- The presence of documented contaminant releases at the identified sites.
- The media that the documented contaminant releases affected (i.e., soil and/or groundwater). For the evaluation of potential environmental contamination in the Property, offsite properties with releases to soil only are assumed to pose no significant impact on the Property, as the contaminants are unlikely to migrate towards the Property.

Based on the review and evaluation of information available in the environmental databases and regulatory agency files, no adverse environmental effect is expected for vicinity sites that have some or all the following conditions:

- the identified vicinity sites are in assumed down-gradient or cross-gradient locations
- the identified vicinity sites have obtained case closure
- the identified vicinity sites were contained at the ground surface, or releases to the subsurface affected soil only, in which case the contaminants are unlikely to migrate towards the Property in groundwater.
- offsite properties located further than one-quarter mile from the Property are not expected to adversely affect the Property conditions, as it is unlikely a hazardous material released to the subsurface will migrate laterally within the soil for a significant distance, although a hazardous material can migrate in groundwater in a generally downgradient direction.

7.2. VAPOR ENCROACHMENT SCREENING

ASTM Practice E1527-13 requires subsurface vapor migration to be evaluated as a possible contaminant pathway in the identification of a recognized environmental condition. However, ASTM Practice E1527-13 does not require any risk analysis to building occupants of vapor intrusion or the performance of a vapor encroachment screening. The USEPA defines vapor intrusion as "*the migration of volatile chemicals from the subsurface into overlying buildings. Volatile chemicals in buried wastes and/or contaminated groundwater can emit vapors that may migrate through subsurface soils and into indoor air spaces of overlying buildings in ways similar to that of radon gas seeping into homes.*" (USEPA 2010, page 4). Volatile chemicals include volatile and semivolatile organic compounds as well as some inorganic substances such as hydrogen sulfide and radon (although radon is an out-of-scope item in this assessment).

The USEPA recommends evaluating vapor intrusion under certain circumstances:

"The draft guidance is suggested for use at RCRA Corrective Action, CERCLA (National Priorities List and Superfund Alternative Sites), and Brownfields sites, but is not recommended for use at Subtitle I Underground Storage Tank (UST) sites at this time. The draft guidance recommends certain conservative assumptions that may not be appropriate at a majority of the current 145,000 petroleum releases from USTs. As such, the draft guidance is unlikely to provide an appropriate mechanism for screening the vapor pathway at UST sites. We recommend that State and Regional UST corrective action programs continue to use a risk based decision making approach as described in OSWER Directive 9610.17: Use of Risk-Based Decision Making in UST Corrective Action Program to address this pathway. A majority of State programs are successfully implementing this directive at their UST cleanups and use the recommended approaches where appropriate, to prioritize and remediate their sites, including risk associated with vapor migration to indoor air in a manner that is protective of human health and the environment." (USEPA 2010, page 2)

USEPA (2010) guidance describes Tier 1 – Primary Screening as having the following components: a) if chemicals of sufficient volatility and toxicity are present or reasonably suspected to be present; b) if inhabited buildings are located (or will be constructed under future development scenarios above or in close proximity

to subsurface contamination; and c) if current conditions warrant immediate action. ASTM also provides guidance in its E2600-10 Standard, the “Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions.

EDR's Vapor Encroachment Application was utilized voluntarily as a primary screening tool (Appendix 14.6); no areas of concern were identified in EDR's application. No current vapor encroachment conditions were identified for the Property.

It should be noted that Leaking Underground Storage Tank and DTSC EnviroStor sites closed by the RWQCB or local agencies prior to April 1, 2008, would not necessarily have been closed based on a risk assessment that considered volatile organic compounds and the vapor intrusion pathway. Assembly Bill 422, which now requires such a risk assessment, did not take effect until January 1, 2008.

7.3. 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, 2013). No minimal, or *de minimis*, environmental condition(s) exists pursuant to the ASTM Practice E1527-13 except for:

- The potential presence of minor amounts of lead and other metals or chemicals in the soil because of the Property's proximity to a state highway corridor, a railyard, and past industrial uses of surrounding parcels as a lumberyard and other light commercial activities.

7.4. HISTORICAL RECOGNIZED ENVIRONMENTAL CONDITIONS

ASTM Practice E1527-13 defines a historical recognized condition as:

“...an environmental condition which in the past would have been considered a recognized environmental condition, but which may or may not be considered a recognized environmental condition currently. The final decision rests with the environmental professional and will be influenced by the current impact of the historical recognized environmental condition on the property. If a past release of any hazardous substances or petroleum products has occurred in connection with the property and has been remediated, with such remediation accepted by the responsible regulatory agency (for example, as evidenced by the issuance of a no further action letter or equivalent), this condition shall be considered an historical recognized environmental condition.” (p. 5, ASTM 2013)

One historical recognized environmental condition is present in connection with the Property pursuant to the ASTM Practice E1527-13:

- The contamination of groundwater underneath the Property because of adjacent industrial landuses, primarily the release of kerosene from leaking USTs from Lily White Laundry at 121 Church Street. This site now has a “closed” status after remedial actions were taken to cleanup groundwater.

7.5. KNOWN OR SUSPECT RECOGNIZED ENVIRONMENTAL CONDITIONS

No current recognized environmental conditions were found in connection with the Property pursuant to the ASTM Practice E1527-13.

8. OPINION AND RECOMMENDATION

8.1. IMPACT OF ENVIRONMENTAL CONDITIONS ON PROPERTY

It is the Environmental Professional's opinion that there are no current recognized environmental conditions in connection with the Property pursuant to the ASTM Practice E1527-13. Records review, site

reconnaissance, and interviews failed to identify any current environmental conditions in connection with the Property.

8.2. ADDITIONAL INVESTIGATION

It is the Environmental Professional's opinion that there is 1 historical recognized environmental condition but no current recognized environmental conditions in connection with the Property pursuant to the ASTM Practice E1527-13. Records review, database searches, or interviews failed to identify any current environmental conditions in connection with the Property. Therefore, no further site investigation is recommended.

If groundwater under the Property is to be pumped and used, Natural Investigations Co. does not recommend the use of groundwater under the Property before water quality testing. This is because historical dry cleaning operations (and probably other industrial activities) have historically contaminated groundwater in the vicinity of the Property with petroleum products and VOCs. Because residences and businesses in this downtown area do not currently rely upon groundwater for potable water supply but rather water from Folsom Lake, the risk to human health from ingesting potentially-contaminated groundwater is not considered to be present. A vapor barrier is also recommended under any buildings constructed for human habitation, to further reduce any potential risk from historic groundwater contamination and resulting migration of vapors.

8.3. DATA GAPS OR DELETIONS

ASTM Practice E1527-13 defines data failure as the failure to achieve the historical research objectives even after reviewing the standard historical sources that are reasonably ascertainable and likely to be useful. Data failure is one type of data gap. ASTM Practice E1527-13 defines a data gap as a lack, or inability to obtain, information required by this practice despite good faith efforts by the Environmental Professional to gather such information. Data gaps may result from incompleteness in any of the activities required by this practice, including, but not limited to site reconnaissance (for example, an inability to conduct the site visit), and interviews (for example, an inability to interview the key site manager, regulatory officials, etc.)

The available historical USGS quadrangle maps and aerial photography were too coarse in resolution to discern any specific land uses or structures on the Property or adjacent properties. These constitute data failures. Another data gap was the inability to conduct interviews the past property owners or tenants. However, a combination of other historical data sources was available such that no significant data gap existed, and the historical research objectives were achieved.

There were no deletions from the ASTM Practice E1527-13.

9. CONCLUSIONS

We have performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527-13 of eleven parcels totaling 1.2 acres located in Roseville, California, Assessor Parcel Number (APN) 012-200-002, 012-200-001, 012-200-024, 012-200-022, 012-200-025, 012-200-023, 012-200-017, 012-200-016, 012-200-015, 012-200-014, and an unnumbered Right-of-Way (ROW). Any exceptions to, or deletions from, this practice are described in Sections 1.3 and 8.3 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with Property. One recommendation was made: performance of water quality testing before use of groundwater under the Property.

10. ADDITIONAL SERVICES

No additional services beyond the scope of the ASTM Practice E1527-13 were conducted as part of this assessment.

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 the scope of this practice. 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 building materials, radon, lead-based paint, lead in drinking water, wetlands, regulatory compliance, cultural and historic resources, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality, biological agents, and mold.

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 what they consider to be 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 Section 4.6 of ASTM E1527-13.

11. REFERENCES

American Society for Testing and Materials. 2010. Standard Guide for Vapor Encroachment Screening On Property Involved in Real Estate Transactions. Designation E2600-10. West Conshohocken, Pennsylvania. 33 pp.

American Society for Testing and Materials. 2013. Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. Designation E 1527-13. West Conshohocken, Pennsylvania. 47 pp.

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Graening, Gary. 2015. Phase I Environmental Site Assessment of the 11 Parcels of the Junction Station Lofts, Roseville, CA.

Department of Toxic Substances Control. 2016. EnviroStor Database Website. Available on the Internet at: <http://www.envirostor.dtsc.ca.gov/public/>.

State Water Resources Control Board. 2016. GeoTracker Database Website. Available on the Internet at: <http://geotracker.swrcb.ca.gov/>.

USEPA. 2002. OSWER Draft Guidance for Evaluating the Vapor Intrusion to Indoor Air Pathway from Groundwater and Soils (Subsurface Vapor Intrusion Guidance). EPA530-D-02-004. Office of Solid Waste and Emergency Response. 178 pp. Available on the Internet at: <http://www.epa.gov/epawaste/hazard/correctiveaction/eis/vapor.htm>.

USEPA. 2015. Envirofacts Data Warehouse Multisystem Query Website. Available on the Internet at: <http://www.epa.gov/enviro/html/multisystem.html>.

USEPA. 2015. The Enforcement and Compliance History Online (ECHO) database maintained by the USEPA. Available on the Internet at: <http://echo.epa.gov/?redirect=echo>.

12. SIGNATURE OF ENVIRONMENTAL PROFESSIONAL

As required by 40 CFR 312.21(d), this report shall include the following statements of the environmental professional responsible for conducting the Phase I ESA and preparation of the report (page 22, ASTM, 2013):

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.



G. O. Graening, PhD
Registered Environmental Assessor I Number 08060

13. QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONAL

Dr. Gary O. Graening was certified by California Department of Toxic Substances Control as a Registered Environmental Assessor I (registration # 08060,) from 2005 to 2012 (after which DTSC retired the certification program). Dr. Graening holds a PhD in Biological Sciences and a Master of Science in Engineering. Dr. Graening has over 13 years of experience in environmental research and site assessment, including preparation of program-level Phase I ESAs, limited Phase II investigations, 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 résumé, and the Company's statement of qualifications, is available on the Internet at the Company's website: www.naturalinvestigations.com.

14. APPENDICES

14.1. USER-PROVIDED INFORMATION AND TITLE DOCUMENTS

Title Documents (Bound separately)

14.2. REGULATORY RECORDS DOCUMENTATION

EDR Radius Map Report

Envirostor Query and Any Other DTSC Documents

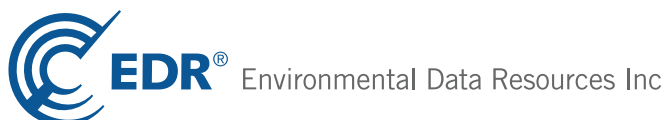
GeoTracker Query and Any Other SWRCB Documents

County / CUPA Records

127 Church Street
127 Church Street
Roseville, CA 95678

Inquiry Number: 4507920.2s
January 07, 2016

EDR Summary Radius Map Report



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

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GEOCHECK ADDENDUM

GeoCheck - Not Requested

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

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EXECUTIVE SUMMARY

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

TARGET PROPERTY INFORMATION

ADDRESS

127 CHURCH STREET
ROSEVILLE, CA 95678

COORDINATES

Latitude (North): 38.7509000 - 38° 45' 3.24"
Longitude (West): 121.2855000 - 121° 17' 7.80"
Universal Transverse Mercator: Zone 10
UTM X (Meters): 648989.4
UTM Y (Meters): 4290322.5
Elevation: 155 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property: TP
Source: U.S. Geological Survey

Target Property: S
Source: U.S. Geological Survey

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from: 20120628, 20120705
Source: USDA

MAPPED SITES SUMMARY

Target Property Address:
127 CHURCH STREET
ROSEVILLE, CA 95678

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
A1	JOHNSON PETROLEUM CO	121 CHURCH STREET	LUST	Higher	154, 0.029, North
B2	BARKER HOTEL	300 LINCOLN STREET	LUST	Higher	230, 0.044, ENE
B3	PRIVATE RESIDENCE	PRIVATE RESIDENCE	LUST	Higher	246, 0.047, ENE
A4	CITY OF ROSEVILLE -	101-108 CHURCH STREE	LUST	Higher	253, 0.048, NNE
A5	CAIRNY PROPERTY	412 LINCOLN ST	LUST, CHMIRS, EMI, HIST CORTESE	Higher	349, 0.066, NNE
B6	ROSEVILLE (CABOOSE T	ONE MARKET PLAZA, RO	HIST UST	Higher	468, 0.089, ENE
C7	ROSEVILLE TELEPHONE	260 LINCOLN	SWEEPS UST, CA FID UST	Higher	473, 0.090, ESE
C8	ROSEVILLE TELEPHONE	216 LINCOLN ST	SWEEPS UST, CA FID UST	Higher	539, 0.102, ESE
D9		310 WASHINGTON BLVD	EDR Hist Auto	Higher	569, 0.108, NW
10		320 CHURCH ST	EDR Hist Auto	Higher	636, 0.120, WSW
11	CITY HALL PARKING LO	316 VERNON ST	LUST, SWEEPS UST, HIST CORTESE	Lower	690, 0.131, SSE
D12	FINGERS CLASS III LF		Cortese, WDS	Higher	692, 0.131, WNW
E13	ROBERT'S PLACE	10 GRANT SOUTH ST	UST	Higher	745, 0.141, South
F14	ROSEVILLE TELEPHONE	114 VERNON ST	SWEEPS UST, CA FID UST, EMI	Higher	814, 0.154, East
E15	DELUXE CLEANERS	404 VERNON ST.	CERCLIS-NFRAP, RCRA-SQG	Higher	847, 0.160, South
E16	DELUXE CLEANERS	404 VERNON STREET	ENVIROSTOR, SLIC	Higher	847, 0.160, South
F17	PLACER T. V. VIDEO	105 VERNON ST	SWEEPS UST	Higher	902, 0.171, East
F18	TILLET CLEANERS (FOR	99 VERNON ST	SLIC	Higher	924, 0.175, East
F19	TILLET CLEANERS (FOR	97 VERNON STREET	SLIC	Higher	974, 0.184, East
F20	TILLET CLEANERS	97 VERNON ST.	CERCLIS-NFRAP	Higher	974, 0.184, East
G21	ROSEVILLE PLUMBING I	50 LINCOLN ST	HIST UST	Higher	1020, 0.193, ESE
H22	ROSEVILLE TELEPHONE	100 TAHOE ST	SWEEPS UST, CA FID UST	Higher	1041, 0.197, NE
H23	ROSEVILLE TELEPHONE	100 TAHOE STREETR	HIST UST	Higher	1041, 0.197, NE
G24	ROSEVILLE PLUMBING I	50 LINCOLN ST	SWEEPS UST, CA FID UST	Lower	1049, 0.199, ESE
I25	KEREC X RAY RECOVERY	113 CIRCUIT DR	HIST UST	Higher	1054, 0.200, WSW
J26	HIGHWAY 65 BYPASS	ATLANTIC STREET AT T	ENVIROSTOR	Higher	1060, 0.201, SSW
J27	D&P CREAMERY	7 TAYLOR RD	LUST, HIST CORTESE	Higher	1084, 0.205, SSW
K28	TRIANGLE GAS	200 ATLANTIC ST	HIST UST	Higher	1104, 0.209, ENE
K29	TRIANGLE GAS	200 ATLANTIC ST	SWEEPS UST, CA FID UST	Higher	1104, 0.209, ENE
K30	TRIANGLE MARKET	200 ATLANTIC AVE	LUST, HIST CORTESE	Higher	1104, 0.209, ENE
L31	AMERI MART	510 WASHINGTON ST	SWEEPS UST, CA FID UST	Higher	1170, 0.222, NNW
L32	FAST GAS	510 WASHINGTON BLVD	HIST UST	Higher	1170, 0.222, NNW
L33	A MART	510 WASHINGTON ST	LUST, HIST CORTESE	Higher	1170, 0.222, NNW
L34	HIRA'S BP	510 WASHINGTON BLVD.	UST	Higher	1170, 0.222, NNW
I35	ATLANTIC STREET OVER	ATLANTIC AVE	LUST	Higher	1174, 0.222, WSW
M36	ROSEVILLE FIRE DEPT.	401 OAK STREET	UST	Lower	1208, 0.229, SSE
M37	CITY OF ROSEVILLE -	401 OAK ST	HIST UST, EMI, HAZNET	Lower	1208, 0.229, SSE
M38	ROSEVILLE FIRE DEPAR	401 OAK ST 402	SWEEPS UST	Lower	1226, 0.232, SSE
39	LIFT STATION SEWER A	NORTH ROSEVILLE	HIST UST	Higher	1271, 0.241, North

MAPPED SITES SUMMARY

Target Property Address:
 127 CHURCH STREET
 ROSEVILLE, CA 95678

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
40	PACIFIC FRUIT EXPRES	531 VERNON ST	RCRA-SQG, FINDS	Higher	1317, 0.249, SSW
K41	ZAP TERMITE & PESTIC	128 BRITTAIN ST	CERCLIS-NFRAP	Higher	1322, 0.250, ENE
42	ADELANTE HIGH SCHOOL	350 ATLANTIC STREET	ENVIROSTOR, SCH	Higher	1599, 0.303, ENE
43	DOYLE TRUST PROPERTY	623-625 VERNON STREE	LUST	Higher	1796, 0.340, SSW
44	NOR CAL RECYCLING	800 CHURCH ST	SWRCY	Higher	2266, 0.429, SW
45	ROSEVILLE CITY-SAUGS	S OF DOUGLAS BLVD E	WMUDS/SWAT	Lower	2385, 0.452, South
46	SAL'S GARAGE	100 ELM STREET	ENVIROSTOR	Higher	2544, 0.482, SW
47	SP-ROSEVILLE: NORTH	SP ROSEVILLE RAILYAR	RESPONSE, ENVIROSTOR, HIST Cal-Sites, Cortese,...	Lower	2703, 0.512, SW

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

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

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.

Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

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

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

STANDARD ENVIRONMENTAL RECORDS

Federal CERCLIS NFRAP site List

CERCLIS-NFRAP: A review of the CERCLIS-NFRAP list, as provided by EDR, and dated 10/25/2013 has revealed that there are 3 CERCLIS-NFRAP sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>DELUXE CLEANERS</i>	<i>404 VERNON ST.</i>	<i>S 1/8 - 1/4 (0.160 mi.)</i>	<i>E15</i>	<i>11</i>
TILLET CLEANERS	97 VERNON ST.	E 1/8 - 1/4 (0.184 mi.)	F20	13
ZAP TERMITE & PESTIC	128 BRITAIN ST	ENE 1/4 - 1/2 (0.250 mi.)	K41	18

Federal RCRA generators list

RCRA-SQG: A review of the RCRA-SQG list, as provided by EDR, and dated 06/09/2015 has revealed that there are 2 RCRA-SQG sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>DELUXE CLEANERS</i>	<i>404 VERNON ST.</i>	<i>S 1/8 - 1/4 (0.160 mi.)</i>	<i>E15</i>	<i>11</i>
<i>PACIFIC FRUIT EXPRES</i>	<i>531 VERNON ST</i>	<i>SSW 1/8 - 1/4 (0.249 mi.)</i>	<i>40</i>	<i>18</i>

State- and tribal - equivalent NPL

RESPONSE: A review of the RESPONSE list, as provided by EDR, and dated 11/07/2015 has revealed that

EXECUTIVE SUMMARY

there is 1 RESPONSE site within approximately 1 mile of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SP-ROSEVILLE: NORTH AWP Facility Id: 31400006 Status: Active Facility Id: 31400006	SP ROSEVILLE RAILYAR	SW 1/2 - 1 (0.512 mi.)	47	19

State- and tribal - equivalent CERCLIS

ENVIROSTOR: A review of the ENVIROSTOR list, as provided by EDR, and dated 11/07/2015 has revealed that there are 5 ENVIROSTOR sites within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
DELUXE CLEANERS Facility Id: 31720002 Status: Refer: RWQCB	404 VERNON STREET	S 1/8 - 1/4 (0.160 mi.)	E16	12
HIGHWAY 65 BYPASS Facility Id: 31510001 Status: Refer: RWQCB	ATLANTIC STREET AT T	SSW 1/8 - 1/4 (0.201 mi.)	J26	14
ADELANTE HIGH SCHOOL Facility Id: 31880003 Status: No Further Action	350 ATLANTIC STREET	ENE 1/4 - 1/2 (0.303 mi.)	42	18
SAL'S GARAGE Facility Id: 31750002 Status: Refer: Other Agency	100 ELM STREET	SW 1/4 - 1/2 (0.482 mi.)	46	19

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SP-ROSEVILLE: NORTH Facility Id: 31400006 Status: Active	SP ROSEVILLE RAILYAR	SW 1/2 - 1 (0.512 mi.)	47	19

State and tribal leaking storage tank lists

LUST: A review of the LUST list, as provided by EDR, and dated 10/21/2015 has revealed that there are 11 LUST sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
JOHNSON PETROLEUM CO Global Id: T0606170747 Status: Completed - Case Closed Status: Pollution Characterization	121 CHURCH STREET	N 0 - 1/8 (0.029 mi.)	A1	8
BARKER HOTEL Status: Case Closed	300 LINCOLN STREET	ENE 0 - 1/8 (0.044 mi.)	B2	8
PRIVATE RESIDENCE	PRIVATE RESIDENCE	ENE 0 - 1/8 (0.047 mi.)	B3	8

EXECUTIVE SUMMARY

Global Id: T0606181155 Status: Completed - Case Closed				
CITY OF ROSEVILLE - Global Id: T0606158052 Status: Completed - Case Closed Status: Preliminary site assessment underway	101-108 CHURCH STREE	NNE 0 - 1/8 (0.048 mi.)	A4	8
CAIRNY PROPERTY Global Id: T0606100196 Status: Open - Remediation Status: Preliminary site assessment underway	412 LINCOLN ST	NNE 0 - 1/8 (0.066 mi.)	A5	9
D&P CREAMERY Global Id: T0606100101 Status: Completed - Case Closed Status: Case Closed	7 TAYLOR RD	SSW 1/8 - 1/4 (0.205 mi.)	J27	14
TRIANGLE MARKET Global Id: T0606100216 Status: Completed - Case Closed Status: Case Closed	200 ATLANTIC AVE	ENE 1/8 - 1/4 (0.209 mi.)	K30	15
A MART Global Id: T0606100111 Status: Completed - Case Closed Status: Preliminary site assessment underway	510 WASHINGTON ST	NNW 1/8 - 1/4 (0.222 mi.)	L33	16
ATLANTIC STREET OVER Global Id: T0606100089 Status: Completed - Case Closed	ATLANTIC AVE	WSW 1/8 - 1/4 (0.222 mi.)	I35	16
DOYLE TRUST PROPERTY Global Id: T10000003564 Status: Open - Site Assessment	623-625 VERNON STREE	SSW 1/4 - 1/2 (0.340 mi.)	43	18
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CITY HALL PARKING LO Global Id: T0606100201 Status: Completed - Case Closed Status: Case Closed	316 VERNON ST	SSE 1/8 - 1/4 (0.131 mi.)	11	10

SLIC: A review of the SLIC list, as provided by EDR, and dated 10/21/2015 has revealed that there are 3 SLIC sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
DELUXE CLEANERS Facility Status: Open - Remediation Global Id: SLT5S0133058	404 VERNON STREET	S 1/8 - 1/4 (0.160 mi.)	E16	12
TILLET CLEANERS (FOR TILLET CLEANERS (FOR Facility Status: Open - Site Assessment Global Id: SLT5S2813318	99 VERNON ST 97 VERNON STREET	E 1/8 - 1/4 (0.175 mi.) E 1/8 - 1/4 (0.184 mi.)	F18 F19	12 12

EXECUTIVE SUMMARY

State and tribal registered storage tank lists

UST: A review of the UST list, as provided by EDR, and dated 10/21/2015 has revealed that there are 3 UST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
ROBERT'S PLACE Facility Id: FA0000480	10 GRANT SOUTH ST	S 1/8 - 1/4 (0.141 mi.)	E13	11
HIRA'S BP Facility Id: 31-015-014288	510 WASHINGTON BLVD.	NNW 1/8 - 1/4 (0.222 mi.)	L34	16
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
ROSEVILLE FIRE DEPT. Facility Id: 31-015-071652	401 OAK STREET	SSE 1/8 - 1/4 (0.229 mi.)	M36	17

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Landfill / Solid Waste Disposal Sites

WMUDS/SWAT: A review of the WMUDS/SWAT list, as provided by EDR, and dated 04/01/2000 has revealed that there is 1 WMUDS/SWAT site within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
ROSEVILLE CITY-SAUGS	S OF DOUGLAS BLVD E	S 1/4 - 1/2 (0.452 mi.)	45	19

SWRCY: A review of the SWRCY list, as provided by EDR, and dated 09/14/2015 has revealed that there is 1 SWRCY site within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
NOR CAL RECYCLING Cert Id: RC142741.001	800 CHURCH ST	SW 1/4 - 1/2 (0.429 mi.)	44	19

Local Lists of Hazardous waste / Contaminated Sites

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

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>SP-ROSEVILLE: NORTH</i>	<i>SP ROSEVILLE RAILYAR</i>	<i>SW 1/2 - 1 (0.512 mi.)</i>	<i>47</i>	<i>19</i>

EXECUTIVE SUMMARY

Local Lists of Registered Storage Tanks

SWEEPS UST: A review of the SWEEPS UST list, as provided by EDR, and dated 06/01/1994 has revealed that there are 10 SWEEPS UST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
ROSEVILLE TELEPHONE Status: A Tank Status: A Comp Number: 498	260 LINCOLN	ESE 0 - 1/8 (0.090 mi.)	C7	9
ROSEVILLE TELEPHONE Comp Number: 71642	216 LINCOLN ST	ESE 0 - 1/8 (0.102 mi.)	C8	10
ROSEVILLE TELEPHONE Status: A Tank Status: A Comp Number: 500	114 VERNON ST	E 1/8 - 1/4 (0.154 mi.)	F14	11
PLACER T. V. VIDEO Comp Number: 71650	105 VERNON ST	E 1/8 - 1/4 (0.171 mi.)	F17	12
ROSEVILLE TELEPHONE Status: A Tank Status: A Comp Number: 51908	100 TAHOE ST	NE 1/8 - 1/4 (0.197 mi.)	H22	13
TRIANGLE GAS Status: A Tank Status: A Comp Number: 1544	200 ATLANTIC ST	ENE 1/8 - 1/4 (0.209 mi.)	K29	15
AMERI MART Status: A Tank Status: A Comp Number: 14288	510 WASHINGTON ST	NNW 1/8 - 1/4 (0.222 mi.)	L31	15
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CITY HALL PARKING LO Comp Number: 71656	316 VERNON ST	SSE 1/8 - 1/4 (0.131 mi.)	11	10
ROSEVILLE PLUMBING I Status: A Tank Status: A Comp Number: 43335	50 LINCOLN ST	ESE 1/8 - 1/4 (0.199 mi.)	G24	14
ROSEVILLE FIRE DEPAR Status: A Tank Status: A Comp Number: 71652	401 OAK ST 402	SSE 1/8 - 1/4 (0.232 mi.)	M38	17

EXECUTIVE SUMMARY

HIST UST: A review of the HIST UST list, as provided by EDR, and dated 10/15/1990 has revealed that there are 8 HIST UST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
ROSEVILLE (CABOOSE T Facility Id: 00000063938)	ONE MARKET PLAZA, RO	ENE 0 - 1/8 (0.089 mi.)	B6	9
ROSEVILLE PLUMBING I Facility Id: 00000043335	50 LINCOLN ST	ESE 1/8 - 1/4 (0.193 mi.)	G21	13
ROSEVILLE TELEPHONE Facility Id: 00000051908	100 TAHOE STREETR	NE 1/8 - 1/4 (0.197 mi.)	H23	13
KEREC X RAY RECOVERY Facility Id: 00000049517	113 CIRCUIT DR	WSW 1/8 - 1/4 (0.200 mi.)	I25	14
TRIANGLE GAS Facility Id: 00000001544 Facility Id: 00000046057	200 ATLANTIC ST	ENE 1/8 - 1/4 (0.209 mi.)	K28	15
FAST GAS Facility Id: 00000014288	510 WASHINGTON BLVD	NNW 1/8 - 1/4 (0.222 mi.)	L32	16
LIFT STATION SEWER A Facility Id: 00000056800	NORTH ROSEVILLE	N 1/8 - 1/4 (0.241 mi.)	39	17
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CITY OF ROSEVILLE - Facility Id: 00000056791	401 OAK ST	SSE 1/8 - 1/4 (0.229 mi.)	M37	17

CA FID UST: A review of the CA FID UST list, as provided by EDR, and dated 10/31/1994 has revealed that there are 7 CA FID UST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
ROSEVILLE TELEPHONE Facility Id: 31001848 Status: A	260 LINCOLN	ESE 0 - 1/8 (0.090 mi.)	C7	9
ROSEVILLE TELEPHONE Facility Id: 31001479 Status: I	216 LINCOLN ST	ESE 0 - 1/8 (0.102 mi.)	C8	10
ROSEVILLE TELEPHONE Facility Id: 31001850 Status: A	114 VERNON ST	E 1/8 - 1/4 (0.154 mi.)	F14	11
ROSEVILLE TELEPHONE Facility Id: 31000637 Status: A	100 TAHOE ST	NE 1/8 - 1/4 (0.197 mi.)	H22	13
TRIANGLE GAS Facility Id: 31001854 Status: A	200 ATLANTIC ST	ENE 1/8 - 1/4 (0.209 mi.)	K29	15
AMERI MART Facility Id: 31000113 Status: A	510 WASHINGTON ST	NNW 1/8 - 1/4 (0.222 mi.)	L31	15
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
ROSEVILLE PLUMBING I	50 LINCOLN ST	ESE 1/8 - 1/4 (0.199 mi.)	G24	14

EXECUTIVE SUMMARY

Facility Id: 31000552
Status: A

Other Ascertainable Records

Cortese: A review of the Cortese list, as provided by EDR, and dated 09/28/2015 has revealed that there is 1 Cortese site within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
FINGERS CLASS III LF		WNW 1/8 - 1/4 (0.131 mi.)	D12	11

HIST CORTESE: A review of the HIST CORTESE list, as provided by EDR, and dated 04/01/2001 has revealed that there are 5 HIST CORTESE sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CAIRNY PROPERTY Reg Id: 310245	412 LINCOLN ST	NNE 0 - 1/8 (0.066 mi.)	A5	9
D&P CREAMERY Reg Id: 310121	7 TAYLOR RD	SSW 1/8 - 1/4 (0.205 mi.)	J27	14
TRIANGLE MARKET Reg Id: 310268	200 ATLANTIC AVE	ENE 1/8 - 1/4 (0.209 mi.)	K30	15
A MART Reg Id: 310135	510 WASHINGTON ST	NNW 1/8 - 1/4 (0.222 mi.)	L33	16

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CITY HALL PARKING LO Reg Id: 310250	316 VERNON ST	SSE 1/8 - 1/4 (0.131 mi.)	11	10

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR Hist Auto: A review of the EDR Hist Auto list, as provided by EDR, has revealed that there are 2 EDR Hist Auto sites within approximately 0.125 miles of the target property.

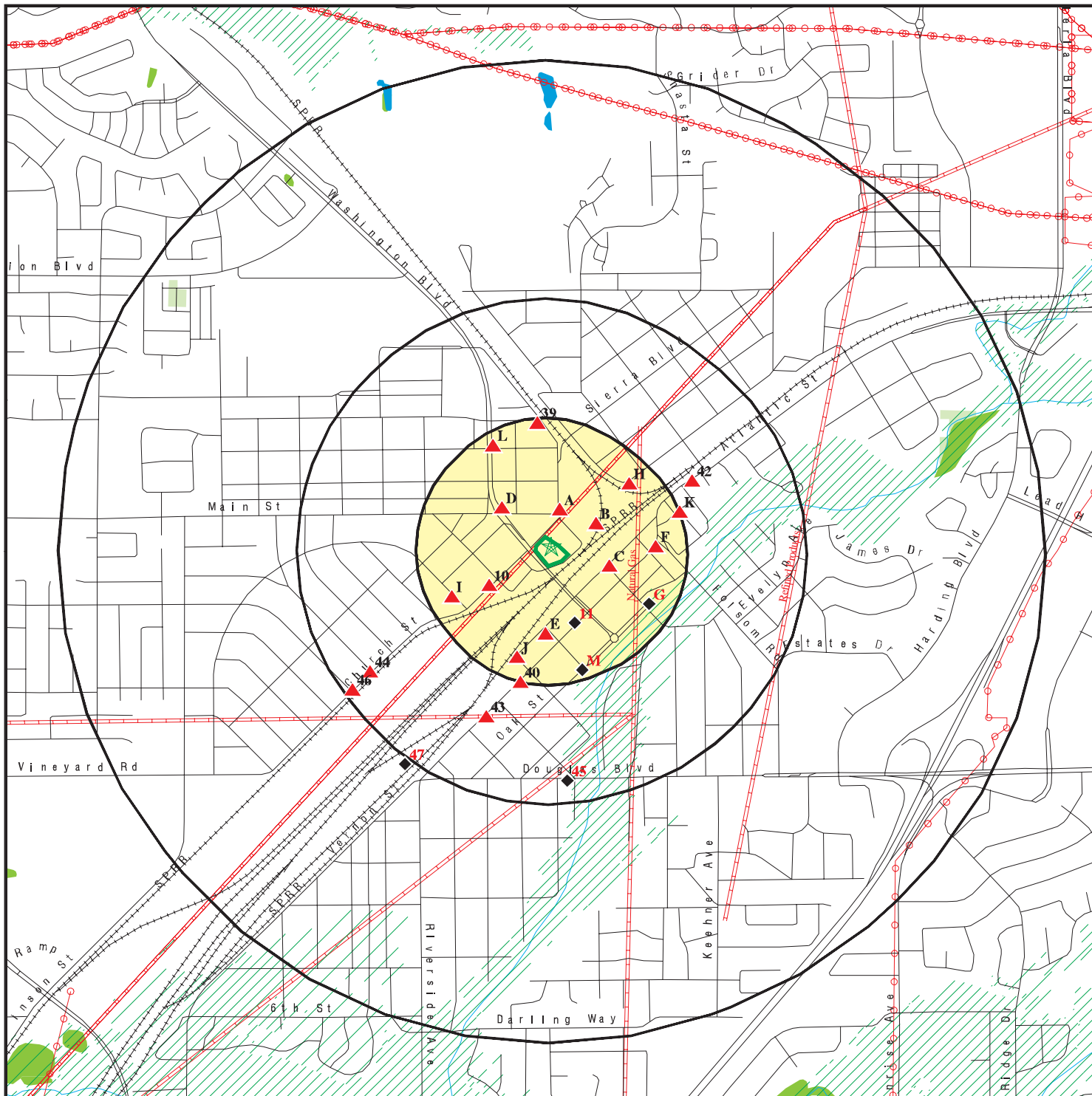
<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
Not reported	310 WASHINGTON BLVD	NW 0 - 1/8 (0.108 mi.)	D9	10
Not reported	320 CHURCH ST	WSW 0 - 1/8 (0.120 mi.)	10	10

Count: 5 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
PLACER CITY	1003878014	ROSEVILLE DRUMS	MODOC RD 10 MI N OF ROSEVILLE	95678	CERCLIS-NFRAP
ROSEVILLE	S100351302	SPENCE/VERMILLION TIRE FIRE	BERRY STREET (APN 015-100-30 &	95678	ENVIROSTOR
ROSEVILLE	S102285986	DOUGLAS RANCH SUPPLY	5460 DOUGLAS BLVD	95678	LUST
ROSEVILLE	S106842898	SOUTHERN PACIFIC PIPELINES- ROSEVI	PACIFIC AND SUNSET		SLIC
ROSEVILLE	S106230350	UNION PACIFIC RAILROAD-ROSEVILLE R	ROSEVILLE RD & VERNON ST		SLIC

OVERVIEW MAP - 4507920.2S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

National Priority List Sites

Dept. Defense Sites

Indian Reservations BIA

Power transmission lines

Pipelines

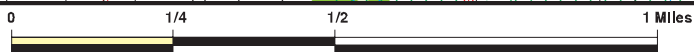
100-year flood zone

500-year flood zone

National Wetland Inventory

State Wetlands

Areas of Concern

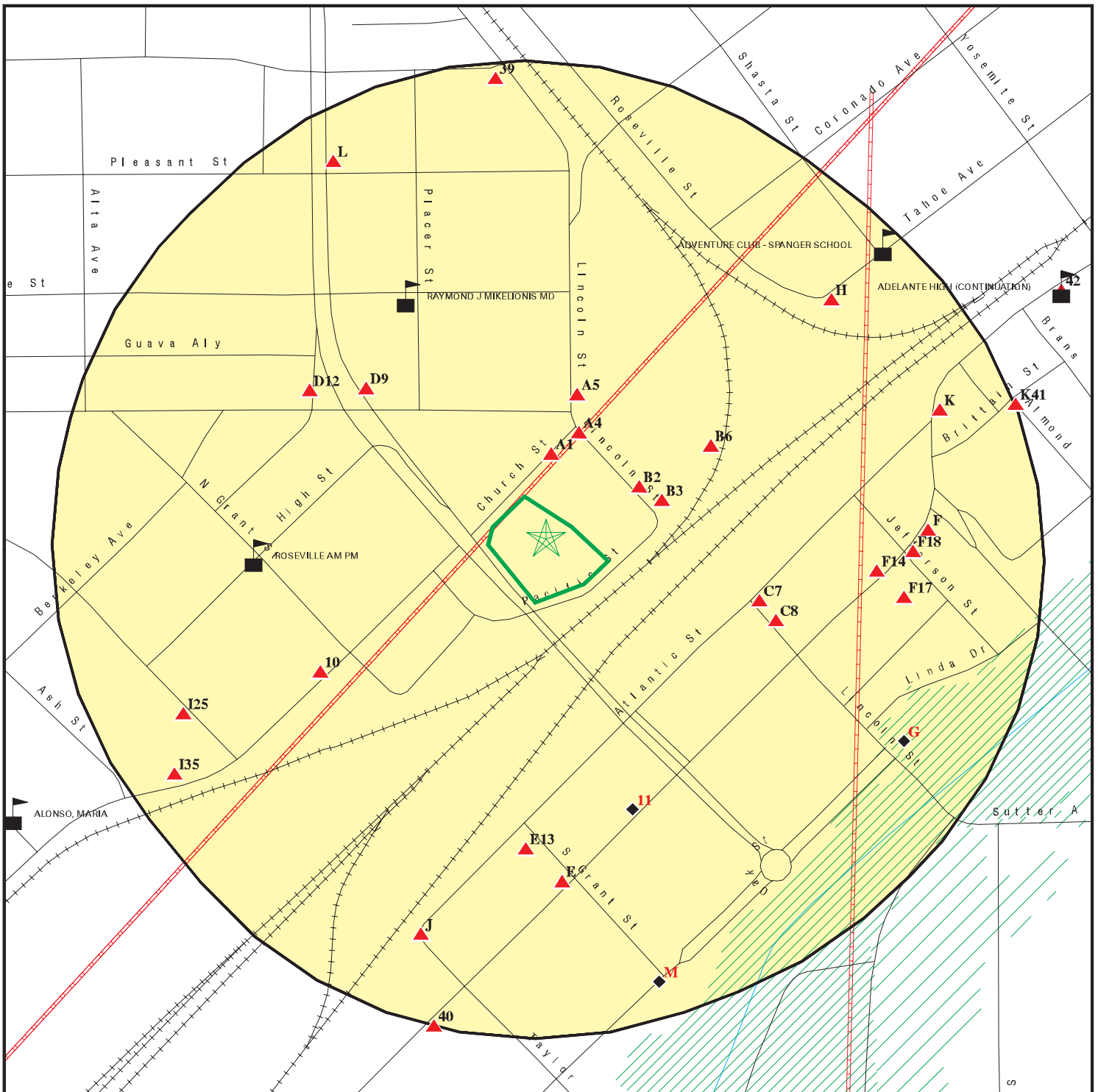


This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: 127 Church Street
 ADDRESS: 127 Church Street
 Roseville CA 95678
 LAT/LONG: 38.7509 / 121.2855

CLIENT: Natural Investigations
 CONTACT: Geo Graening
 INQUIRY #: 4507920.2s
 DATE: January 07, 2016 6:07 pm

DETAIL MAP - 4507920.2S



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

- Indian Reservations BIA
- Pipelines
- 100-year flood zone
- 500-year flood zone
- Areas of Concern

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

SITE NAME: 127 Church Street
 ADDRESS: 127 Church Street
 Roseville CA 95678
 LAT/LONG: 38.7509 / 121.2855

CLIENT: Natural Investigations
 CONTACT: Geo Graening
 INQUIRY #: 4507920.2s
 DATE: January 07, 2016 6:08 pm

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
<i>Federal NPL site list</i>								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	0.001		0	NR	NR	NR	NR	0
<i>Federal Delisted NPL site list</i>								
Delisted NPL	1.000		0	0	0	0	NR	0
<i>Federal CERCLIS list</i>								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
CERCLIS	0.500		0	0	0	NR	NR	0
<i>Federal CERCLIS NFRAP site List</i>								
CERCLIS-NFRAP	0.500		0	2	1	NR	NR	3
<i>Federal RCRA CORRACTS facilities list</i>								
CORRACTS	1.000		0	0	0	0	NR	0
<i>Federal RCRA non-CORRACTS TSD facilities list</i>								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
<i>Federal RCRA generators list</i>								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	2	NR	NR	NR	2
RCRA-CESQG	0.250		0	0	NR	NR	NR	0
<i>Federal institutional controls / engineering controls registries</i>								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROL	0.500		0	0	0	NR	NR	0
<i>Federal ERNS list</i>								
ERNS	0.001		0	NR	NR	NR	NR	0
<i>State- and tribal - equivalent NPL RESPONSE</i>								
RESPONSE	1.000		0	0	0	1	NR	1
<i>State- and tribal - equivalent CERCLIS ENVIROSTOR</i>								
ENVIROSTOR	1.000		0	2	2	1	NR	5
<i>State and tribal landfill and/or solid waste disposal site lists</i>								
SWF/LF	0.500		0	0	0	NR	NR	0
<i>State and tribal leaking storage tank lists</i>								
LUST	0.500		5	5	1	NR	NR	11

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
INDIAN LUST	0.500		0	0	0	NR	NR	0
SLIC	0.500		0	3	0	NR	NR	3
State and tribal registered storage tank lists								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		0	3	NR	NR	NR	3
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
State and tribal voluntary cleanup sites								
VCP	0.500		0	0	0	NR	NR	0
INDIAN VCP	0.500		0	0	0	NR	NR	0
State and tribal Brownfields sites								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
WMUDS/SWAT	0.500		0	0	1	NR	NR	1
SWRCY	0.500		0	0	1	NR	NR	1
HAULERS	0.001		0	NR	NR	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	0.001		0	NR	NR	NR	NR	0
HIST Cal-Sites	1.000		0	0	0	1	NR	1
SCH	0.250		0	0	NR	NR	NR	0
CDL	0.001		0	NR	NR	NR	NR	0
Toxic Pits	1.000		0	0	0	0	NR	0
US CDL	0.001		0	NR	NR	NR	NR	0
Local Lists of Registered Storage Tanks								
SWEEPS UST	0.250		2	8	NR	NR	NR	10
HIST UST	0.250		1	7	NR	NR	NR	8
CA FID UST	0.250		2	5	NR	NR	NR	7
Local Land Records								
LIENS	0.001		0	NR	NR	NR	NR	0
LIENS 2	0.001		0	NR	NR	NR	NR	0
DEED	0.500		0	0	0	NR	NR	0
Records of Emergency Release Reports								
HMIRS	0.001		0	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
CHMIRS	0.001		0	NR	NR	NR	NR	0
LDS	0.001		0	NR	NR	NR	NR	0
MCS	0.001		0	NR	NR	NR	NR	0
SPILLS 90	0.001		0	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		0	0	NR	NR	NR	0
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	0.001		0	NR	NR	NR	NR	0
EPA WATCH LIST	0.001		0	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	0.001		0	NR	NR	NR	NR	0
TRIS	0.001		0	NR	NR	NR	NR	0
SSTS	0.001		0	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	0.001		0	NR	NR	NR	NR	0
RAATS	0.001		0	NR	NR	NR	NR	0
PRP	0.001		0	NR	NR	NR	NR	0
PADS	0.001		0	NR	NR	NR	NR	0
ICIS	0.001		0	NR	NR	NR	NR	0
FTTS	0.001		0	NR	NR	NR	NR	0
MLTS	0.001		0	NR	NR	NR	NR	0
COAL ASH DOE	0.001		0	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	0.001		0	NR	NR	NR	NR	0
RADINFO	0.001		0	NR	NR	NR	NR	0
HIST FTTS	0.001		0	NR	NR	NR	NR	0
DOT OPS	0.001		0	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	0.001		0	NR	NR	NR	NR	0
US AIRS	0.001		0	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
FINDS	0.001		0	NR	NR	NR	NR	0
CA BOND EXP. PLAN	1.000		0	0	0	0	NR	0
Cortese	0.500		0	1	0	NR	NR	1
CUPA Listings	0.250		0	0	NR	NR	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
EMI	0.001		0	NR	NR	NR	NR	0
ENF	0.001		0	NR	NR	NR	NR	0
Financial Assurance	0.001		0	NR	NR	NR	NR	0
HAZNET	0.001		0	NR	NR	NR	NR	0
HIST CORTESE	0.500		1	4	0	NR	NR	5
HWP	1.000		0	0	0	0	NR	0
HWT	0.250		0	0	NR	NR	NR	0
MINES	0.001		0	NR	NR	NR	NR	0
CA PLACER CO. MS	0.250		0	0	NR	NR	NR	0
MWMP	0.250		0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
NPDES	0.001		0	NR	NR	NR	NR	0
PEST LIC	0.001		0	NR	NR	NR	NR	0
PROC	0.500		0	0	0	NR	NR	0
Notify 65	1.000		0	0	0	0	NR	0
UIC	0.001		0	NR	NR	NR	NR	0
WASTEWATER PITS	0.500		0	0	0	NR	NR	0
WDS	0.001		0	NR	NR	NR	NR	0
WIP	0.250		0	0	NR	NR	NR	0

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125		2	NR	NR	NR	NR	2
EDR Hist Cleaner	0.125		0	NR	NR	NR	NR	0

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

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

- Totals --		0	13	42	6	3	0	64
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NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

MAP FINDINGS

Map ID	Direction	Distance	Elevation	Site	Database(s)	EDR ID Number	EPA ID Number
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A1	North	< 1/8	0.029 mi.	154 ft.		LUST	S106127583
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JOHNSON PETROLEUM CONSTRUCTION
121 CHURCH STREET
ROSEVILLE, CA 95678

[Click here for full text details](#)

Relative:
Higher

LUST
 Global Id: T0606170747
 Status: Pollution Characterization
 Status: Completed - Case Closed

[Click here to access the California GeoTracker records for this facility](#)

B2	ENE	< 1/8	0.044 mi.	230 ft.		LUST	S106162472
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BARKER HOTEL
300 LINCOLN STREET
ROSEVILLE, CA 95678

[Click here for full text details](#)

Relative:
Higher

LUST
 Status: Case Closed

B3	ENE	< 1/8	0.047 mi.	246 ft.		LUST	S110654885
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PRIVATE RESIDENCE
PRIVATE RESIDENCE
ROSEVILLE, CA 95678

[Click here for full text details](#)

Relative:
Higher

LUST
 Global Id: T0606181155
 Status: Completed - Case Closed

[Click here to access the California GeoTracker records for this facility](#)

A4	NNE	< 1/8	0.048 mi.	253 ft.		LUST	S108935241
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CITY OF ROSEVILLE - CHURCH STREET REDEVELOPMENT PROJECT
101-108 CHURCH STREET
ROSEVILLE, CA 95678

[Click here for full text details](#)

Relative:
Higher

LUST
 Global Id: T0606158052
 Status: Preliminary site assessment underway
 Status: Completed - Case Closed

[Click here to access the California GeoTracker records for this facility](#)

MAP FINDINGS

Map ID Direction Distance Elevation		Database(s)	EDR ID Number EPA ID Number
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A5 NNE < 1/8 0.066 mi. 349 ft.	CAIRNY PROPERTY 412 LINCOLN ST ROSEVILLE, CA 95661	LUST CHMIRS EMI HIST CORTESE	S101300279 N/A
--	---	---	---------------------------------

[Click here for full text details](#)

Relative:
Higher

LUST
 Global Id: T0606100196
 Status: Preliminary site assessment underway
 Status: Open - Remediation

[Click here to access the California GeoTracker records for this facility](#)

CHMIRS
 OES Incident Number: 7-0190

EMI
 Facility Id: 10401

HIST CORTESE
 Reg Id: 310245

B6 ENE < 1/8 0.089 mi. 468 ft.	ROSEVILLE (CABOOSE TRACK) ONE MARKET PLAZA, ROOM 1007 ROSEVILLE, CA 95678	HIST UST	U001613859 N/A
--	--	-----------------	---------------------------------

[Click here for full text details](#)

Relative:
Higher

HIST UST
 Facility Id: 00000063938

C7 ESE < 1/8 0.090 mi. 473 ft.	ROSEVILLE TELEPHONE CO 260 LINCOLN ROSEVILLE, CA 95678	SWEEPS UST CA FID UST	S101589795 N/A
--	---	--	---------------------------------

[Click here for full text details](#)

Relative:
Higher

SWEEPS UST
 Status: A
 Tank Status: A
 Comp Number: 498

CA FID UST
 Status: A
 Facility Id: 31001848

MAP FINDINGS

Map ID			EDR ID Number
Direction			EPA ID Number
Distance			
Elevation	Site	Database(s)	

C8 ESE < 1/8 0.102 mi. 539 ft.	ROSEVILLE TELEPHONE COMPANY 216 LINCOLN ST ROSEVILLE, CA 95678 Click here for full text details	SWEEPS UST CA FID UST	S101589770 N/A
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Relative:
Higher

SWEEPS UST
Comp Number: 71642

CA FID UST
Status: I
Facility Id: 31001479

D9 NW < 1/8 0.108 mi. 569 ft.	310 WASHINGTON BLVD ROSEVILLE, CA 95678 Click here for full text details	EDR Hist Auto	1015412316 N/A
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Relative:
Higher

10 WSW < 1/8 0.120 mi. 636 ft.	320 CHURCH ST ROSEVILLE, CA 95678 Click here for full text details	EDR Hist Auto	1015421381 N/A
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Relative:
Higher

11 SSE 1/8-1/4 0.131 mi. 690 ft.	CITY HALL PARKING LOT 316 VERNON ST ROSEVILLE, CA 95678 Click here for full text details	LUST SWEEPS UST HIST CORTESE	S101300287 N/A
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Relative:
Lower

LUST
 Global Id: T0606100201
 Status: Case Closed
 Status: Completed - Case Closed

[Click here to access the California GeoTracker records for this facility](#)

SWEEPS UST
Comp Number: 71656

HIST CORTESE
Reg Id: 310250

MAP FINDINGS

Map ID			
Direction			EDR ID Number
Distance			EPA ID Number
Elevation	Site	Database(s)	

D12 WNW 1/8-1/4 0.131 mi. 692 ft.	FINGERS CLASS III LF CLOSURE ROSEVILLE, CA 0 Click here for full text details	Cortese WDS	S106800625 N/A
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Relative: Higher

WDS
 Facility Id: 5A310302001
 Facility Status: Active - Any facility with a continuous or seasonal discharge that is under Waste Discharge Requirements.

E13 South 1/8-1/4 0.141 mi. 745 ft.	ROBERT'S PLACE 10 GRANT SOUTH ST ROSEVILLE, CA 95678 Click here for full text details	UST	U003971354 N/A
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Relative: Higher

UST
 Facility Id: FA0000480

F14 East 1/8-1/4 0.154 mi. 814 ft.	ROSEVILLE TELEPHONE CO 114 VERNON ST ROSEVILLE, CA 95678 Click here for full text details	SWEEPS UST CA FID UST EMI	S101589797 N/A
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Relative: Higher

SWEEPS UST
 Status: A
 Tank Status: A
 Comp Number: 500

CA FID UST
 Status: A
 Facility Id: 31001850

EMI
 Facility Id: 1478

E15 South 1/8-1/4 0.160 mi. 847 ft.	DELUXE CLEANERS 404 VERNON ST. ROSEVILLE, CA 95678 Click here for full text details	CERCLIS-NFRAP RCRA-SQG	1015732879 CAD981642507
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Relative: Higher

CERCLIS-NFRAP
 Site ID: 0903780
 EPA Id: CAD981642507

RCRA-SQG
 EPA Id: CAD981642507

MAP FINDINGS

Map ID			EDR ID Number
Direction			EPA ID Number
Distance			
Elevation	Site	Database(s)	

E16 South 1/8-1/4 0.160 mi. 847 ft.	DELUXE CLEANERS 404 VERNON STREET ROSEVILLE, CA 95678	ENVIROSTOR SLIC	S105556908 N/A
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[Click here for full text details](#)

Relative:
Higher

ENVIROSTOR
 Facility Id: 31720002
 Status: Refer: RWQCB

SLIC
 Facility Status: Open - Remediation
 Global Id: SLT5S0133058

[Click here to access the California GeoTracker records for this facility](#)

F17 East 1/8-1/4 0.171 mi. 902 ft.	PLACER T. V. VIDEO 105 VERNON ST ROSEVILLE, CA 95678	SWEEPS UST	S106930754 N/A
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[Click here for full text details](#)

Relative:
Higher

SWEEPS UST
 Comp Number: 71650

F18 East 1/8-1/4 0.175 mi. 924 ft.	TILLET CLEANERS (FORMER) 99 VERNON ST ROSEVILLE, CA	SLIC	S106230352 N/A
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[Click here for full text details](#)

Relative:
Higher

F19 East 1/8-1/4 0.184 mi. 974 ft.	TILLET CLEANERS (FORMER) 97 VERNON STREET ROSEVILLE, CA	SLIC	S106486556 N/A
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[Click here for full text details](#)

Relative:
Higher

SLIC
 Facility Status: Open - Site Assessment
 Global Id: SLT5S2813318

[Click here to access the California GeoTracker records for this facility](#)

MAP FINDINGS

Map ID			EDR ID Number
Direction			EPA ID Number
Distance			
Elevation	Site	Database(s)	

F20 East 1/8-1/4 0.184 mi. 974 ft.	TILLET CLEANERS 97 VERNON ST. ROSEVILLE, CA 95678	CERCLIS-NFRAP	1003879492 CAD983579616
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Relative: [Click here for full text details](#)

Higher
CERCLIS-NFRAP
 Site ID: 0903791
 EPA Id: CAD983579616

G21 ESE 1/8-1/4 0.193 mi. 1020 ft.	ROSEVILLE PLUMBING INC. 50 LINCOLN ST ROSEVILLE, CA 95678	HIST UST	U001613868 N/A
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Relative: [Click here for full text details](#)

Higher
HIST UST
 Facility Id: 00000043335

H22 NE 1/8-1/4 0.197 mi. 1041 ft.	ROSEVILLE TELEPHONE COMPANY 100 TAHOE ST ROSEVILLE, CA 95678	SWEEPS UST CA FID UST	S101589739 N/A
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Relative: [Click here for full text details](#)

Higher
SWEEPS UST
 Status: A
 Tank Status: A
 Comp Number: 51908

CA FID UST
 Status: A
 Facility Id: 31000637

H23 NE 1/8-1/4 0.197 mi. 1041 ft.	ROSEVILLE TELEPHONE 100 TAHOE STREETR ROSEVILLE, CA 95678	HIST UST	U001613872 N/A
--	--	-----------------	-------------------

Relative: [Click here for full text details](#)

Higher
HIST UST
 Facility Id: 00000051908

MAP FINDINGS

Map ID
Direction
Distance
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

G24
ESE
1/8-1/4
0.199 mi.
1049 ft.

ROSEVILLE PLUMBING INC.
50 LINCOLN ST
ROSEVILLE, CA 95678

SWEEPS UST **S101628009**
CA FID UST **N/A**

[Click here for full text details](#)

Relative:
Lower

SWEEPS UST
Status: A
Tank Status: A
Comp Number: 43335

CA FID UST
Status: A
Facility Id: 31000552

I25
WSW
1/8-1/4
0.200 mi.
1054 ft.

KEREC X RAY RECOVERY SYSTEMS
113 CIRCUIT DR
ROSEVILLE, CA 95678

HIST UST **U001613841**
N/A

[Click here for full text details](#)

Relative:
Higher

HIST UST
Facility Id: 00000049517

J26
SSW
1/8-1/4
0.201 mi.
1060 ft.

HIGHWAY 65 BYPASS
ATLANTIC STREET AT TAYLOR RD INTERCHANGE
ROSEVILLE, CA 95678

ENVIROSTOR **S101481513**
N/A

[Click here for full text details](#)

Relative:
Higher

ENVIROSTOR
Facility Id: 31510001
Status: Refer: RWQCB

J27
SSW
1/8-1/4
0.205 mi.
1084 ft.

D&P CREAMERY
7 TAYLOR RD
ROSEVILLE, CA 95678

LUST **S104403245**
HIST CORTESE **N/A**

[Click here for full text details](#)

Relative:
Higher

LUST
Global Id: T0606100101
Status: Case Closed
Status: Completed - Case Closed

[Click here to access the California GeoTracker records for this facility](#)

HIST CORTESE
Reg Id: 310121

MAP FINDINGS

Map ID			EDR ID Number
Direction			EPA ID Number
Distance			
Elevation	Site	Database(s)	

K28 ENE 1/8-1/4 0.209 mi. 1104 ft. Relative: Higher	TRIANGLE GAS 200 ATLANTIC ST ROSEVILLE, CA 95678 Click here for full text details HIST UST Facility Id: 00000001544 Facility Id: 00000046057	HIST UST S101613892 N/A
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K29 ENE 1/8-1/4 0.209 mi. 1104 ft. Relative: Higher	TRIANGLE GAS 200 ATLANTIC ST ROSEVILLE, CA 95678 Click here for full text details SWEEPS UST Status: A Tank Status: A Comp Number: 1544 CA FID UST Status: A Facility Id: 31001854	SWEEPS UST CA FID UST S101628015 N/A
--	---	---

K30 ENE 1/8-1/4 0.209 mi. 1104 ft. Relative: Higher	TRIANGLE MARKET 200 ATLANTIC AVE ROSEVILLE, CA 95678 Click here for full text details LUST Global Id: T0606100216 Status: Case Closed Status: Completed - Case Closed Click here to access the California GeoTracker records for this facility HIST CORTESE Reg Id: 310268	LUST HIST CORTESE S104403261 N/A
--	---	---

L31 NNW 1/8-1/4 0.222 mi. 1170 ft. Relative: Higher	AMERI MART 510 WASHINGTON ST ROSEVILLE, CA 95678 Click here for full text details SWEEPS UST Status: A Tank Status: A Comp Number: 14288	SWEEPS UST CA FID UST S101589717 N/A
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MAP FINDINGS

Map ID	Direction	Distance	Elevation	Site	Database(s)	EDR ID Number	EPA ID Number
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AMERI MART (Continued)

S101589717

CA FID UST

Status: A
Facility Id: 31000113

L32
NNW
1/8-1/4
0.222 mi.
1170 ft.

FAST GAS
510 WASHINGTON BLVD
ROSEVILLE, CA 95678

HIST UST U001613826
N/A

[Click here for full text details](#)

Relative:
Higher

HIST UST

Facility Id: 00000014288

L33
NNW
1/8-1/4
0.222 mi.
1170 ft.

A MART
510 WASHINGTON ST
ROSEVILLE, CA 95698

LUST S101300288
HIST CORTESE N/A

[Click here for full text details](#)

Relative:
Higher

LUST

Global Id: T0606100111
Status: Preliminary site assessment underway
Status: Completed - Case Closed

[Click here to access the California GeoTracker records for this facility](#)

HIST CORTESE

Reg Id: 310135

L34
NNW
1/8-1/4
0.222 mi.
1170 ft.

HIRA'S BP
510 WASHINGTON BLVD.
ROSEVILLE, CA 95678

UST U003971007
N/A

[Click here for full text details](#)

Relative:
Higher

UST

Facility Id: 31-015-014288

I35
WSW
1/8-1/4
0.222 mi.
1174 ft.

ATLANTIC STREET OVERCROSSING
ATLANTIC AVE
ROSEVILLE, CA 95678

LUST S110654851
N/A

[Click here for full text details](#)

Relative:
Higher

LUST

Global Id: T0606100089
Status: Completed - Case Closed

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ATLANTIC STREET OVERCROSSING (Continued)

S110654851

[Click here to access the California GeoTracker records for this facility](#)

M36
SSE
1/8-1/4
0.229 mi.
1208 ft.

ROSEVILLE FIRE DEPT.
401 OAK STREET
ROSEVILLE, CA 95678

UST U003782319
N/A

Relative:
Lower

UST
Facility Id: 31-015-071652

[Click here for full text details](#)

M37
SSE
1/8-1/4
0.229 mi.
1208 ft.

CITY OF ROSEVILLE - FIRE STATION #1
401 OAK ST
ROSEVILLE, CA 95678

HIST UST U001613852
EMI N/A
HAZNET

Relative:
Lower

HIST UST
Facility Id: 00000056791

[Click here for full text details](#)

EMI
Facility Id: 10380

HAZNET
GEPaid: CAC002747431

M38
SSE
1/8-1/4
0.232 mi.
1226 ft.

ROSEVILLE FIRE DEPARTMENT
401 OAK ST 402
ROSEVILLE, CA 95678

SWEEPS UST S106931597
N/A

Relative:
Lower

SWEEPS UST
Status: A
Tank Status: A
Comp Number: 71652

[Click here for full text details](#)

39
North
1/8-1/4
0.241 mi.
1271 ft.

LIFT STATION SEWER ASSESMENT D
NORTH ROSEVILLE
ROSEVILLE, CA 95678

HIST UST U001613844
N/A

Relative:
Higher

HIST UST
Facility Id: 00000056800

[Click here for full text details](#)

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
40 SSW 1/8-1/4 0.249 mi. 1317 ft.	PACIFIC FRUIT EXPRESS 531 VERNON ST ROSEVILLE, CA 95678 Click here for full text details	RCRA-SQG FINDS	1000250725 CAD982338634
Relative: Higher	RCRA-SQG EPA Id: CAD982338634 FINDS Registry ID:: 110002796546		
K41 ENE 1/4-1/2 0.250 mi. 1322 ft.	ZAP TERMITE & PESTICIDE CONTROL CO 128 BRITTAIN ST ROSEVILLE, CA 95678 Click here for full text details	CERCLIS-NFRAP	1003878385 CAD088852413
Relative: Higher	CERCLIS-NFRAP Site ID: 0901649 EPA Id: CAD088852413		
42 ENE 1/4-1/2 0.303 mi. 1599 ft.	ADELANTE HIGH SCHOOL 350 ATLANTIC STREET ROSEVILLE, CA 95678 Click here for full text details	ENVIROSTOR SCH	S105954541 N/A
Relative: Higher	ENVIROSTOR Facility Id: 31880003 Status: No Further Action SCH Facility Id: 31880003 Status: No Further Action		
43 SSW 1/4-1/2 0.340 mi. 1796 ft.	DOYLE TRUST PROPERTY 623-625 VERNON STREET ROSEVILLE, CA 95678 Click here for full text details	LUST	S111711430 N/A
Relative: Higher	LUST Global Id: T10000003564 Status: Open - Site Assessment		

Click here to access the California GeoTracker records for this facility

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
44 SW 1/4-1/2 0.429 mi. 2266 ft.	NOR CAL RECYCLING 800 CHURCH ST ROSEVILLE, CA 95678 Click here for full text details	SWRCY	S111347212 N/A
Relative: Higher	SWRCY Cert Id: RC142741.001		
45 South 1/4-1/2 0.452 mi. 2385 ft.	ROSEVILLE CITY-SAUGSTAD PARK S OF DOUGLAS BLVD E OF DRY CRE ROSEVILLE, CA Click here for full text details	WMUDS/SWAT	S101311297 N/A
Relative: Lower			
46 SW 1/4-1/2 0.482 mi. 2544 ft.	SAL'S GARAGE 100 ELM STREET ROSEVILLE, CA 95678 Click here for full text details	ENVIROSTOR	S101481515 N/A
Relative: Higher	ENVIROSTOR Facility Id: 31750002 Status: Refer: Other Agency		
47 SW 1/2-1 0.512 mi. 2703 ft.	SP-ROSEVILLE: NORTH YARD SP ROSEVILLE RAILYARD ROSEVILLE, CA 95678 Click here for full text details	RESPONSE ENVIROSTOR HIST Cal-Sites Cortese HIST CORTESE	S101272798 N/A
Relative: Lower	RESPONSE Status: Active AWP Facility Id: 31400006 Facility Id: 31400006		
	ENVIROSTOR Facility Id: 31400006 Status: Active		
	Cortese Envirostor Id: 31400006 Cleanup Status: ACTIVE		
	HIST CORTESE Reg Id: 31400007		

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
CA	AST	Aboveground Petroleum Storage Tank Facilities	California Environmental Protection Agency	08/01/2009	09/10/2009	10/01/2009
CA	BROWNFIELDS	Considered Brownfields Sites Listing	State Water Resources Control Board	06/25/2015	09/08/2015	10/12/2015
CA	CA BOND EXP. PLAN	Bond Expenditure Plan	Department of Health Services	01/01/1989	07/27/1994	08/02/1994
CA	CA FID UST	Facility Inventory Database	California Environmental Protection Agency	10/31/1994	09/05/1995	09/29/1995
CA	CDL	Clandestine Drug Labs	Department of Toxic Substances Control	12/31/2014	03/10/2015	03/18/2015
CA	CHMIRS	California Hazardous Material Incident Report System	Office of Emergency Services	09/25/2015	10/27/2015	11/16/2015
CA	CORTESE	"Cortese" Hazardous Waste & Substances Sites List	CAL EPA/Office of Emergency Information	09/28/2015	09/29/2015	11/05/2015
CA	DEED	Deed Restriction Listing	DTSC and SWRCB	09/08/2015	09/09/2015	10/13/2015
CA	DRYCLEANERS	Cleaner Facilities	Department of Toxic Substance Control	08/10/2015	08/27/2015	10/01/2015
CA	EMI	Emissions Inventory Data	California Air Resources Board	12/31/2013	09/25/2015	11/05/2015
CA	ENF	Enforcement Action Listing	State Water Resources Control Board	08/24/2015	08/26/2015	10/01/2015
CA	ENVIROSTOR	EnviroStor Database	Department of Toxic Substances Control	11/07/2015	11/07/2015	12/17/2015
CA	Financial Assurance 1	Financial Assurance Information Listing	Department of Toxic Substances Control	11/02/2015	11/07/2015	12/17/2015
CA	Financial Assurance 2	Financial Assurance Information Listing	California Integrated Waste Management Board	08/17/2015	08/18/2015	09/03/2015
CA	HAULERS	Registered Waste Tire Haulers Listing	Integrated Waste Management Board	09/21/2015	09/22/2015	11/05/2015
CA	HAZNET	Facility and Manifest Data	California Environmental Protection Agency	12/31/2014	10/14/2015	12/11/2015
CA	HIST CAL-SITES	Calsites Database	Department of Toxic Substance Control	08/08/2005	08/03/2006	08/24/2006
CA	HIST CORTESE	Hazardous Waste & Substance Site List	Department of Toxic Substances Control	04/01/2001	01/22/2009	04/08/2009
CA	HIST UST	Hazardous Substance Storage Container Database	State Water Resources Control Board	10/15/1990	01/25/1991	02/12/1991
CA	HWP	EnviroStor Permitted Facilities Listing	Department of Toxic Substances Control	08/24/2015	08/26/2015	10/01/2015
CA	HWT	Registered Hazardous Waste Transporter Database	Department of Toxic Substances Control	07/27/2015	10/14/2015	11/19/2015
CA	LDS	Land Disposal Sites Listing	State Water Quality Control Board	10/21/2015	10/22/2015	11/05/2015
CA	LIENS	Environmental Liens Listing	Department of Toxic Substances Control	09/08/2015	09/10/2015	10/12/2015
CA	LUST	Geotracker's Leaking Underground Fuel Tank Report	State Water Resources Control Board	10/21/2015	10/22/2015	11/05/2015
CA	LUST REG 1	Active Toxic Site Investigation	California Regional Water Quality Control Boa	02/01/2001	02/28/2001	03/29/2001
CA	LUST REG 2	Fuel Leak List	California Regional Water Quality Control Boa	09/30/2004	10/20/2004	11/19/2004
CA	LUST REG 3	Leaking Underground Storage Tank Database	California Regional Water Quality Control Boa	05/19/2003	05/19/2003	06/02/2003
CA	LUST REG 4	Underground Storage Tank Leak List	California Regional Water Quality Control Boa	09/07/2004	09/07/2004	10/12/2004
CA	LUST REG 5	Leaking Underground Storage Tank Database	California Regional Water Quality Control Boa	07/01/2008	07/22/2008	07/31/2008
CA	LUST REG 6L	Leaking Underground Storage Tank Case Listing	California Regional Water Quality Control Boa	09/09/2003	09/10/2003	10/07/2003
CA	LUST REG 6V	Leaking Underground Storage Tank Case Listing	California Regional Water Quality Control Boa	06/07/2005	06/07/2005	06/29/2005
CA	LUST REG 7	Leaking Underground Storage Tank Case Listing	California Regional Water Quality Control Boa	02/26/2004	02/26/2004	03/24/2004
CA	LUST REG 8	Leaking Underground Storage Tanks	California Regional Water Quality Control Boa	02/14/2005	02/15/2005	03/28/2005
CA	LUST REG 9	Leaking Underground Storage Tank Report	California Regional Water Quality Control Boa	03/01/2001	04/23/2001	05/21/2001
CA	MCS	Military Cleanup Sites Listing	State Water Resources Control Board	10/21/2015	10/22/2015	11/05/2015
CA	MINES	Mines Site Location Listing	Department of Conservation	09/14/2015	09/15/2015	10/14/2015
CA	MWMP	Medical Waste Management Program Listing	Department of Public Health	09/03/2015	09/09/2015	10/12/2015
CA	NOTIFY 65	Proposition 65 Records	State Water Resources Control Board	08/04/2015	08/25/2015	10/05/2015
CA	NPDES	NPDES Permits Listing	State Water Resources Control Board	08/17/2015	08/18/2015	09/11/2015
CA	PEST LIC	Pesticide Regulation Licenses Listing	Department of Pesticide Regulation	09/08/2015	09/09/2015	10/12/2015
CA	PROC	Certified Processors Database	Department of Conservation	09/14/2015	09/15/2015	10/14/2015
CA	RESPONSE	State Response Sites	Department of Toxic Substances Control	11/07/2015	11/07/2015	12/17/2015
CA	RGALF	Recovered Government Archive Solid Waste Facilities List	Department of Resources Recycling and Recover		07/01/2013	01/13/2014
CA	RGALUST	Recovered Government Archive Leaking Underground Storage Tan	State Water Resources Control Board		07/01/2013	12/30/2013
CA	SCH	School Property Evaluation Program	Department of Toxic Substances Control	11/07/2015	11/07/2015	12/17/2015
CA	SLIC	Statewide SLIC Cases	State Water Resources Control Board	10/21/2015	10/22/2015	11/06/2015
CA	SLIC REG 1	Active Toxic Site Investigations	California Regional Water Quality Control Boa	04/03/2003	04/07/2003	04/25/2003

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
CA	SLIC REG 2	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	Regional Water Quality Control Board San Fran	09/30/2004	10/20/2004	11/19/2004
CA	SLIC REG 3	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	California Regional Water Quality Control Boa	05/18/2006	05/18/2006	06/15/2006
CA	SLIC REG 4	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	Region Water Quality Control Board Los Angele	11/17/2004	11/18/2004	01/04/2005
CA	SLIC REG 5	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	Regional Water Quality Control Board Central	04/01/2005	04/05/2005	04/21/2005
CA	SLIC REG 6L	SLIC Sites	California Regional Water Quality Control Boa	09/07/2004	09/07/2004	10/12/2004
CA	SLIC REG 6V	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	Regional Water Quality Control Board, Victorv	05/24/2005	05/25/2005	06/16/2005
CA	SLIC REG 7	SLIC List	California Regional Quality Control Board, Co	11/24/2004	11/29/2004	01/04/2005
CA	SLIC REG 8	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	California Region Water Quality Control Board	04/03/2008	04/03/2008	04/14/2008
CA	SLIC REG 9	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	California Regional Water Quality Control Boa	09/10/2007	09/11/2007	09/28/2007
CA	SPILLS 90	SPILLS90 data from FirstSearch	FirstSearch	06/06/2012	01/03/2013	02/22/2013
CA	SWEEPS UST	SWEEPS UST Listing	State Water Resources Control Board	06/01/1994	07/07/2005	08/11/2005
CA	SWF/LF (SWIS)	Solid Waste Information System	Department of Resources Recycling and Recover	08/17/2015	08/18/2015	09/03/2015
CA	SWRCY	Recycler Database	Department of Conservation	09/14/2015	09/15/2015	10/14/2015
CA	TOXIC PITS	Toxic Pits Cleanup Act Sites	State Water Resources Control Board	07/01/1995	08/30/1995	09/26/1995
CA	UIC	UIC Listing	Deaprtment of Conservation	07/23/2015	09/15/2015	10/13/2015
CA	UST	Active UST Facilities	SWRCB	10/21/2015	10/22/2015	11/19/2015
CA	UST MENDOCINO	Mendocino County UST Database	Department of Public Health	11/25/2015	12/01/2015	12/17/2015
CA	VCP	Voluntary Cleanup Program Properties	Department of Toxic Substances Control	11/07/2015	11/07/2015	12/17/2015
CA	WASTEWATER PITS	Oil Wastewater Pits Listing	RWQCB, Central Valley Region	04/15/2015	04/17/2015	06/23/2015
CA	WDS	Waste Discharge System	State Water Resources Control Board	06/19/2007	06/20/2007	06/29/2007
CA	WIP	Well Investigation Program Case List	Los Angeles Water Quality Control Board	07/03/2009	07/21/2009	08/03/2009
CA	WMUDS/SWAT	Waste Management Unit Database	State Water Resources Control Board	04/01/2000	04/10/2000	05/10/2000
US	2020 COR ACTION	2020 Corrective Action Program List	Environmental Protection Agency	04/22/2013	03/03/2015	03/09/2015
US	BRS	Biennial Reporting System	EPA/NTIS	12/31/2013	02/24/2015	09/30/2015
US	CERCLIS	Comprehensive Environmental Response, Compensation, and Liab	EPA	10/25/2013	11/11/2013	02/13/2014
US	CERCLIS-NFRAP	CERCLIS No Further Remedial Action Planned	EPA	10/25/2013	11/11/2013	02/13/2014
US	COAL ASH DOE	Steam-Electric Plant Operation Data	Department of Energy	12/31/2005	08/07/2009	10/22/2009
US	COAL ASH EPA	Coal Combustion Residues Surface Impoundments List	Environmental Protection Agency	07/01/2014	09/10/2014	10/20/2014
US	CONSENT	Superfund (CERCLA) Consent Decrees	Department of Justice, Consent Decree Library	12/31/2014	04/17/2015	06/02/2015
US	CORRACTS	Corrective Action Report	EPA	06/09/2015	06/26/2015	09/16/2015
US	DEBRIS REGION 9	Torres Martinez Reservation Illegal Dump Site Locations	EPA, Region 9	01/12/2009	05/07/2009	09/21/2009
US	DOD	Department of Defense Sites	USGS	12/31/2005	11/10/2006	01/11/2007
US	DOT OPS	Incident and Accident Data	Department of Transporation, Office of Pipeli	07/31/2012	08/07/2012	09/18/2012
US	Delisted NPL	National Priority List Deletions	EPA	10/30/2015	11/07/2015	01/04/2016
US	EDR Hist Auto	EDR Exclusive Historic Gas Stations	EDR, Inc.			
US	EDR Hist Cleaner	EDR Exclusive Historic Dry Cleaners	EDR, Inc.			
US	EDR MGP	EDR Proprietary Manufactured Gas Plants	EDR, Inc.			
US	EPA WATCH LIST	EPA WATCH LIST	Environmental Protection Agency	08/30/2013	03/21/2014	06/17/2014
US	ERNS	Emergency Response Notification System	National Response Center, United States Coast	06/22/2015	06/26/2015	09/16/2015
US	FEDERAL FACILITY	Federal Facility Site Information listing	Environmental Protection Agency	03/26/2015	04/08/2015	06/11/2015
US	FEDLAND	Federal and Indian Lands	U.S. Geological Survey	12/31/2005	02/06/2006	01/11/2007
US	FEMA UST	Underground Storage Tank Listing	FEMA	01/01/2010	02/16/2010	04/12/2010
US	FINDS	Facility Index System/Facility Registry System	EPA	07/20/2015	09/09/2015	11/03/2015
US	FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA/Office of Prevention, Pesticides and Toxi	04/09/2009	04/16/2009	05/11/2009
US	FTTS INSP	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA	04/09/2009	04/16/2009	05/11/2009
US	FUDS	Formerly Used Defense Sites	U.S. Army Corps of Engineers	01/31/2015	07/08/2015	10/13/2015
US	HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	HIST FTTS INSP	FIFRA/TSCA Tracking System Inspection & Enforcement Case Lis	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HMIRS	Hazardous Materials Information Reporting System	U.S. Department of Transportation	06/24/2015	06/26/2015	09/02/2015
US	ICIS	Integrated Compliance Information System	Environmental Protection Agency	01/23/2015	02/06/2015	03/09/2015
US	INDIAN LUST R1	Leaking Underground Storage Tanks on Indian Land	EPA Region 1	10/27/2015	10/29/2015	01/04/2016
US	INDIAN LUST R10	Leaking Underground Storage Tanks on Indian Land	EPA Region 10	07/21/2015	07/29/2015	10/13/2015
US	INDIAN LUST R4	Leaking Underground Storage Tanks on Indian Land	EPA Region 4	11/24/2015	12/01/2015	01/04/2016
US	INDIAN LUST R5	Leaking Underground Storage Tanks on Indian Land	EPA, Region 5	11/04/2015	11/13/2015	01/04/2016
US	INDIAN LUST R6	Leaking Underground Storage Tanks on Indian Land	EPA Region 6	05/13/2015	08/03/2015	10/13/2015
US	INDIAN LUST R7	Leaking Underground Storage Tanks on Indian Land	EPA Region 7	03/30/2015	04/28/2015	06/22/2015
US	INDIAN LUST R8	Leaking Underground Storage Tanks on Indian Land	EPA Region 8	04/30/2015	05/05/2015	06/22/2015
US	INDIAN LUST R9	Leaking Underground Storage Tanks on Indian Land	Environmental Protection Agency	01/08/2015	01/08/2015	02/09/2015
US	INDIAN ODI	Report on the Status of Open Dumps on Indian Lands	Environmental Protection Agency	12/31/1998	12/03/2007	01/24/2008
US	INDIAN RESERV	Indian Reservations	USGS	12/31/2005	12/08/2006	01/11/2007
US	INDIAN UST R1	Underground Storage Tanks on Indian Land	EPA, Region 1	10/20/2015	10/29/2015	01/04/2016
US	INDIAN UST R10	Underground Storage Tanks on Indian Land	EPA Region 10	07/21/2015	07/29/2015	10/13/2015
US	INDIAN UST R4	Underground Storage Tanks on Indian Land	EPA Region 4	11/24/2015	12/01/2015	01/04/2016
US	INDIAN UST R5	Underground Storage Tanks on Indian Land	EPA Region 5	11/05/2015	11/13/2015	01/04/2016
US	INDIAN UST R6	Underground Storage Tanks on Indian Land	EPA Region 6	05/13/2015	08/03/2015	10/13/2015
US	INDIAN UST R7	Underground Storage Tanks on Indian Land	EPA Region 7	09/23/2014	11/25/2014	01/29/2015
US	INDIAN UST R8	Underground Storage Tanks on Indian Land	EPA Region 8	07/28/2015	08/14/2015	10/13/2015
US	INDIAN UST R9	Underground Storage Tanks on Indian Land	EPA Region 9	12/14/2014	02/13/2015	03/13/2015
US	INDIAN VCP R1	Voluntary Cleanup Priority Listing	EPA, Region 1	09/29/2014	10/01/2014	11/06/2014
US	INDIAN VCP R7	Voluntary Cleanup Priority Lisitng	EPA, Region 7	03/20/2008	04/22/2008	05/19/2008
US	LEAD SMELTER 1	Lead Smelter Sites	Environmental Protection Agency	11/25/2014	11/26/2014	01/29/2015
US	LEAD SMELTER 2	Lead Smelter Sites	American Journal of Public Health	04/05/2001	10/27/2010	12/02/2010
US	LIENS 2	CERCLA Lien Information	Environmental Protection Agency	02/18/2014	03/18/2014	04/24/2014
US	LUCIS	Land Use Control Information System	Department of the Navy	05/28/2015	05/29/2015	06/11/2015
US	MLTS	Material Licensing Tracking System	Nuclear Regulatory Commission	06/26/2015	07/10/2015	10/13/2015
US	NPL	National Priority List	EPA	10/30/2015	11/07/2015	01/04/2016
US	NPL LIENS	Federal Superfund Liens	EPA	10/15/1991	02/02/1994	03/30/1994
US	ODI	Open Dump Inventory	Environmental Protection Agency	06/30/1985	08/09/2004	09/17/2004
US	PADS	PCB Activity Database System	EPA	07/01/2014	10/15/2014	11/17/2014
US	PCB TRANSFORMER	PCB Transformer Registration Database	Environmental Protection Agency	02/01/2011	10/19/2011	01/10/2012
US	PRP	Potentially Responsible Parties	EPA	10/25/2013	10/17/2014	10/20/2014
US	Proposed NPL	Proposed National Priority List Sites	EPA	10/30/2015	11/07/2015	01/04/2016
US	RAATS	RCRA Administrative Action Tracking System	EPA	04/17/1995	07/03/1995	08/07/1995
US	RADINFO	Radiation Information Database	Environmental Protection Agency	07/07/2015	07/09/2015	09/16/2015
US	RCRA NonGen / NLR	RCRA - Non Generators / No Longer Regulated	Environmental Protection Agency	06/09/2015	06/26/2015	09/16/2015
US	RCRA-CESQG	RCRA - Conditionally Exempt Small Quantity Generators	Environmental Protection Agency	06/09/2015	06/26/2015	09/16/2015
US	RCRA-LQG	RCRA - Large Quantity Generators	Environmental Protection Agency	06/09/2015	06/26/2015	09/16/2015
US	RCRA-SQG	RCRA - Small Quantity Generators	Environmental Protection Agency	06/09/2015	06/26/2015	09/16/2015
US	RCRA-TSDF	RCRA - Treatment, Storage and Disposal	Environmental Protection Agency	06/09/2015	06/26/2015	09/16/2015
US	RMP	Risk Management Plans	Environmental Protection Agency	08/01/2015	08/26/2015	11/03/2015
US	ROD	Records Of Decision	EPA	11/25/2013	12/12/2013	02/24/2014
US	SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing	Environmental Protection Agency	03/07/2011	03/09/2011	05/02/2011
US	SSTS	Section 7 Tracking Systems	EPA	12/31/2009	12/10/2010	02/25/2011
US	TRIS	Toxic Chemical Release Inventory System	EPA	12/31/2013	02/12/2015	06/02/2015

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	TSCA	Toxic Substances Control Act	EPA	12/31/2012	01/15/2015	01/29/2015
US	UMTRA	Uranium Mill Tailings Sites	Department of Energy	09/14/2010	10/07/2011	03/01/2012
US	US AIRS (AFS)	Aerometric Information Retrieval System Facility Subsystem (EPA	10/20/2015	10/27/2015	01/04/2016
US	US AIRS MINOR	Air Facility System Data	EPA	10/20/2015	10/27/2015	01/04/2016
US	US BROWNFIELDS	A Listing of Brownfields Sites	Environmental Protection Agency	09/21/2015	09/23/2015	01/04/2016
US	US CDL	Clandestine Drug Labs	Drug Enforcement Administration	08/12/2015	09/04/2015	11/03/2015
US	US ENG CONTROLS	Engineering Controls Sites List	Environmental Protection Agency	09/10/2015	09/11/2015	11/03/2015
US	US FIN ASSUR	Financial Assurance Information	Environmental Protection Agency	09/01/2015	09/03/2015	11/03/2015
US	US HIST CDL	National Clandestine Laboratory Register	Drug Enforcement Administration	08/12/2015	09/04/2015	11/03/2015
US	US INST CONTROL	Sites with Institutional Controls	Environmental Protection Agency	09/10/2015	09/11/2015	11/03/2015
US	US MINES	Mines Master Index File	Department of Labor, Mine Safety and Health A	08/18/2015	09/01/2015	01/04/2016
US	US MINES 2	Ferrous and Nonferrous Metal Mines Database Listing	USGS	12/05/2005	02/29/2008	04/18/2008
US	US MINES 3	Active Mines & Mineral Plants Database Listing	USGS	04/14/2011	06/08/2011	09/13/2011
CT	CT MANIFEST	Hazardous Waste Manifest Data	Department of Energy & Environmental Protecti	07/30/2013	08/19/2013	10/03/2013
NJ	NJ MANIFEST	Manifest Information	Department of Environmental Protection	12/31/2013	07/17/2015	08/12/2015
NY	NY MANIFEST	Facility and Manifest Data	Department of Environmental Conservation	11/02/2015	11/08/2015	12/09/2015
PA	PA MANIFEST	Manifest Information	Department of Environmental Protection	12/31/2014	07/24/2015	08/18/2015
RI	RI MANIFEST	Manifest information	Department of Environmental Management	12/31/2013	06/19/2015	07/15/2015
WI	WI MANIFEST	Manifest Information	Department of Natural Resources	12/31/2014	03/19/2015	04/07/2015
<p>Oil/Gas Pipelines</p> <p>Source: PennWell Corporation</p> <p>Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by PennWell Corporation. This information is provided on a best effort basis and PennWell Corporation does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of PennWell.</p>						
<p>Electric Power Transmission Line Data</p> <p>Source: PennWell Corporation</p> <p>This map includes information copyrighted by PennWell Corporation. This information is provided on a best effort basis and PennWell Corporation does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of PennWell.</p>						
US	AHA Hospitals	Sensitive Receptor: AHA Hospitals	American Hospital Association, Inc.			
US	Medical Centers	Sensitive Receptor: Medical Centers	Centers for Medicare & Medicaid Services			
US	Nursing Homes	Sensitive Receptor: Nursing Homes	National Institutes of Health			
US	Public Schools	Sensitive Receptor: Public Schools	National Center for Education Statistics			
US	Private Schools	Sensitive Receptor: Private Schools	National Center for Education Statistics			
CA	Daycare Centers	Sensitive Receptor: Licensed Facilities	Department of Social Services			

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

<u>St</u>	<u>Acronym</u>	<u>Full Name</u>	<u>Government Agency</u>	<u>Gov Date</u>	<u>Arvl. Date</u>	<u>Active Date</u>
US	Flood Zones	100-year and 500-year flood zones	Emergency Management Agency (FEMA)			
US	NWI	National Wetlands Inventory	U.S. Fish and Wildlife Service			
CA	State Wetlands	Wetland Inventory	Department of Fish & Game			
US	Topographic Map		U.S. Geological Survey			

STREET AND ADDRESS INFORMATION

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EDMUND G. BROWN JR.
GOVERNOR

MATTHEW RODRIGUEZ
SECRETARY FOR
ENVIRONMENTAL PROTECTION

Central Valley Regional Water Quality Control Board

Dan Joseph
507 D Casazza Drive
Reno, Nevada 89502

9 May 2014

NO FURTHER ACTION REQUIRED, UNDERGROUND STORAGE TANKS, JOHNSON PETROLEUM CONSTRUCTION, 121 CHURCH STREET, ROSEVILLE, PLACER COUNTY, CASE # 310402

This letter confirms the completion of site investigation and remedial action for the underground storage tanks formerly located at the above-described location. Thank you for your cooperation throughout this investigation. Your willingness and promptness in responding to our inquiries concerning the former underground storage tanks is greatly appreciated.

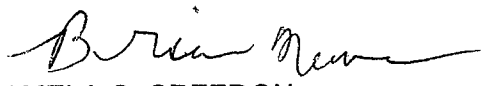
Based on the information in the above-referenced file and with the provision that the information provided to this agency was accurate and representative of site conditions, this agency finds that the site investigation and corrective action carried out at your underground storage tank site is in compliance with the requirements of subdivisions (a) and (b) of Section 25296.10 of the Health and Safety Code and with corrective action regulations adopted pursuant to Section 25299.3 of the Health and Safety Code and that no further action related to the petroleum release(s) at the site is required.

This notice is issued pursuant to subdivision (g) of Section 25296.10 of the Health and Safety Code.

Claims for reimbursement of corrective action costs submitted to the Underground Storage Tank Cleanup Fund more than 365 days after the date of this letter or issuance or activation of the Fund's Letter of Commitment, whichever occurs later, will not be reimbursed unless one of the following exceptions applies:

1. Claims are submitted pursuant to Section 25299.57, subdivision (k) (reopened UST case); or
2. Submission within the timeframe was beyond the claimant's reasonable control, ongoing work is required for closure that will result in the submission of claims beyond that time period, or that under the circumstances of the case, it would be unreasonable or inequitable to impose the 365-day time period.

If you have questions about this letter you may contact Christopher Flower at 916-464-4836 or via e-mail at chris.flower@waterboards.ca.gov.


for PAMELA C. CREEDON
Executive Officer

Enclosures: (Memorandum and NFAR Checklist)

cc: Geri Young-Love, SWRCB, UST Cleanup Fund, Sacramento
West Bourgault, Placer County Environmental Health Department, Auburn
William Flores, Wallace Kuhl & Associates Inc, Rocklin

Central Valley Regional Water Quality Control Board

28 August 2015

Richard Ryan
Roseville Legal Center
108 Main Street
Roseville, CA 95678

FIRST HALF 2015 GROUNDWATER MONITORING REPORT REVIEW AND REQUEST FOR CLOSURE EVALUATION REPORT, CAIRNY PROPERTY, 412 LINCOLN STREET, ROSEVILLE, PLACER COUNTY

Staff of the California Regional Water Quality Control Board, Central Valley Region (Central Valley Water Board) reviewed the 15 July 2015 *First Half 2015 Groundwater Monitoring Report (Report)*, submitted by Doulos Environmental, Inc. (Doulos) on your behalf for the unauthorized underground storage tank (UST) release at 412 Lincoln Street in Roseville, Placer County (Site).

The *Report* provides a discussion of the sampling procedures and results of the May 2015 groundwater monitoring event. During the May 2015 monitoring event, Doulos detected concentrations of total petroleum hydrocarbons as gasoline (TPHg) detected in two of the twelve sampled wells at concentrations up to 2,260 micrograms per liter ($\mu\text{g}/\text{l}$; MW-9). Additionally, Doulos detected benzene in wells MW-7 (26.9 $\mu\text{g}/\text{l}$) and MW-2 (16.8 $\mu\text{g}/\text{l}$).

Based on the observed extent of impact to groundwater, the Site may qualify for closure in accordance with the *Low-Threat Underground Storage Tank Case Closure Policy (Policy)*. Central Valley Water Board staff requests that you prepare and submit a no further action report (NFAR) report comparing Site conditions to the *Policy* criteria by **1 December 2015** to further assess the potential for Site closure.

The NFAR must include estimates indicating when the residual petroleum constituents will degrade below water quality objectives (WQOs) and how far the residual plume will likely travel before attenuating. The NFAR must also include data tables documenting all soil, soil gas and groundwater sampling data, along with all free phase product measurements (if any) collected from the Site. Total petroleum mass removed and the total mass remaining calculations shall be included, and the mass removed calculations must account for the total mass removed from the entire Site through both active remediation and natural attenuation. Mass remaining calculations should account for the mass remaining in the sorbed saturated and unsaturated zones as well as the dissolved and vapor phases. Additionally, to assess eligibility for closure, you are to evaluate site conditions with closure criteria described in the *Policy* and include the evaluation in the NFAR.

Note that the *Report* has not been submitted to the State Water Resources Control Board's (State Water Board) Geographic Environmental Information Management System database (GeoTracker). Please ensure a copy of the *Report* is uploaded immediately.

If you have any questions or comments, please contact me at (916) 464-4836 or via e-mail at chris.flower@waterboards.ca.gov.

A handwritten signature in black ink, appearing to read "Chris Flower". The signature is written in a cursive, flowing style.

Christopher Flower, PG
Engineering Geologist

cc:

Kenyatta Dumisani, SWRCB, UST Cleanup Fund, Sacramento
Steve Anderson, Roseville Fire Department, Roseville
Hal Hanson, Doulos Environmental Inc, Orangevale

14.3. HISTORICAL RESEARCH DOCUMENTATION

Historical Topographic Maps

Historical Aerial Photographs

Fire Insurance (Sanborn Company) Maps

City Directories



Washington Blvd. & Pacific & Church Streets

109 Washington Blvd.

Roseville, CA 95678

Inquiry Number: 4338065.4

June 26, 2015

EDR Historical Topographic Map Report



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

EDR Historical Topographic Map Report

Environmental Data Resources, Inc.s (EDR) Historical Topographic Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDRs Historical Topographic Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the early 1900s.

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

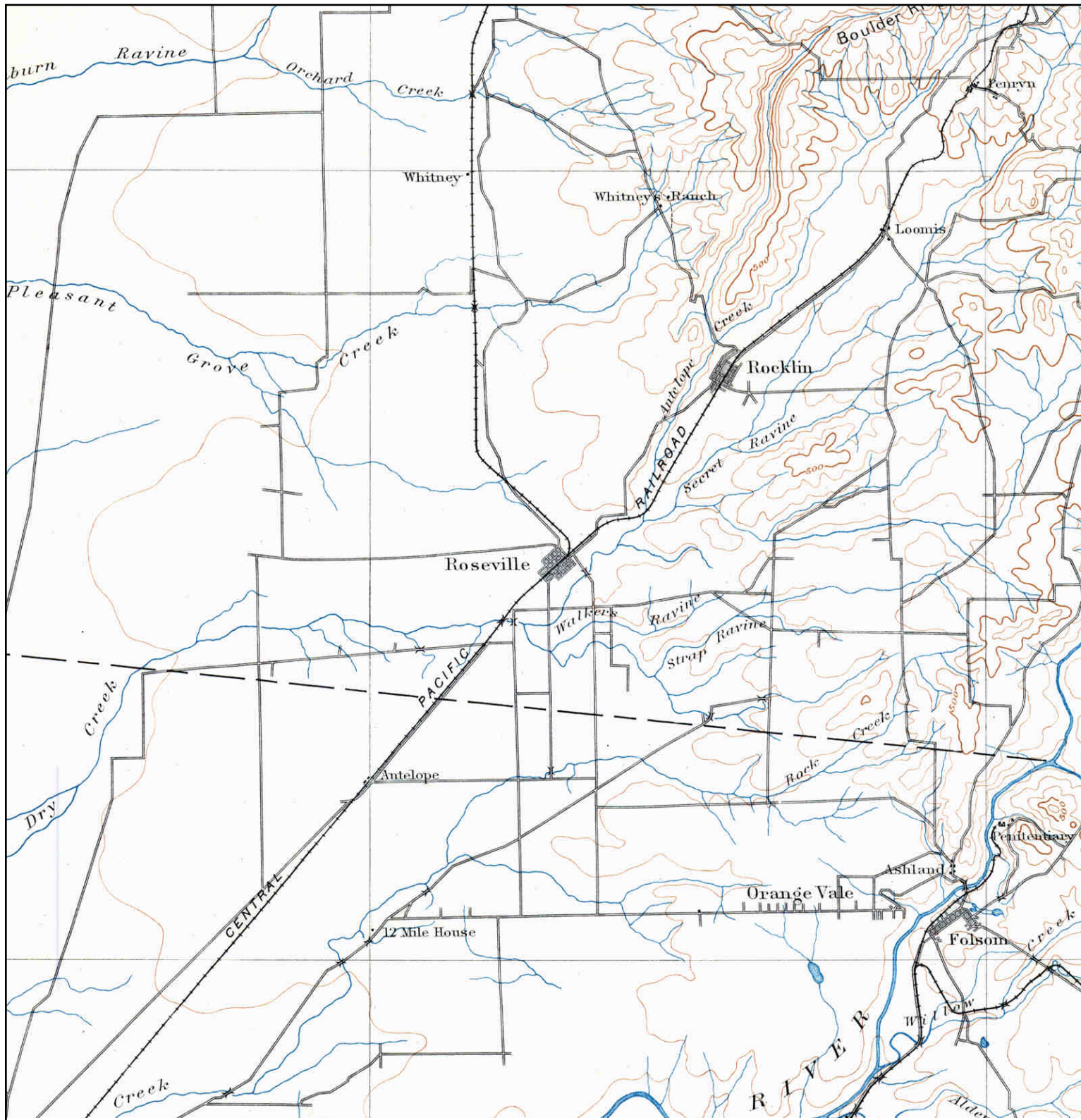
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Historical Topographic Map



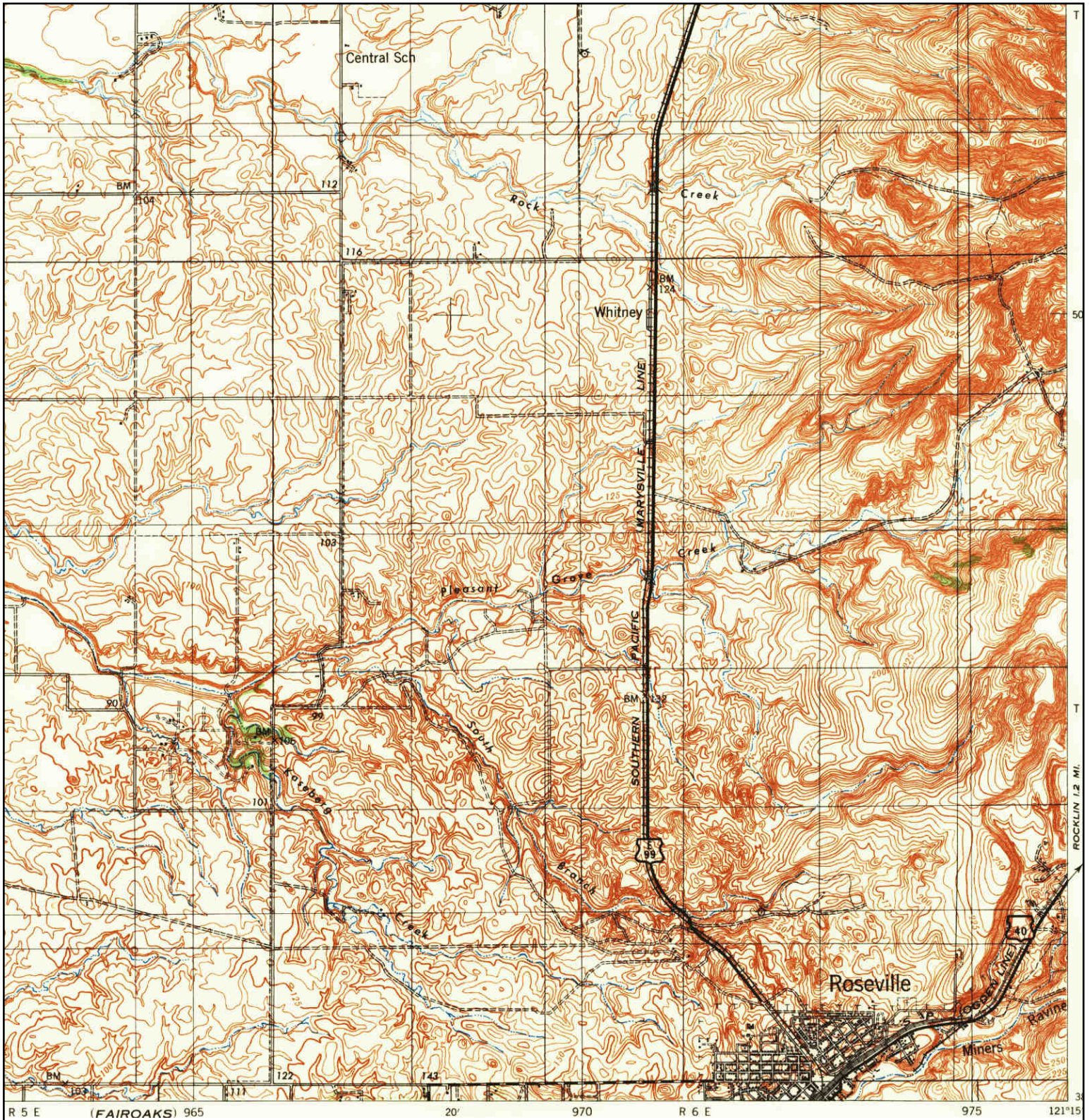
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	<p>NAME: SACRAMENTO</p>	<p>ADDRESS: 109 Washington Blvd.</p>	<p>CONTACT: Geo Graening</p>
	<p>MAP YEAR: 1893</p>	<p>Roseville, CA 95678</p>	<p>INQUIRY#: 4338065.4</p>
	<p>SERIES: 30</p>	<p>LAT/LONG: 38.7508 / -121.2856</p>	<p>RESEARCH DATE: 06/26/2015</p>
	<p>SCALE: 1:125000</p>		


Historical Topographic Map



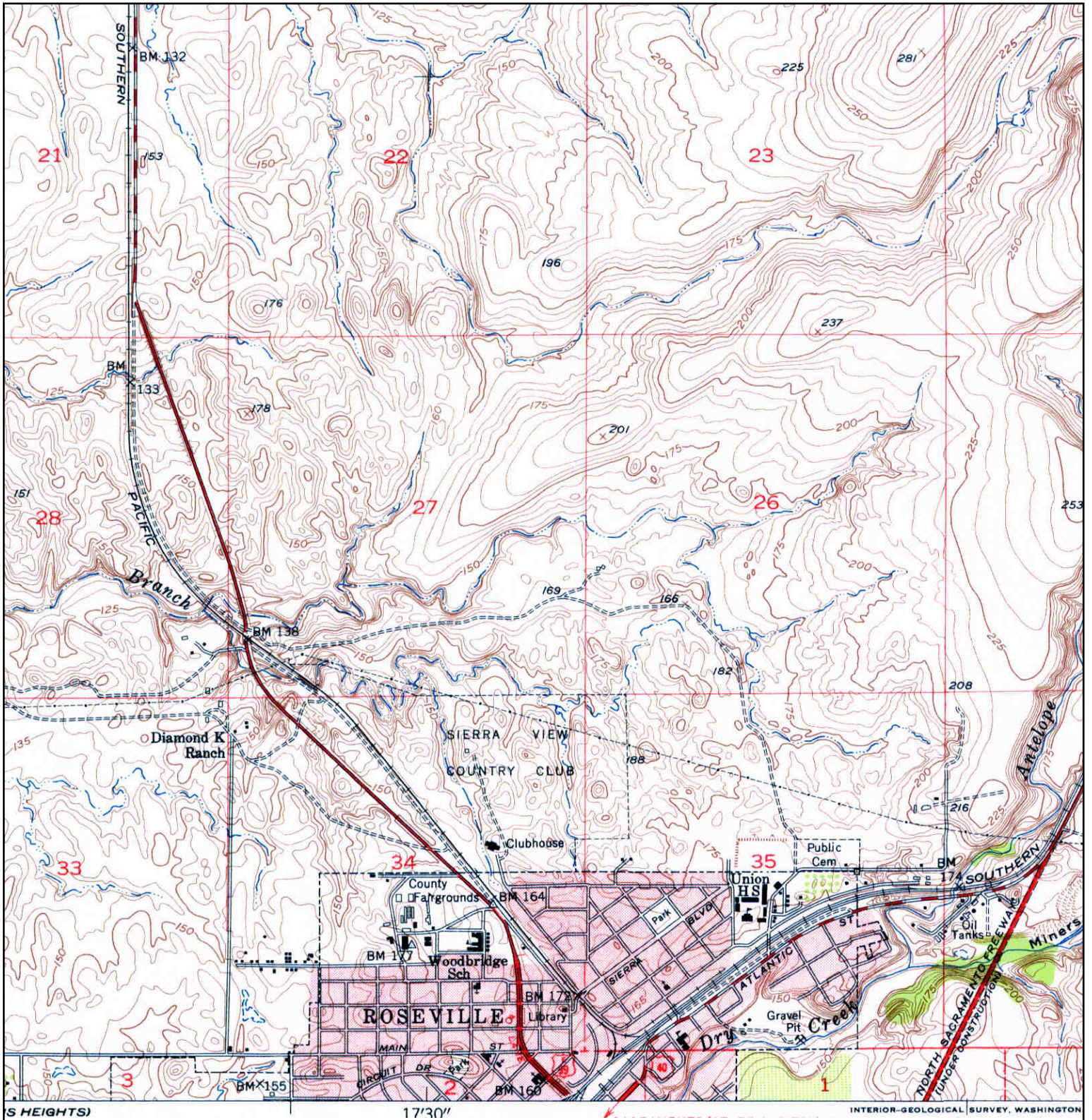
	TARGET QUAD	SITE NAME:	Washington Blvd. & Pacific & Church Streets	CLIENT:	Natural Investigations
	NAME: ROSEVILLE	ADDRESS:	109 Washington Blvd.	CONTACT:	Geo Graening
	MAP YEAR: 1910	LAT/LONG:	38.7508 / -121.2856	INQUIRY#:	4338065.4
	SERIES: 7.5			RESEARCH DATE:	06/26/2015
	SCALE: 1:31680				

Historical Topographic Map



	TARGET QUAD	SITE NAME: Washington Blvd. & Pacific & Church Streets	CLIENT: Natural Investigations
	NAME: MARKHAM RAVINE	ADDRESS: 109 Washington Blvd. Roseville, CA 95678	CONTACT: Geo Graening
	MAP YEAR: 1941	LAT/LONG: 38.7508 / -121.2856	INQUIRY#: 4338065.4
	SERIES: 15		RESEARCH DATE: 06/26/2015
	SCALE: 1:62500		


Historical Topographic Map



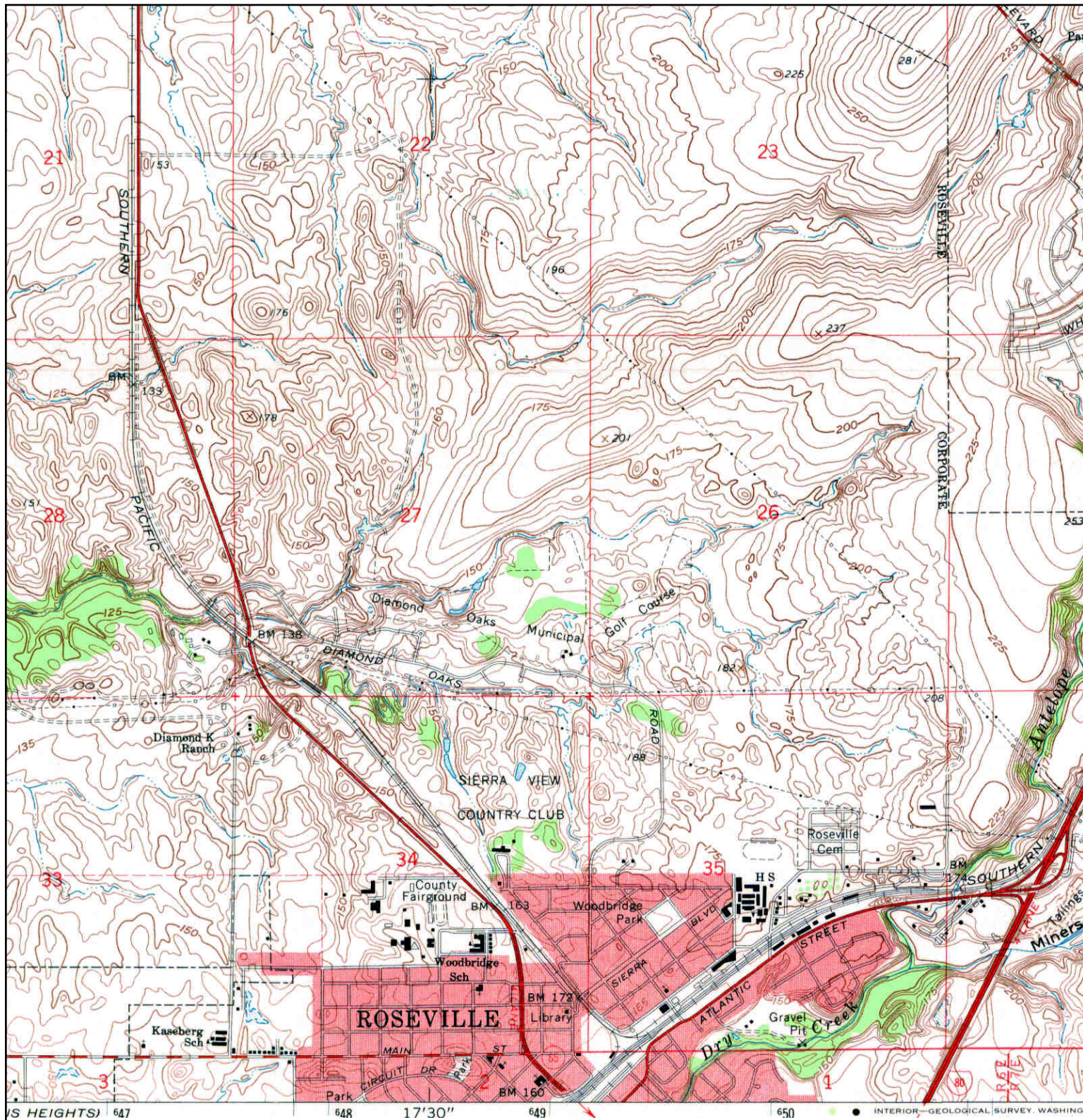
<p>N</p>	TARGET QUAD	SITE NAME:	Washington Blvd. & Pacific & Church Streets	CLIENT:	Natural Investigations
	NAME: ROSEVILLE	ADDRESS:	109 Washington Blvd.	CONTACT:	Geo Graening
	MAP YEAR: 1953	LAT/LONG:	38.7508 / -121.2856	INQUIRY#:	4338065.4
	SERIES: 7.5			RESEARCH DATE:	06/26/2015
	SCALE: 1:24000				

Historical Topographic Map



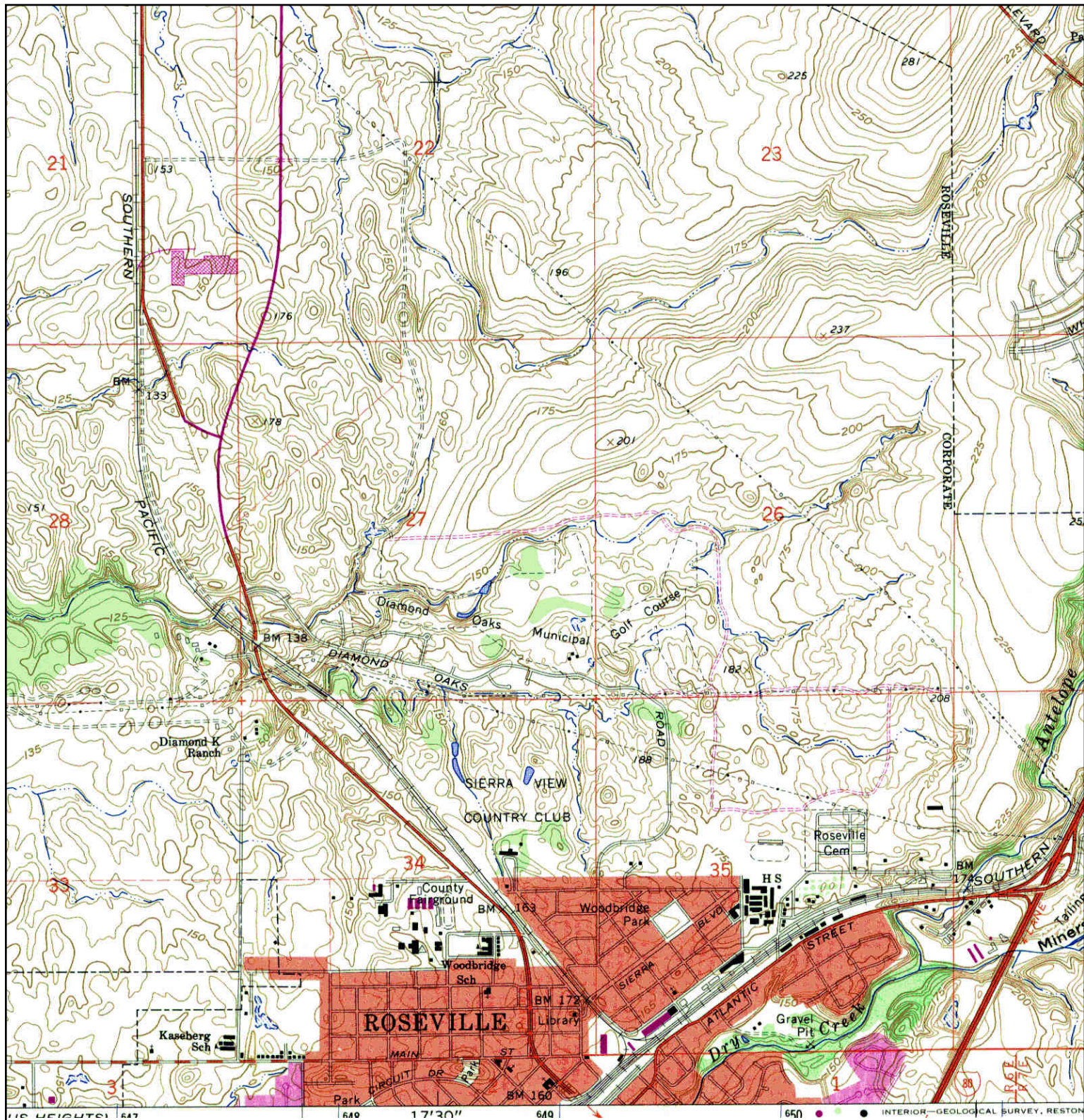
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	NAME: LINCOLN	ADDRESS: 109 Washington Blvd.	CONTACT: Geo Graening
	MAP YEAR: 1953	Roseville, CA 95678	INQUIRY#: 4338065.4
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	SCALE: 1:62500		

Historical Topographic Map



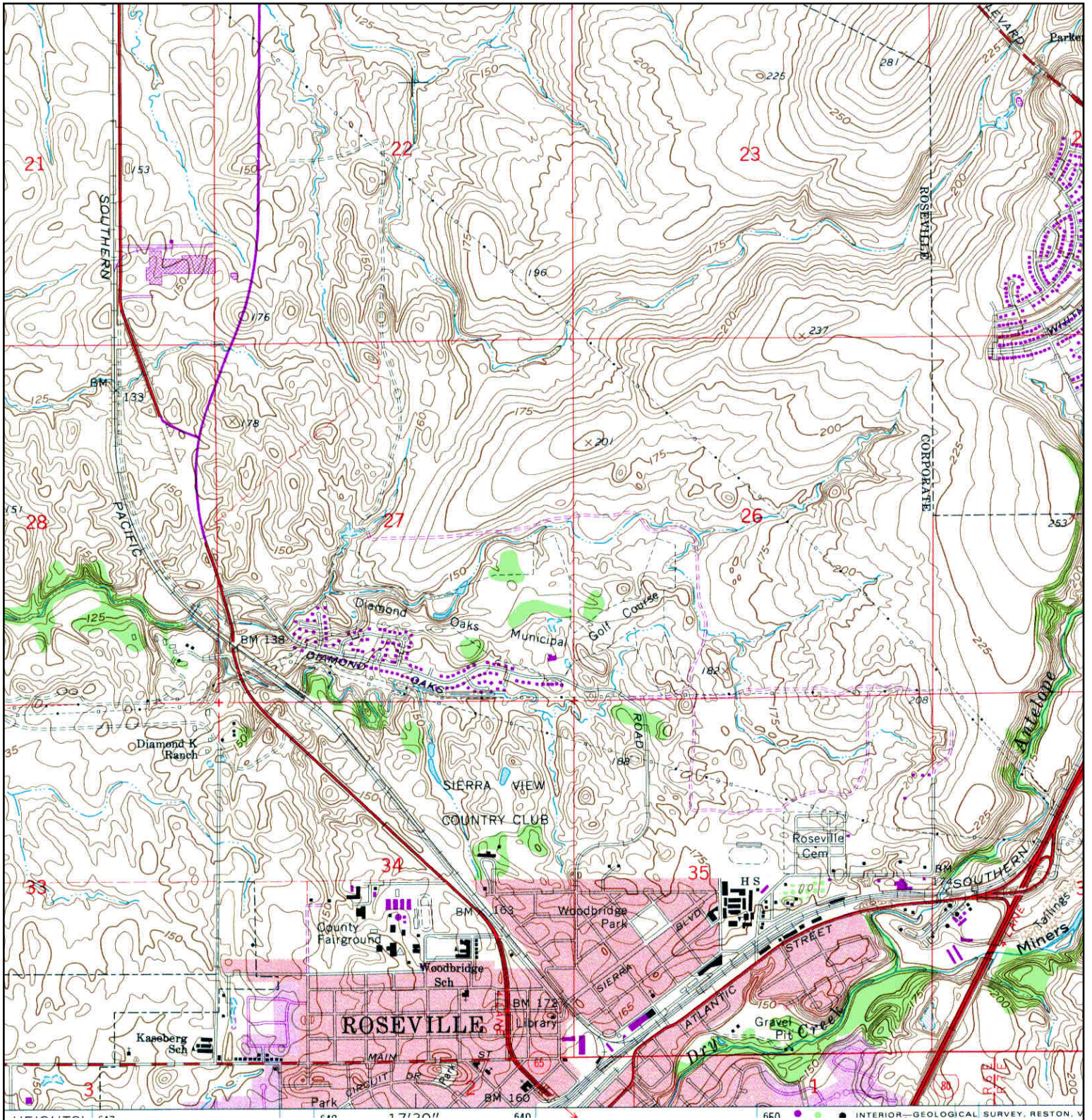
<p>N</p>	TARGET QUAD	SITE NAME: Washington Blvd. & Pacific & Church Streets	CLIENT: Natural Investigations
	NAME: ROSEVILLE	ADDRESS: 109 Washington Blvd.	CONTACT: Geo Graening
	MAP YEAR: 1967	ROSEVILLE, CA 95678	INQUIRY#: 4338065.4
	SERIES: 7.5	LAT/LONG: 38.7508 / -121.2856	RESEARCH DATE: 06/26/2015
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Historical Topographic Map



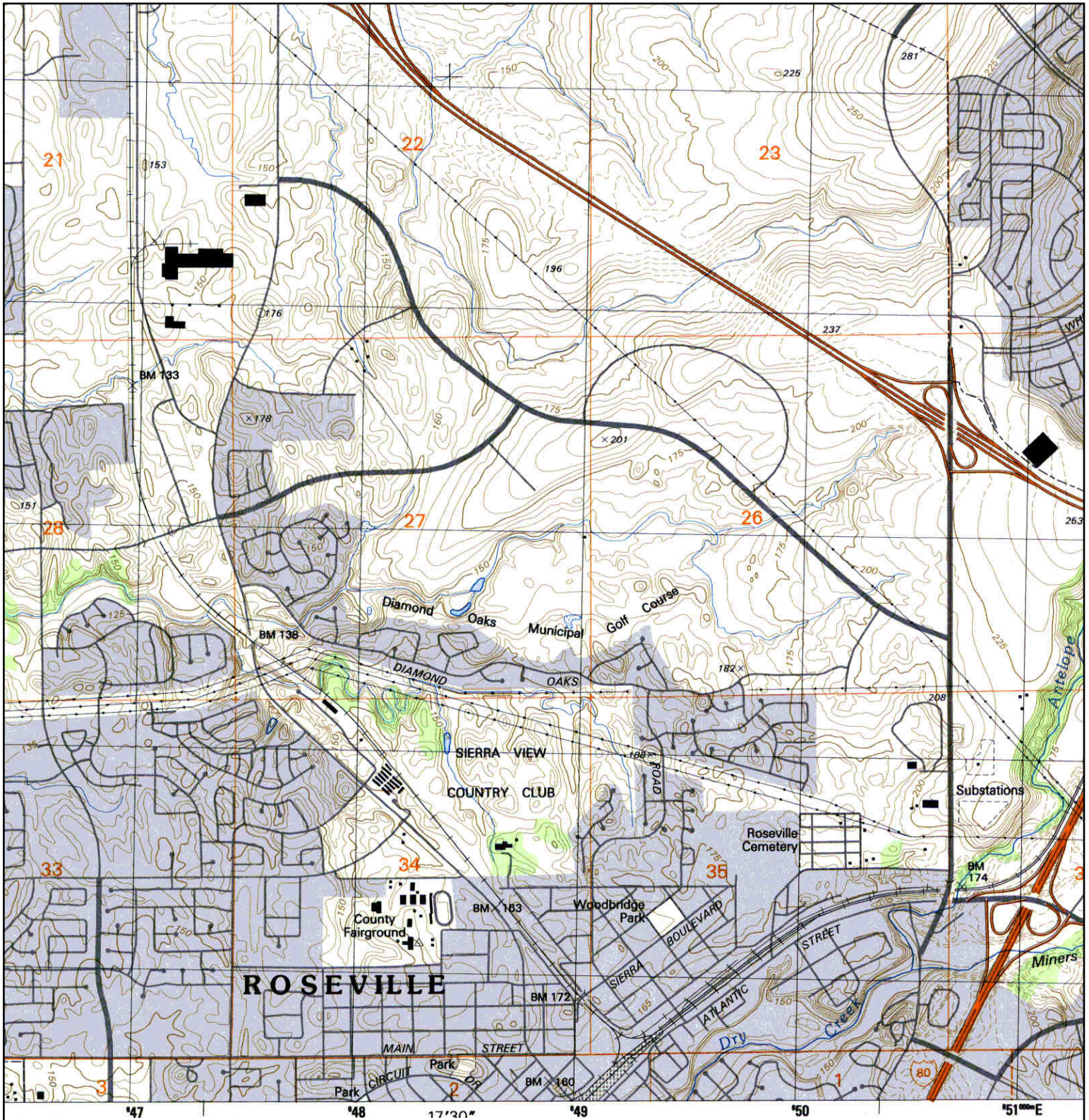
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	<p>NAME: ROSEVILLE</p>	<p>ADDRESS: 109 Washington Blvd.</p>	<p>CONTACT: Geo Graening</p>
	<p>MAP YEAR: 1975</p>	<p>Roseville, CA 95678</p>	<p>INQUIRY#: 4338065.4</p>
	<p>PHOTOREVISED FROM :1967</p>	<p>LAT/LONG: 38.7508 / -121.2856</p>	<p>RESEARCH DATE: 06/26/2015</p>
	<p>SERIES: 7.5</p>		
	<p>SCALE: 1:24000</p>		


Historical Topographic Map



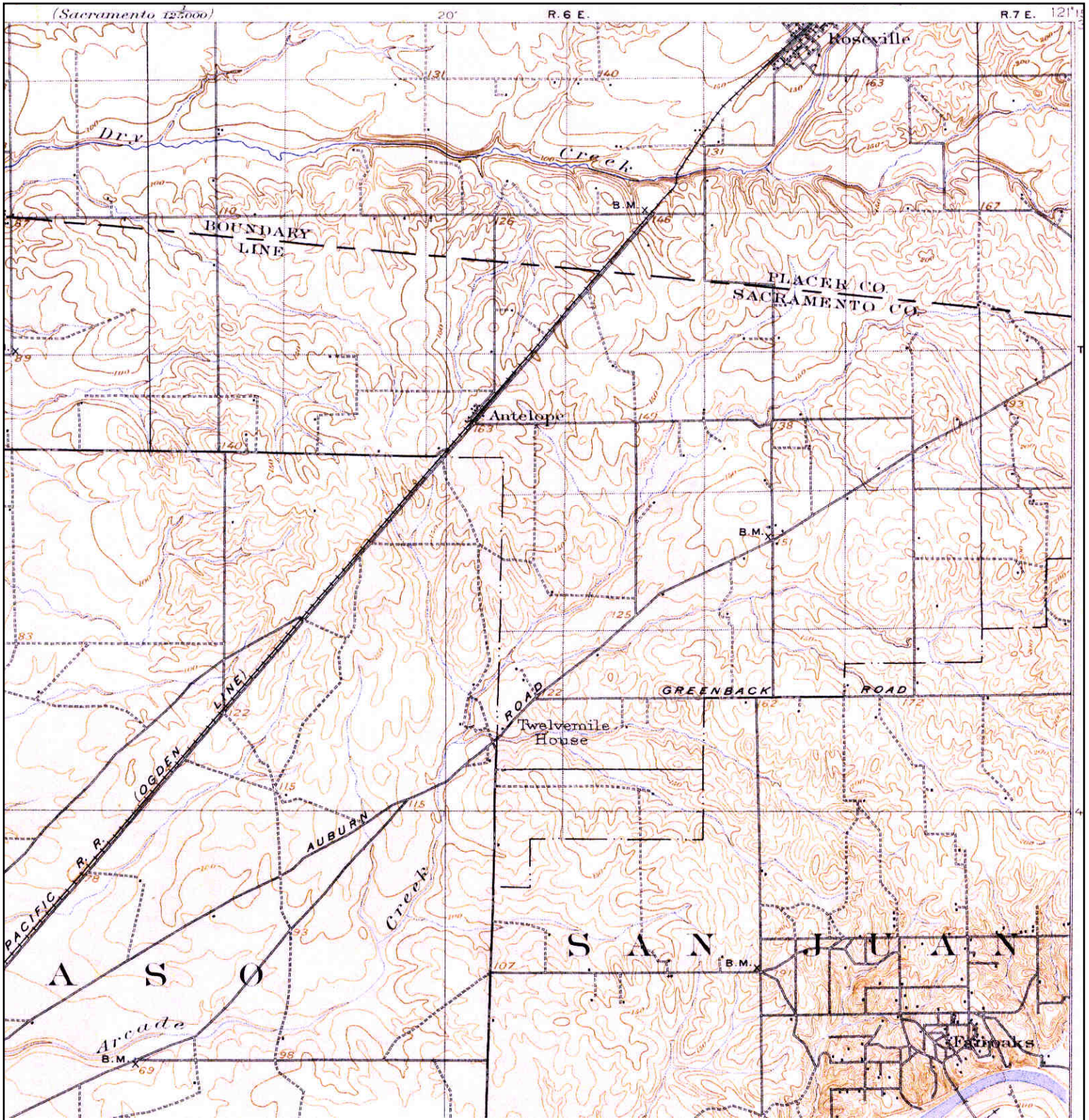
<p>N ↑</p>	TARGET QUAD	SITE NAME: Washington Blvd. & Pacific & Church Streets	CLIENT: Natural Investigations
	NAME: ROSEVILLE		CONTACT: Geo Graening
	MAP YEAR: 1981	ADDRESS: 109 Washington Blvd.	INQUIRY#: 4338065.4
	PHOTOREVISED FROM :1967	Roseville, CA 95678	RESEARCH DATE: 06/26/2015
	SERIES: 7.5	LAT/LONG: 38.7508 / -121.2856	
	SCALE: 1:24000		

Historical Topographic Map



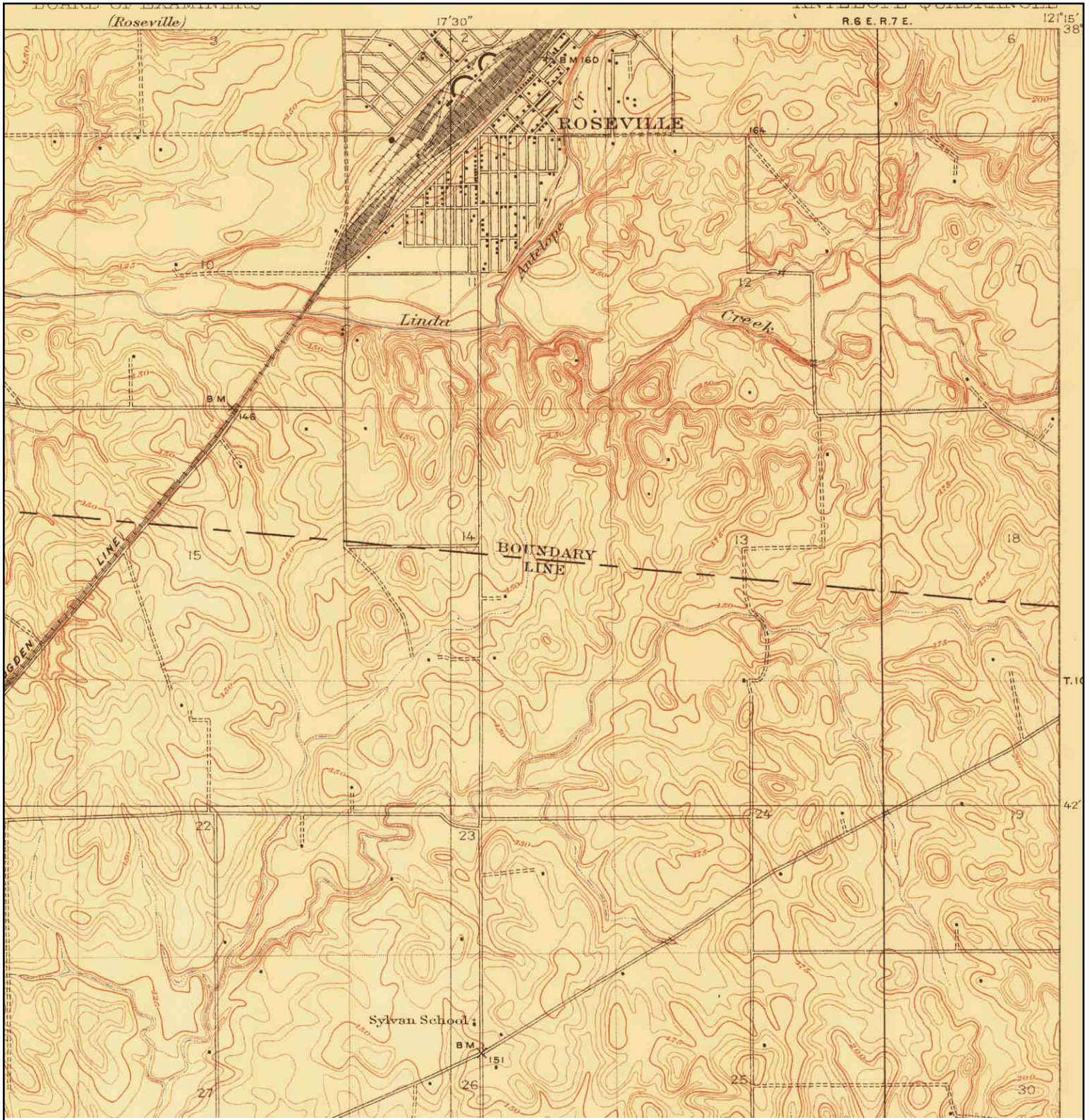
	TARGET QUAD NAME: ROSEVILLE MAP YEAR: 1992	SITE NAME: Washington Blvd. & Pacific & Church Streets ADDRESS: 109 Washington Blvd. Roseville, CA 95678	CLIENT: Natural Investigations CONTACT: Geo Graening INQUIRY#: 4338065.4
	SERIES: 7.5 SCALE: 1:24000	LAT/LONG: 38.7508 / -121.2856	RESEARCH DATE: 06/26/2015

Historical Topographic Map



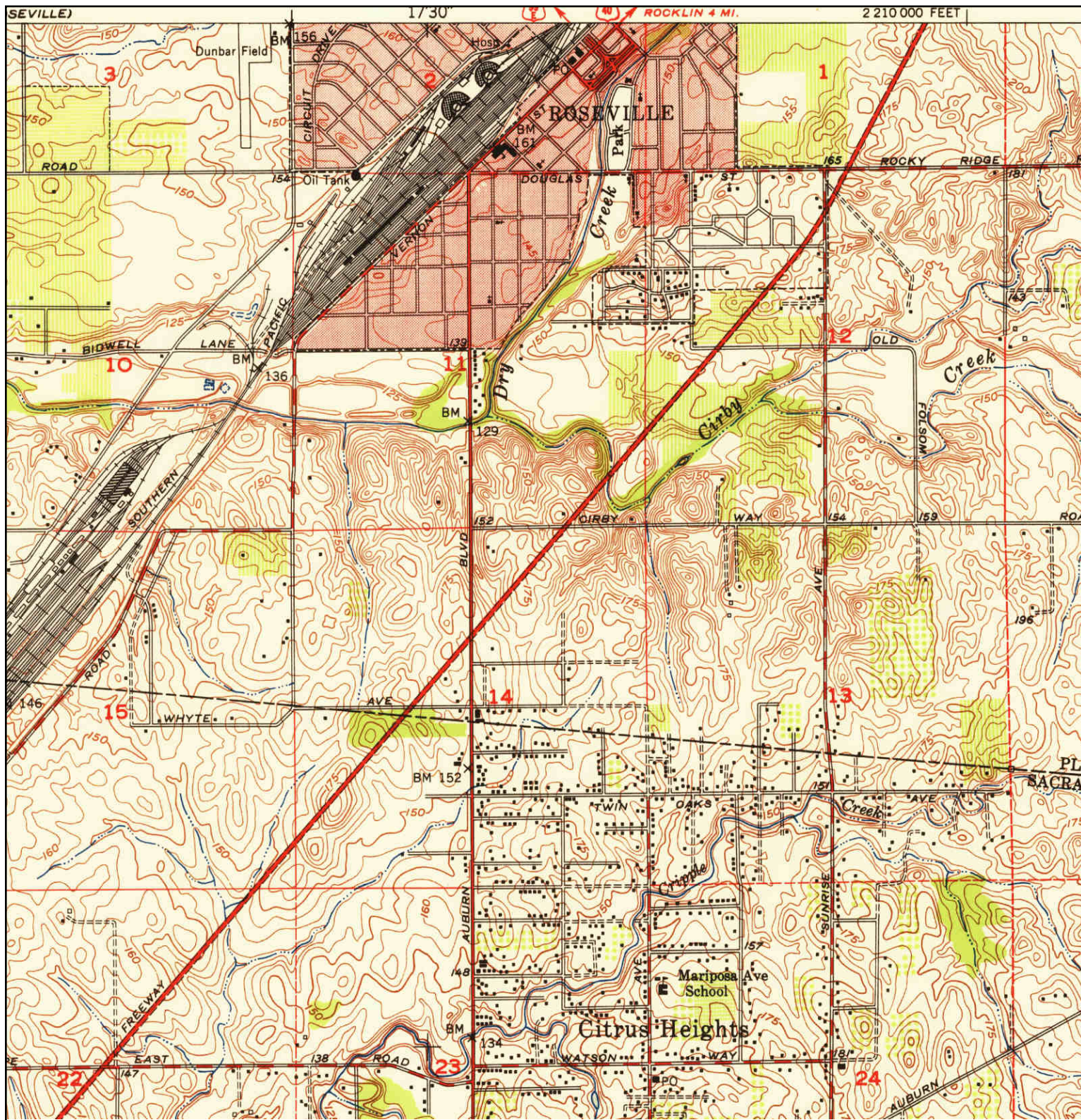
	ADJOINING QUAD			
	NAME:	FAIR OAKS		SITE NAME: Washington Blvd. & Pacific & Church Streets
	MAP YEAR:	1902		CLIENT: Natural Investigations
	SERIES:	15		CONTACT: Geo Graening
	SCALE:	1:62500		INQUIRY#: 4338065.4
		ADDRESS: 109 Washington Blvd. Roseville, CA 95678	RESEARCH DATE: 06/26/2015	
		LAT/LONG: 38.7508 / -121.2856		

Historical Topographic Map



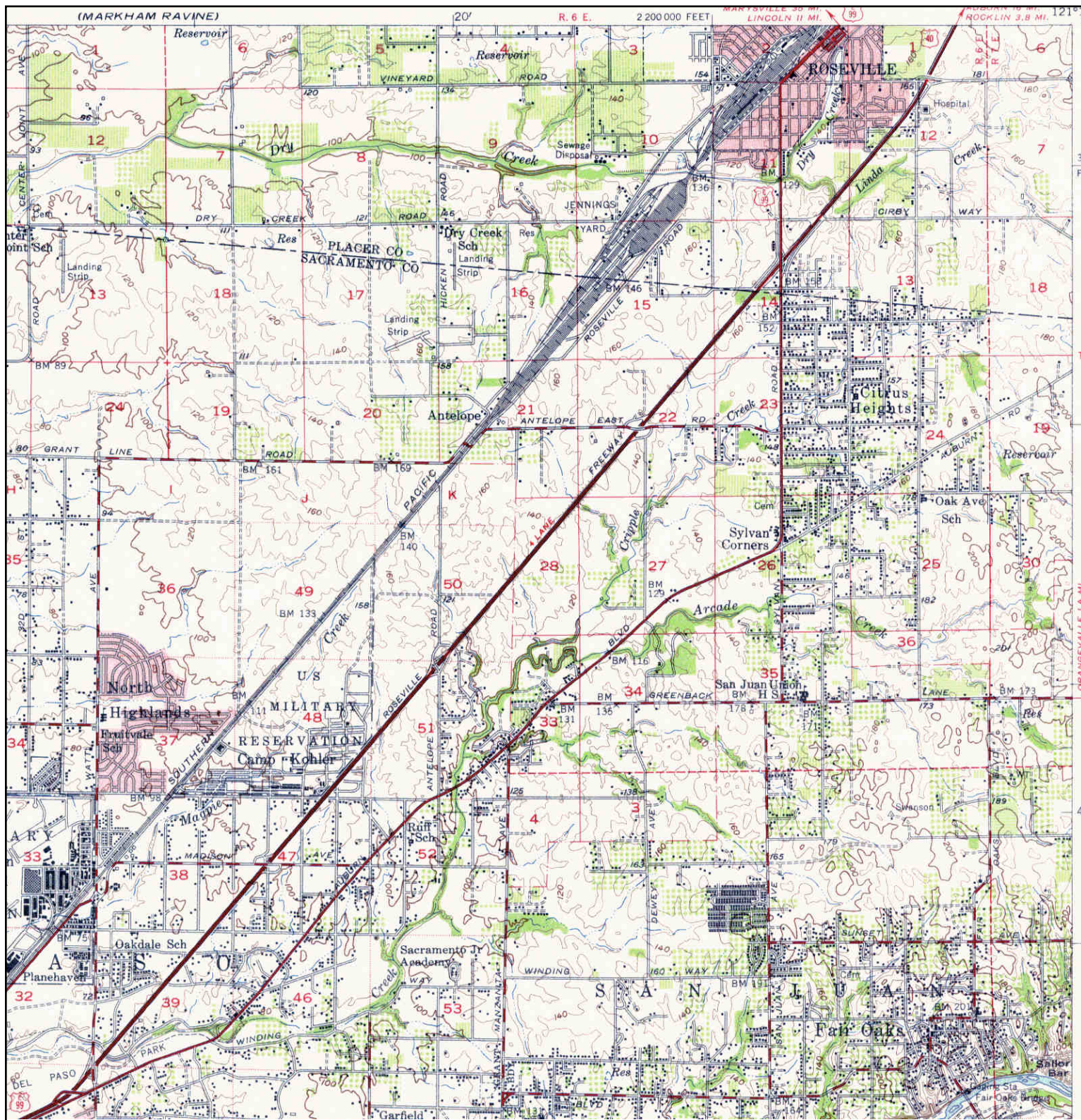
<p>N</p>	ADJOINING QUAD			
	NAME:	ANTELOPE		SITE NAME: Washington Blvd. & Pacific & Church Streets ADDRESS: 109 Washington Blvd. Roseville, CA 95678 LAT/LONG: 38.7508 / -121.2856
	MAP YEAR:	1911		
	SERIES:	7.5		
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		CLIENT: Natural Investigations CONTACT: Geo Graening INQUIRY#: 4338065.4 RESEARCH DATE: 06/26/2015		

Historical Topographic Map



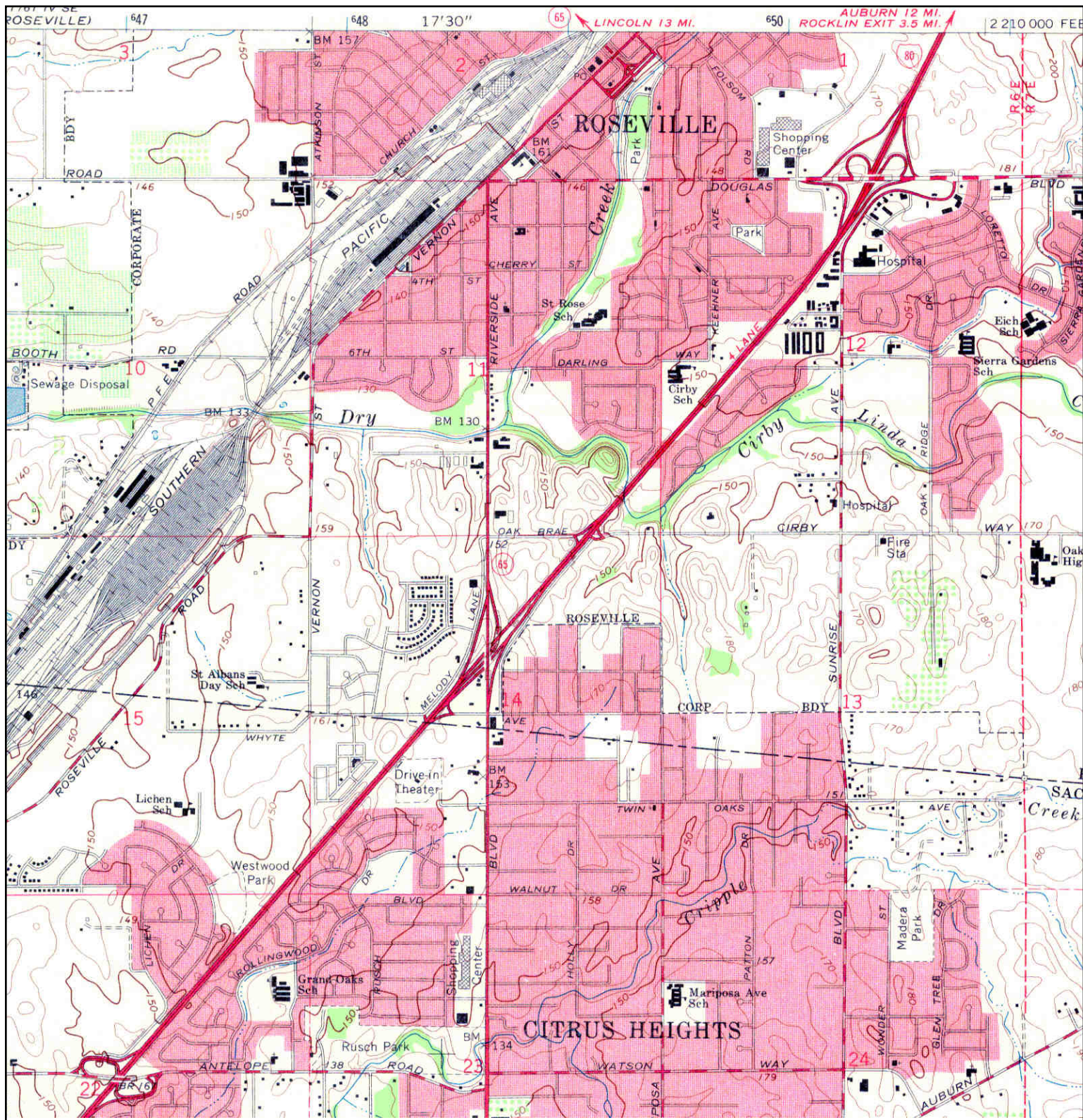
	ADJOINING QUAD			
	NAME: CITRUS HEIGHTS	SITE NAME: Washington Blvd. & Pacific & Church Streets		CLIENT: Natural Investigations
	MAP YEAR: 1951	ADDRESS: 109 Washington Blvd. Roseville, CA 95678		CONTACT: Geo Graening
	SERIES: 7.5	LAT/LONG: 38.7508 / -121.2856		INQUIRY#: 4338065.4
	SCALE: 1:24000	RESEARCH DATE: 06/26/2015		


Historical Topographic Map



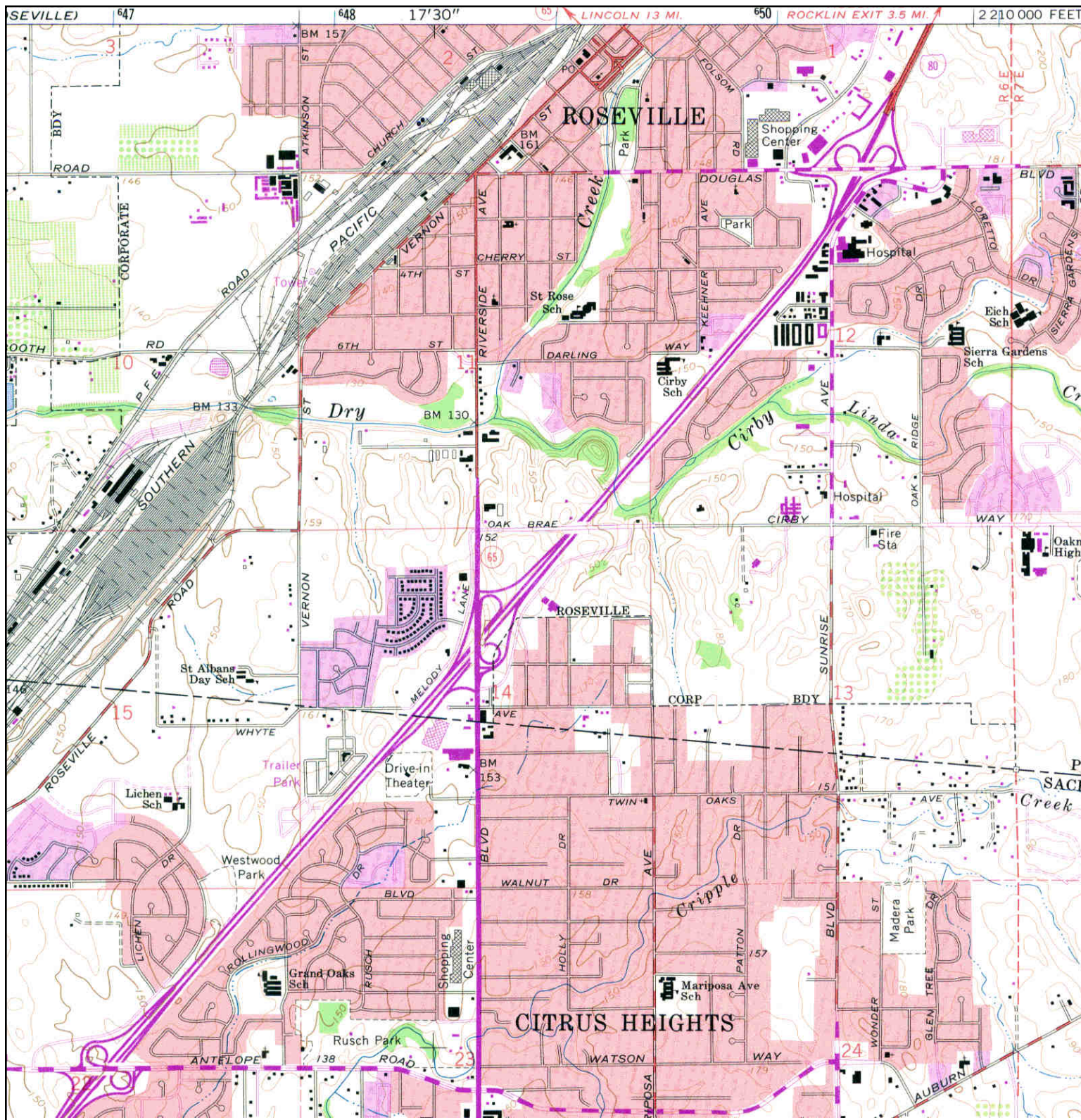
	ADJOINING QUAD		SITE NAME: Washington Blvd. & Pacific & Church Streets	CLIENT: Natural Investigations			
	NAME: FAIR OAKS				CONTACT: Geo Graening		
	MAP YEAR: 1954					INQUIRY#: 4338065.4	
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LAT/LONG: 38.7508 / -121.2856							

Historical Topographic Map



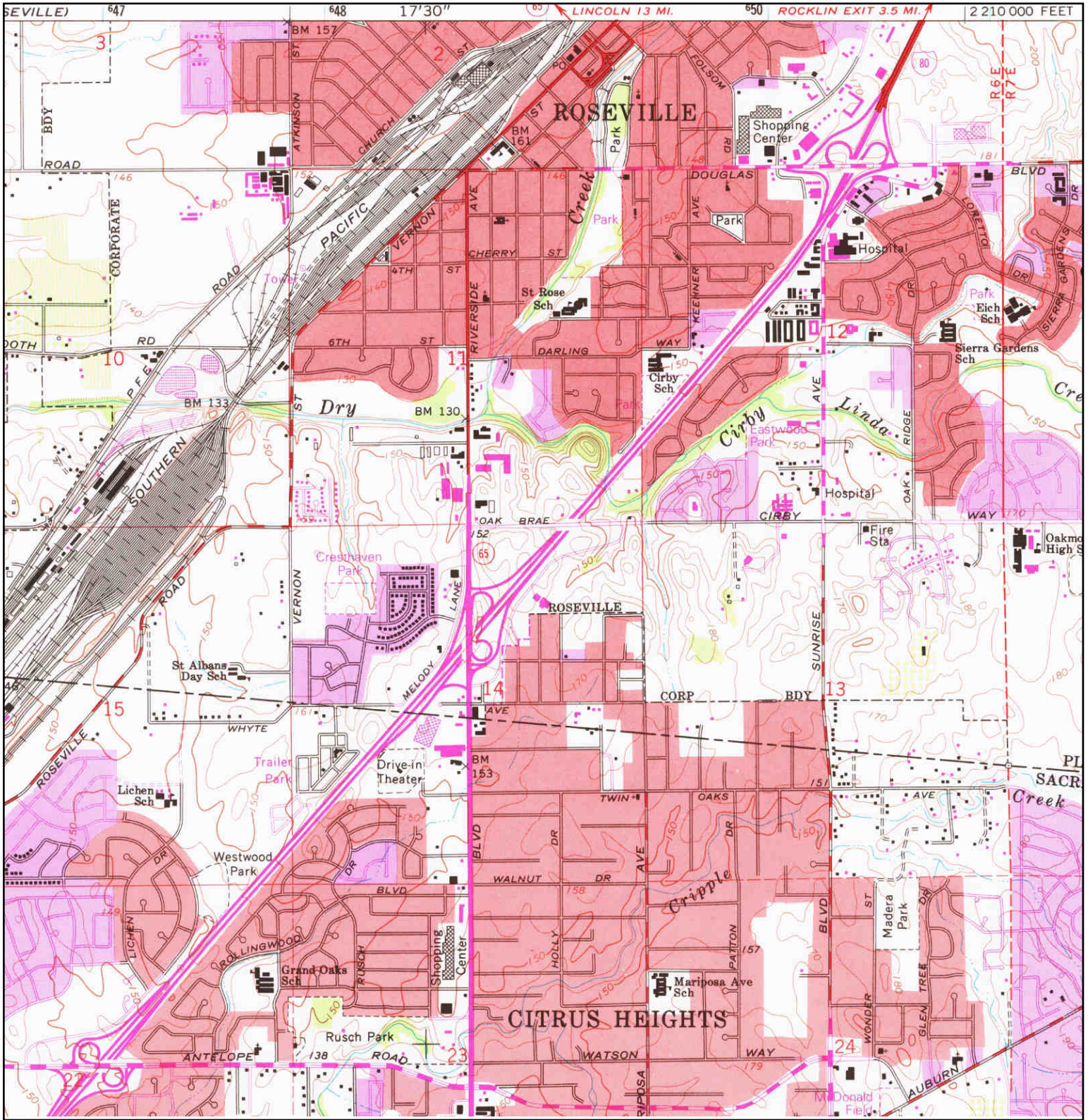
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	SERIES: 7.5	Roseville, CA 95678	INQUIRY#: 4338065.4
SCALE: 1:24000	LAT/LONG: 38.7508 / -121.2856	RESEARCH DATE: 06/26/2015	

Historical Topographic Map



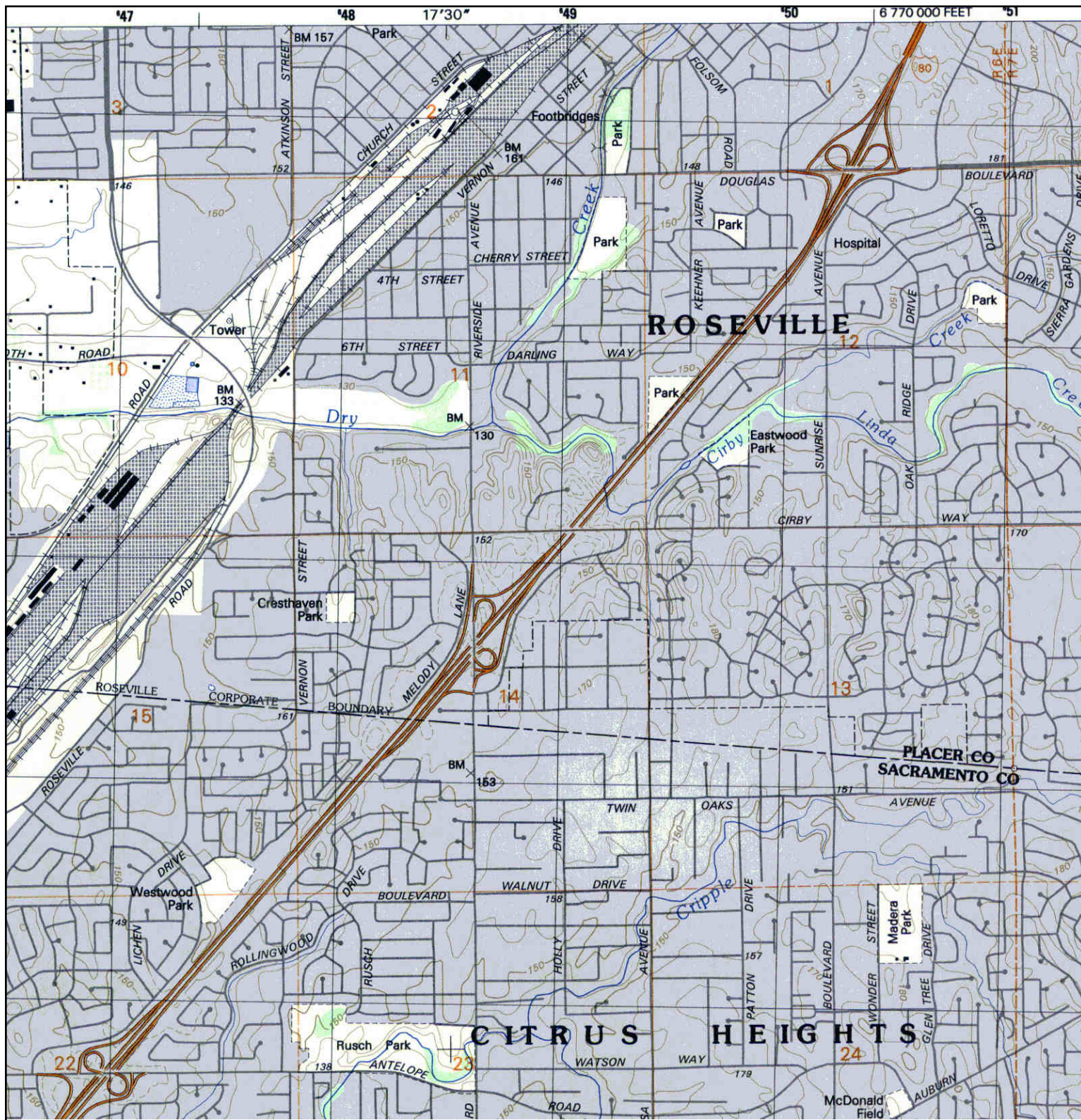
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	SERIES: 7.5	LAT/LONG: 38.7508 / -121.2856	RESEARCH DATE: 06/26/2015
SCALE: 1:24000			

Historical Topographic Map



	ADJOINING QUAD	SITE NAME:	CLIENT:
	NAME: CITRUS HEIGHTS	Washington Blvd. & Pacific & Church Streets	Natural Investigations
	MAP YEAR: 1980	ADDRESS: 109 Washington Blvd.	CONTACT: Geo Graening
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	SCALE: 1:24000		

Historical Topographic Map



	ADJOINING QUAD						
	NAME:	CITRUS HEIGHTS		SITE NAME:	Washington Blvd. & Pacific & Church Streets	CLIENT:	Natural Investigations
	MAP YEAR:	1992		ADDRESS:	109 Washington Blvd. Roseville, CA 95678	CONTACT:	Geo Graening
	SERIES:	7.5		LAT/LONG:	38.7508 / -121.2856	INQUIRY#:	4338065.4
	SCALE:	1:24000			RESEARCH DATE:	06/26/2015	



Washington Blvd. & Pacific & Church Streets

109 Washington Blvd.

Roseville, CA 95678

Inquiry Number: 4338065.9

June 29, 2015

The EDR Aerial Photo Decade Package



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

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Date EDR Searched Historical Sources:

Aerial Photography June 29, 2015

Target Property:

109 Washington Blvd.

Roseville, CA 95678

<u>Year</u>	<u>Scale</u>	<u>Details</u>	<u>Source</u>
1938	Aerial Photograph. Scale: 1"=500'	Flight Year: 1938	USGS
1947	Aerial Photograph. Scale: 1"=500'	Flight Year: 1947	USGS
1952	Aerial Photograph. Scale: 1"=500'	Flight Year: 1952	USGS
1957	Aerial Photograph. Scale: 1"=500'	Flight Year: 1957	USGS
1966	Aerial Photograph. Scale: 1"=500'	Flight Year: 1966	USGS
1972	Aerial Photograph. Scale: 1"=500'	Flight Year: 1972	USGS
1984	Aerial Photograph. Scale: 1"=500'	Flight Year: 1984	USGS
1993	Aerial Photograph. Scale: 1"=500'	Flight Year: 1993	USGS
1998	Aerial Photograph. Scale: 1"=500'	/DOQQ - acquisition dates: 1998	USGS/DOQQ
2005	Aerial Photograph. Scale: 1"=500'	Flight Year: 2005	USDA/NAIP
2009	Aerial Photograph. Scale: 1"=500'	Flight Year: 2009	USDA/NAIP
2010	Aerial Photograph. Scale: 1"=500'	Flight Year: 2010	USDA/NAIP
2012	Aerial Photograph. Scale: 1"=500'	Flight Year: 2012	USDA/NAIP



INQUIRY #: 4338065.9

YEAR: 1938

| = 500'





INQUIRY #: 4338065.9

YEAR: 1947

 = 500'





INQUIRY #: 4338065.9

YEAR: 1952

| = 500'





INQUIRY #: 4338065.9

YEAR: 1957

| = 500'





INQUIRY #: 4338065.9

YEAR: 1966

| = 500'





INQUIRY #: 4338065.9

YEAR: 1972

| = 500'





INQUIRY #: 4338065.9

YEAR: 1984

| = 500'





INQUIRY #: 4338065.9

YEAR: 1993

| = 500'





INQUIRY #: 4338065.9

YEAR: 1998

| = 500'





INQUIRY #: 4338065.9

YEAR: 2005

| = 500'





INQUIRY #: 4338065.9

YEAR: 2009

| = 500'





INQUIRY #: 4338065.9

YEAR: 2010

 = 500'





INQUIRY #: 4338065.9

YEAR: 2012

| = 500'





Washington Blvd. & Pacific & Church Streets

109 Washington Blvd.

Roseville, CA 95678

Inquiry Number: 4338065.3

June 26, 2015

Certified Sanborn® Map Report



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

Certified Sanborn® Map Report

6/26/15

Site Name:

Washington Blvd. & Pacific &
109 Washington Blvd.
Roseville, CA 95678

Client Name:

Natural Investigations
6124 Shadow Lane
Citrus Heights, CA 95621



EDR Inquiry # 4338065.3

Contact: Geo Graening

The Sanborn Library has been searched by EDR and maps covering the target property location as provided by Natural Investigations were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting www.edrnet.com/sanborn.

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Site Name: Washington Blvd. & Pacific & Church Streets
Address: 109 Washington Blvd.
City, State, Zip: Roseville, CA 95678
Cross Street:
P.O. # NA
Project: Junction Station Lofts
Certification # F3EF-4F28-ACDB



Sanborn® Library search results
Certification # F3EF-4F28-ACDB

Maps Provided:

1960	1907
1958	1899
1944	1890
1925	1884
1915	
1909	

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- Library of Congress
- University Publications of America
- EDR Private Collection

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Sanborn Sheet Thumbnails

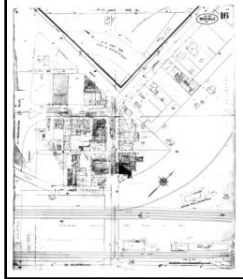
This Certified Sanborn Map Report is based upon the following Sanborn Fire Insurance map sheets.



1960 Source Sheets



Volume 1, Sheet 15



Volume 1, Sheet 16

1958 Source Sheets



Volume 1, Sheet 7



Volume 1, Sheet 15



Volume 1, Sheet 16

1944 Source Sheets



Volume 1, Sheet 15



Volume 1, Sheet 16

1925 Source Sheets

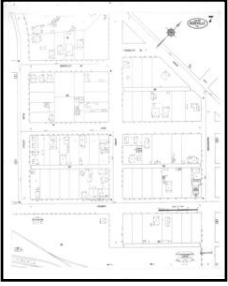


Volume 1, Sheet 15



Volume 1, Sheet 16

1915 Source Sheets



Volume 1, Sheet 7



Volume 1, Sheet 8

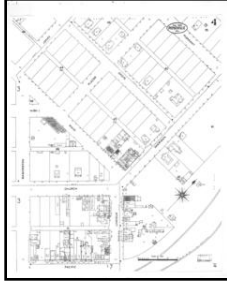


Volume 1, Sheet 13

1909 Source Sheets



Volume 1, Sheet 3



Volume 1, Sheet 4

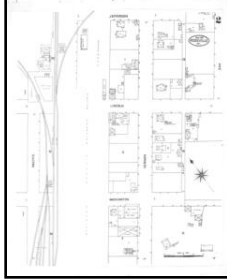


Volume 1, Sheet 7

1907 Source Sheets



Volume 1, Sheet 1



Volume 1, Sheet 2

1899 Source Sheets



Volume 1, Sheet 1



Volume 1, Sheet 2

1890 Source Sheets



Volume 1, Sheet 1



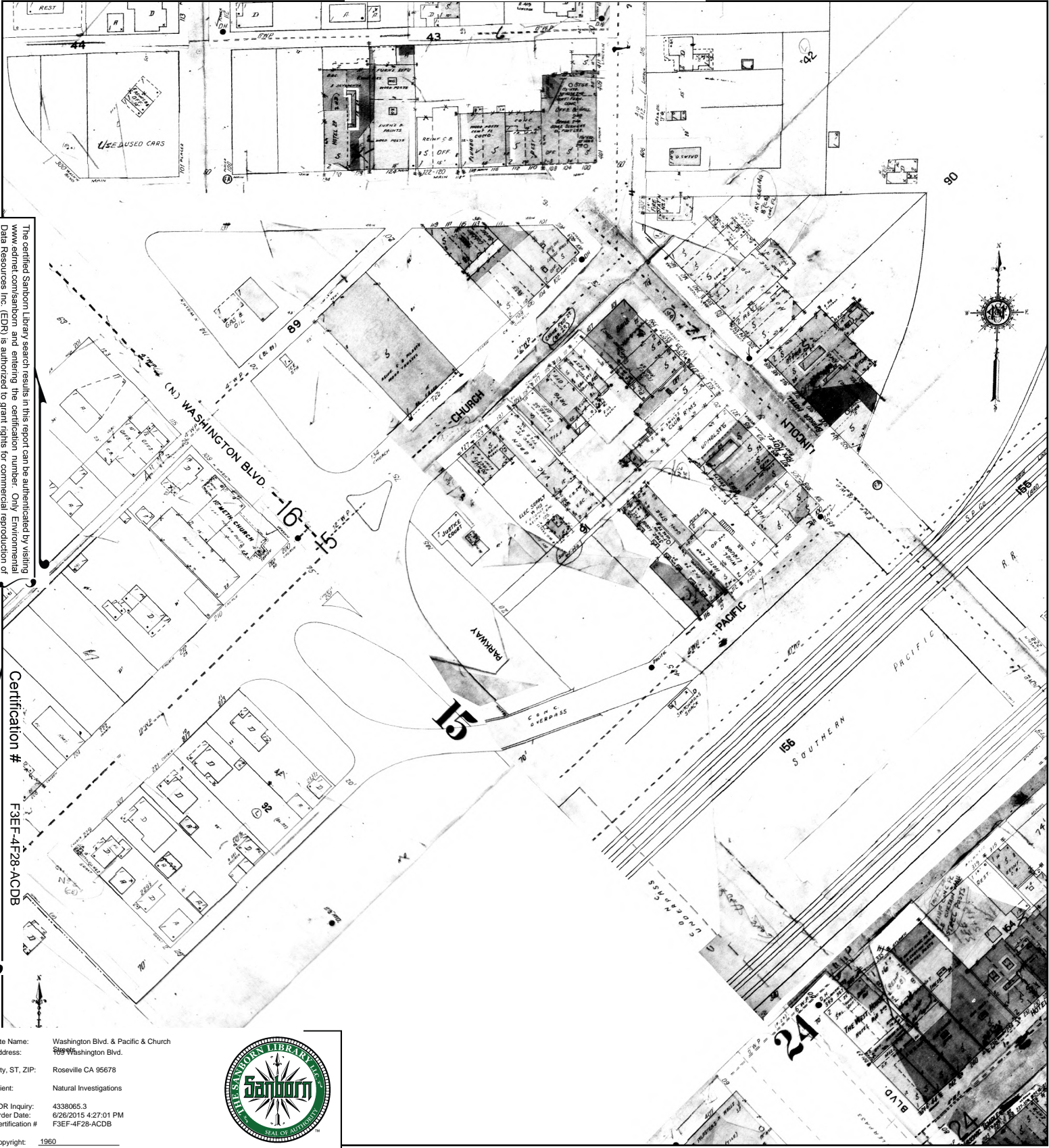
Volume 1, Sheet 2

1884 Source Sheets

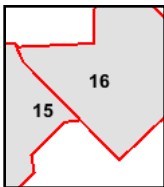
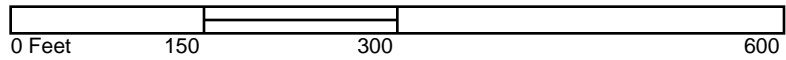


Volume 1, Sheet xxx

1960 Certified Sanborn Map



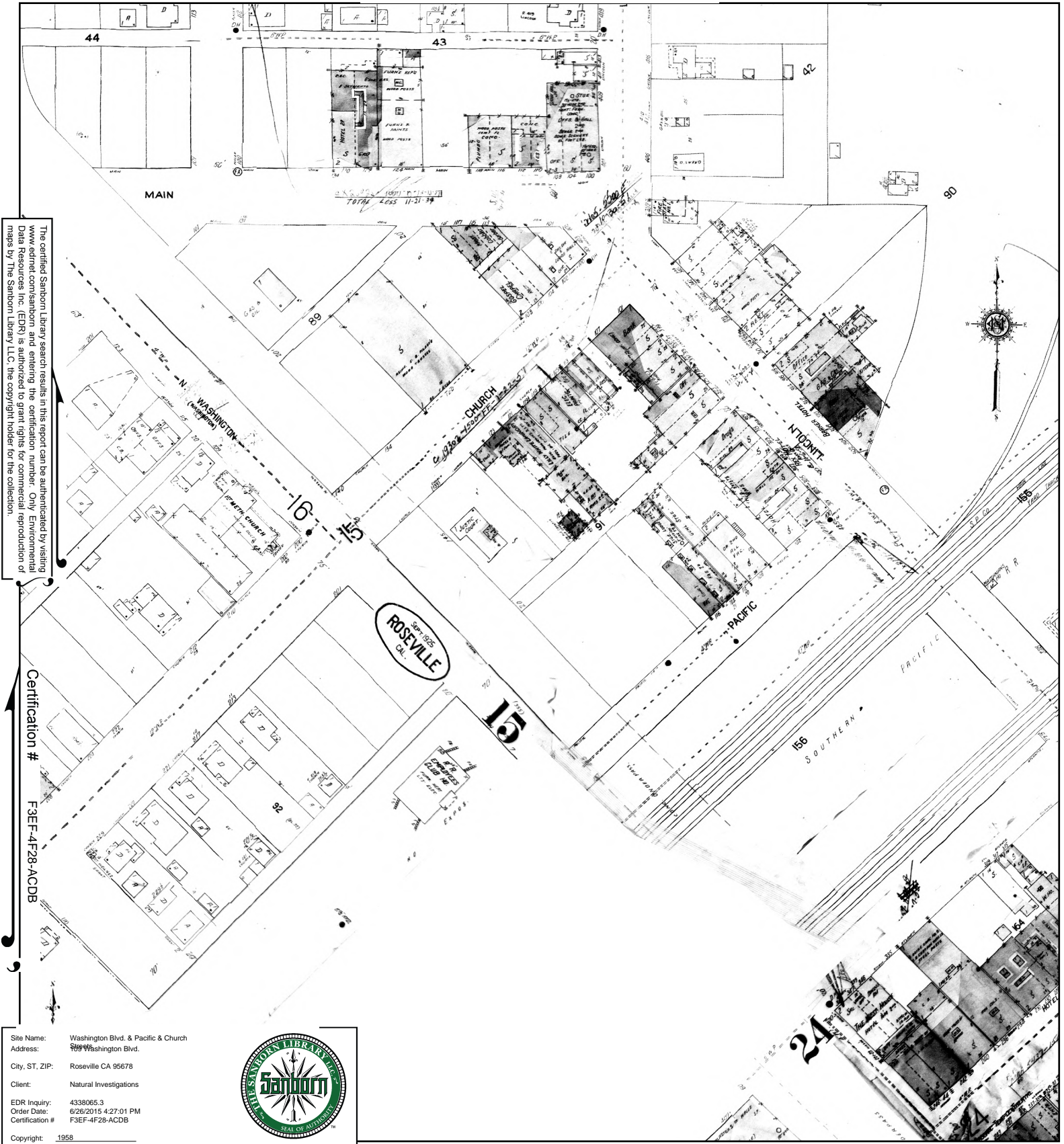
This Certified Sanborn Map combines the following sheets.
 Outlined areas indicate map sheets within the collection.



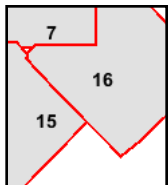
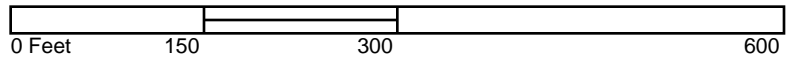
Volume 1, Sheet 15
 Volume 1, Sheet 16



1958 Certified Sanborn Map



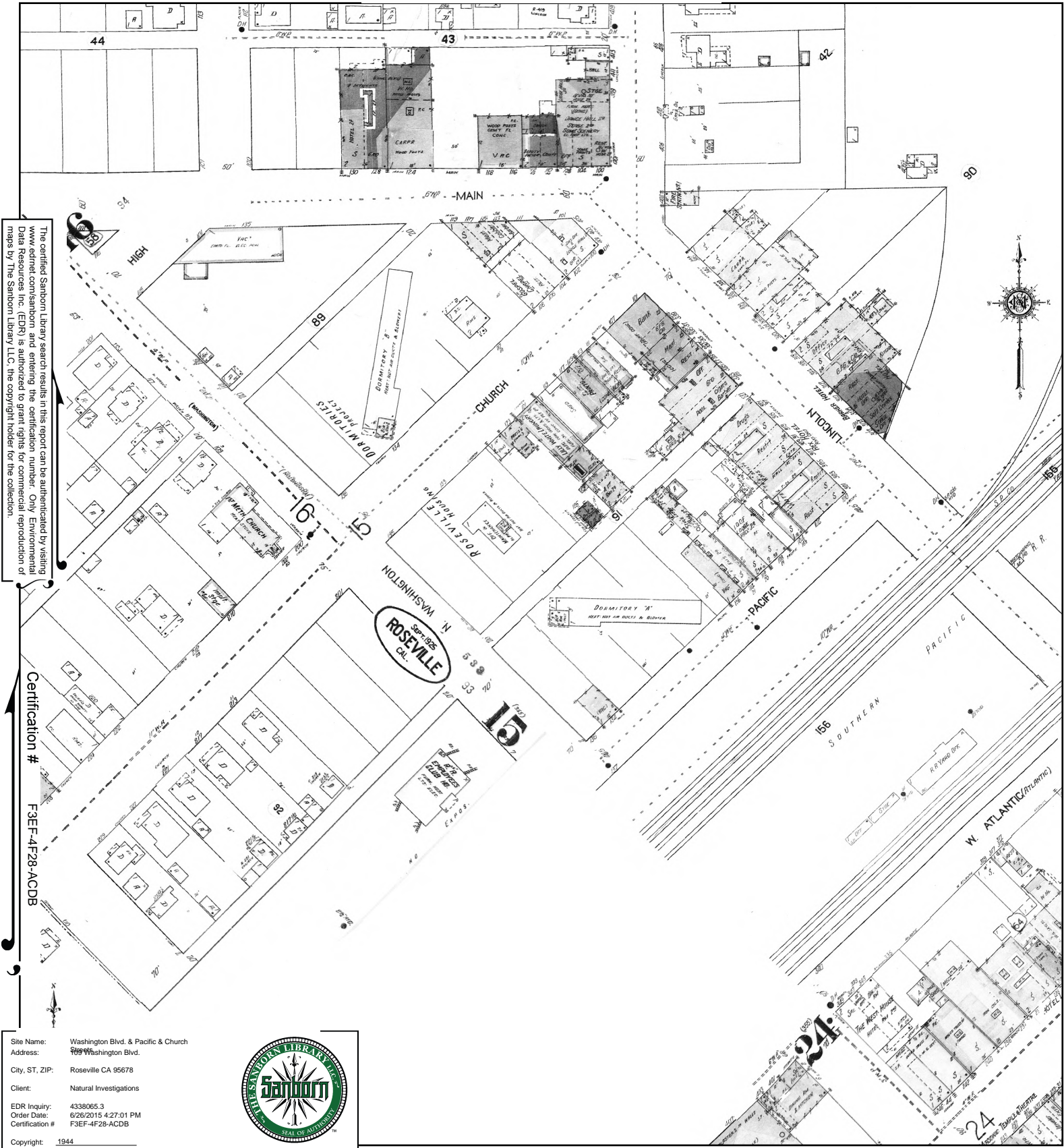
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 Outlined areas indicate map sheets within the collection.



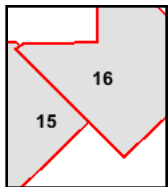
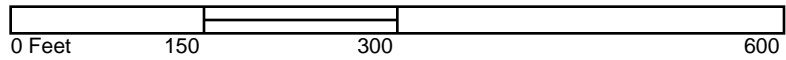
- Volume 1, Sheet 7
- Volume 1, Sheet 15
- Volume 1, Sheet 16



1944 Certified Sanborn Map



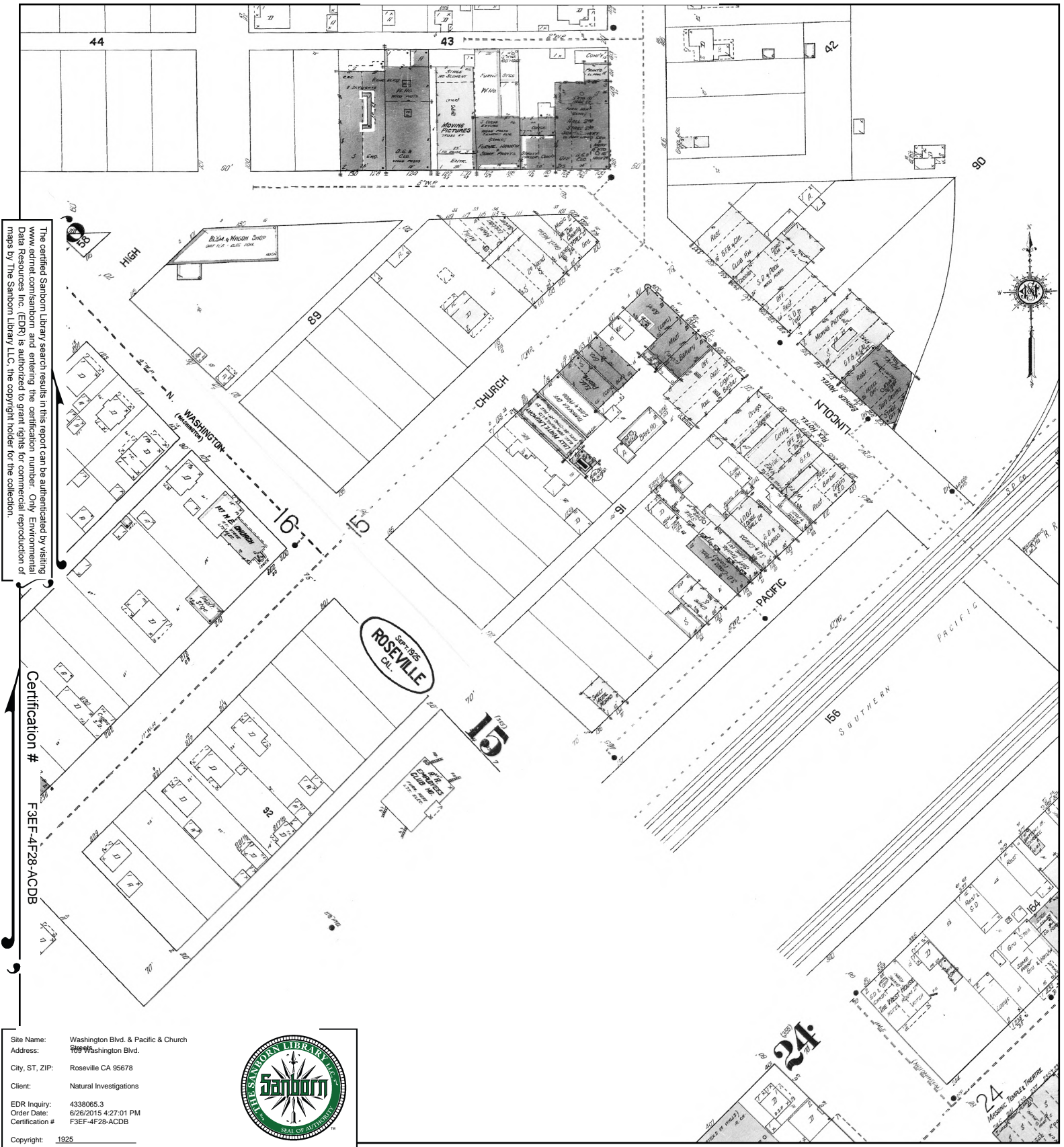
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 Outlined areas indicate map sheets within the collection.



Volume 1, Sheet 15
 Volume 1, Sheet 16



1925 Certified Sanborn Map



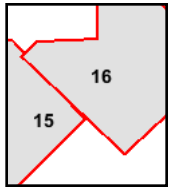
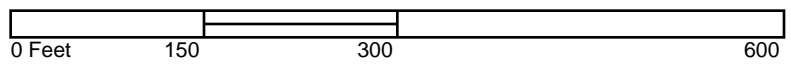
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Certification # F3EF-4F28-ACDB

Site Name: Washington Blvd. & Pacific & Church
 Address: 589 Washington Blvd.
 City, ST, ZIP: Roseville CA 95678
 Client: Natural Investigations
 EDR Inquiry: 4338065.3
 Order Date: 6/26/2015 4:27:01 PM
 Certification # F3EF-4F28-ACDB
 Copyright: 1925



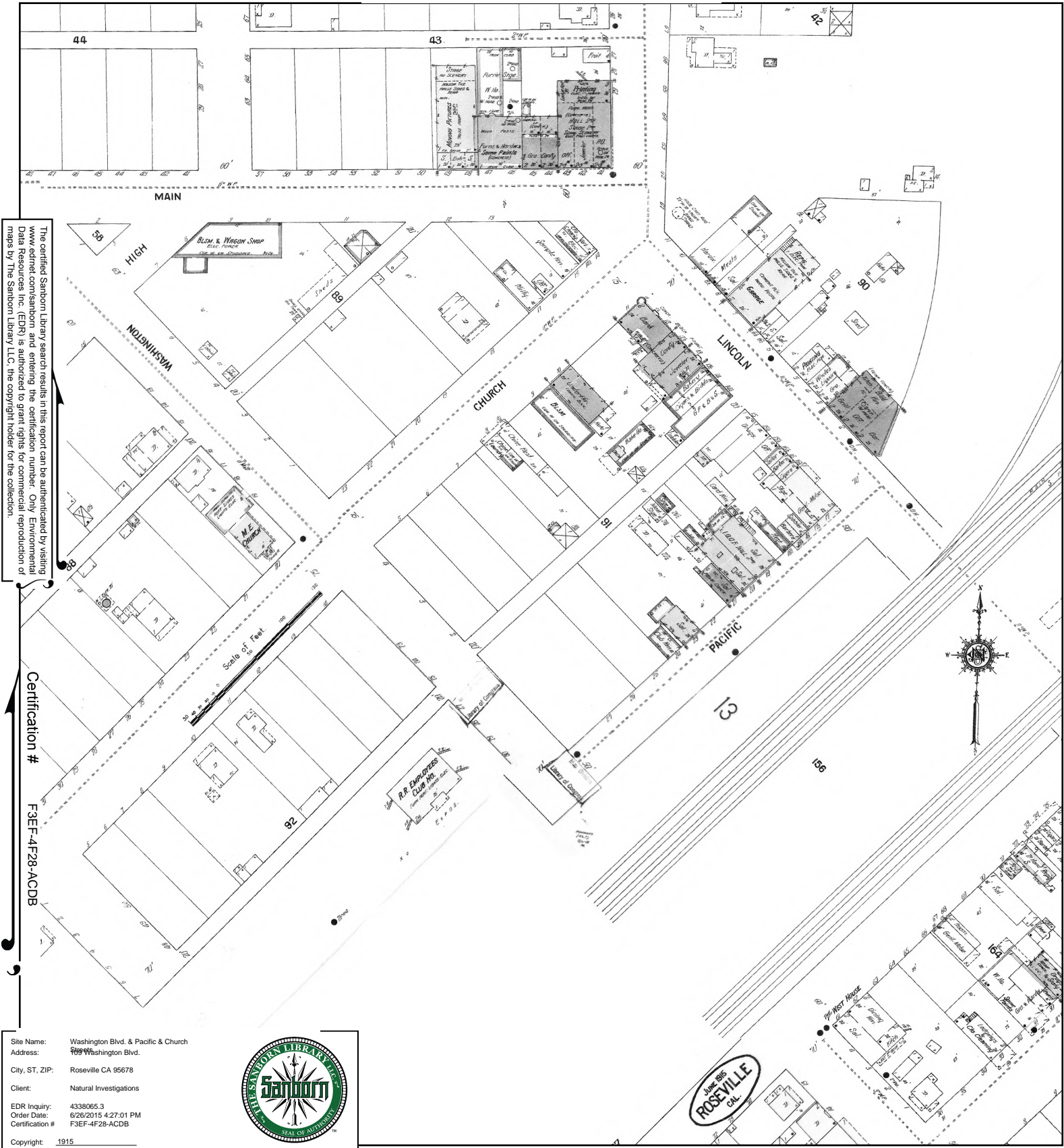
This Certified Sanborn Map combines the following sheets. Outlined areas indicate map sheets within the collection.



Volume 1, Sheet 15
 Volume 1, Sheet 16



1915 Certified Sanborn Map



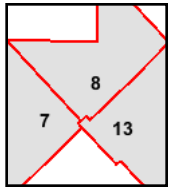
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Site Name: Washington Blvd. & Pacific & Church
 Address: 5159 Washington Blvd.
 City, ST, ZIP: Roseville CA 95678
 Client: Natural Investigations
 EDR Inquiry: 4338065.3
 Order Date: 6/26/2015 4:27:01 PM
 Certification #: F3EF-4F28-ACDB
 Copyright: 1915



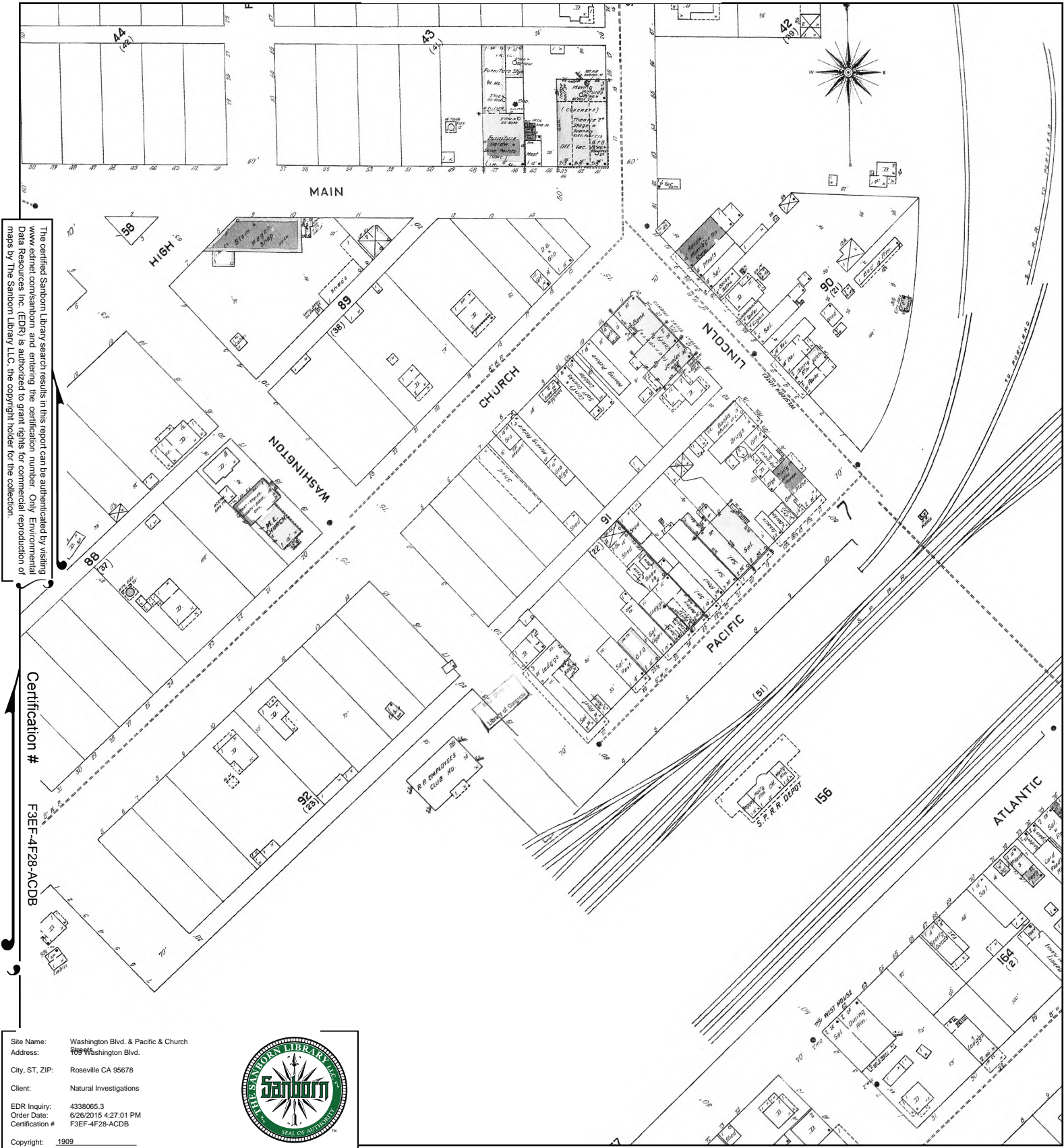
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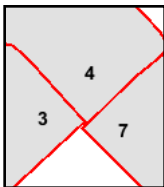
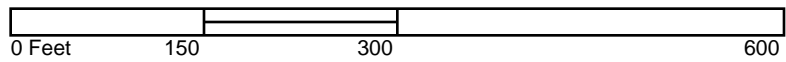
- Volume 1, Sheet 7
- Volume 1, Sheet 8
- Volume 1, Sheet 13



1909 Certified Sanborn Map



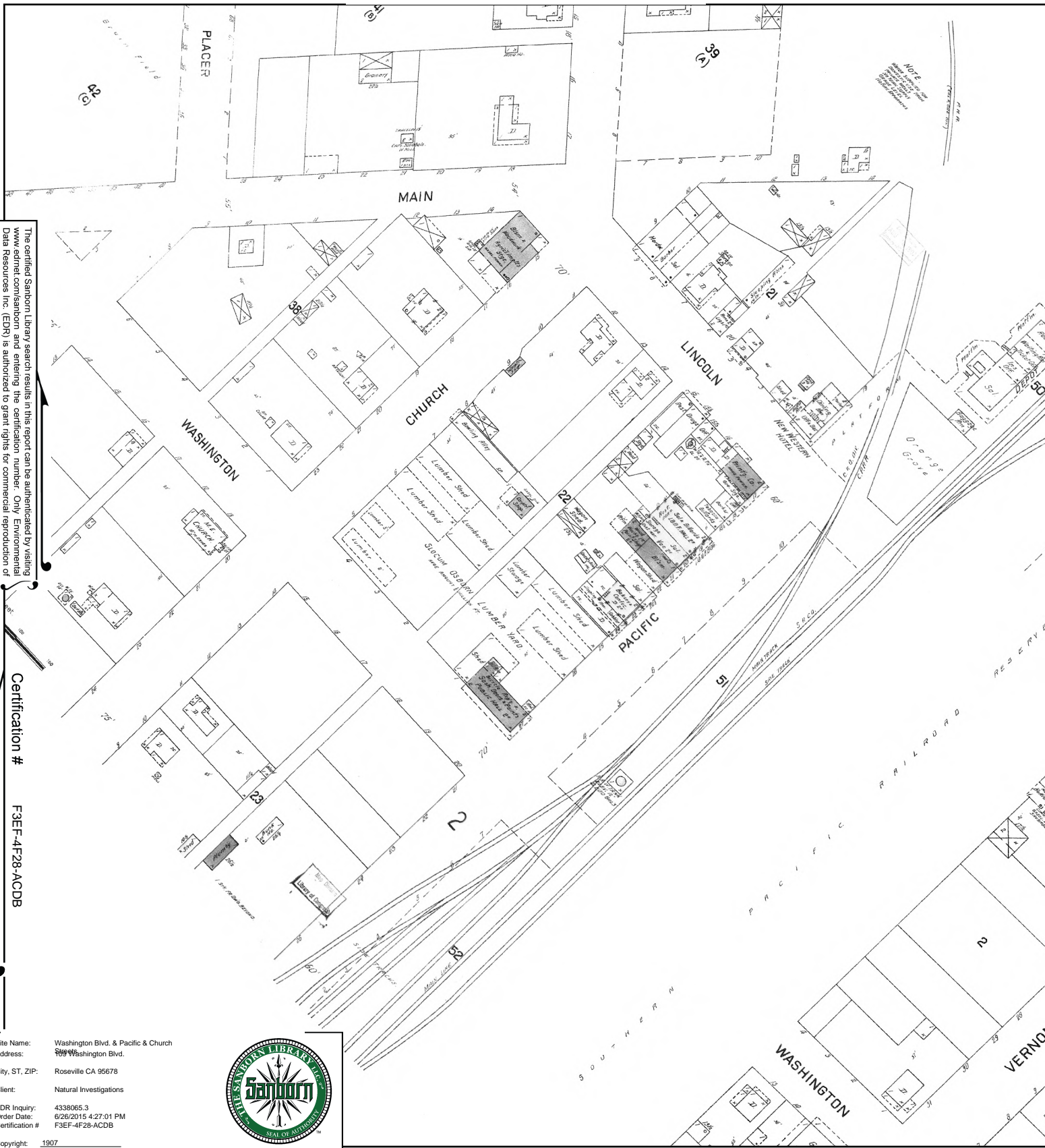
This Certified Sanborn Map combines the following sheets. Outlined areas indicate map sheets within the collection.



- Volume 1, Sheet 3
- Volume 1, Sheet 4
- Volume 1, Sheet 7



1907 Certified Sanborn Map



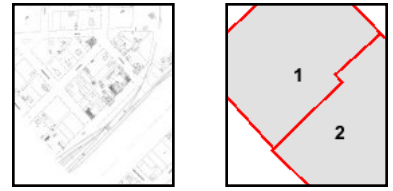
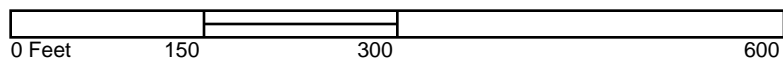
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 Address: 5109 Washington Blvd.
 City, ST, ZIP: Roseville CA 95678
 Client: Natural Investigations
 EDR Inquiry: 4338065.3
 Order Date: 6/26/2015 4:27:01 PM
 Certification #: F3EF-4F28-ACDB
 Copyright: 1907



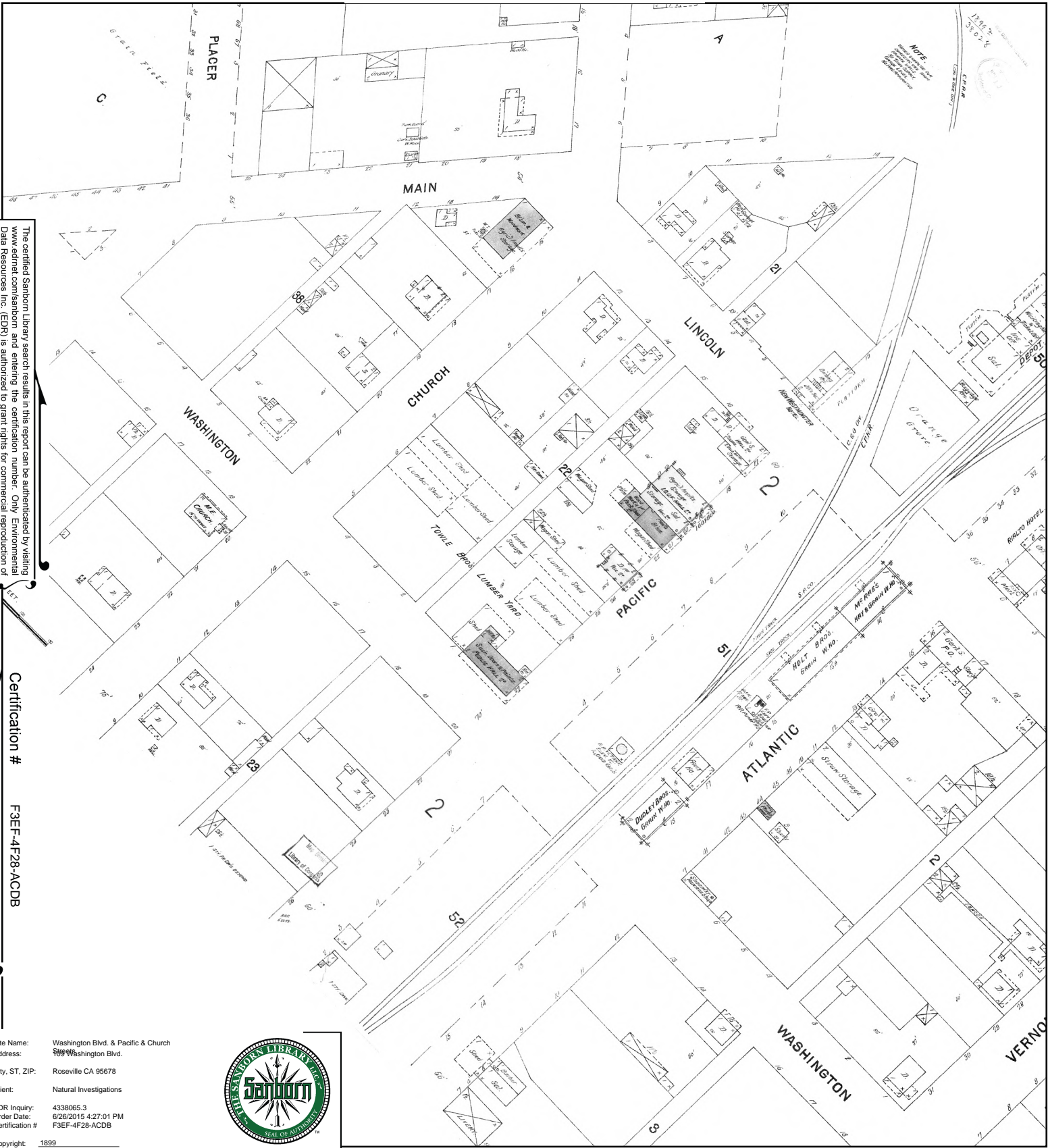
This Certified Sanborn Map combines the following sheets. Outlined areas indicate map sheets within the collection.



Volume 1, Sheet 1
 Volume 1, Sheet 2



1899 Certified Sanborn Map



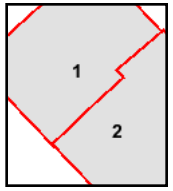
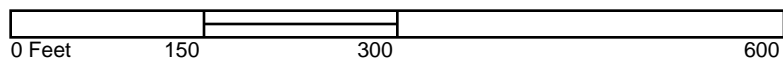
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Certification # F3EF-4F28-ACDB

Site Name: Washington Blvd. & Pacific & Church
 Address: 5100 Washington Blvd.
 City, ST, ZIP: Roseville CA 95678
 Client: Natural Investigations
 EDR Inquiry: 4338065.3
 Order Date: 6/26/2015 4:27:01 PM
 Certification # F3EF-4F28-ACDB
 Copyright: 1899



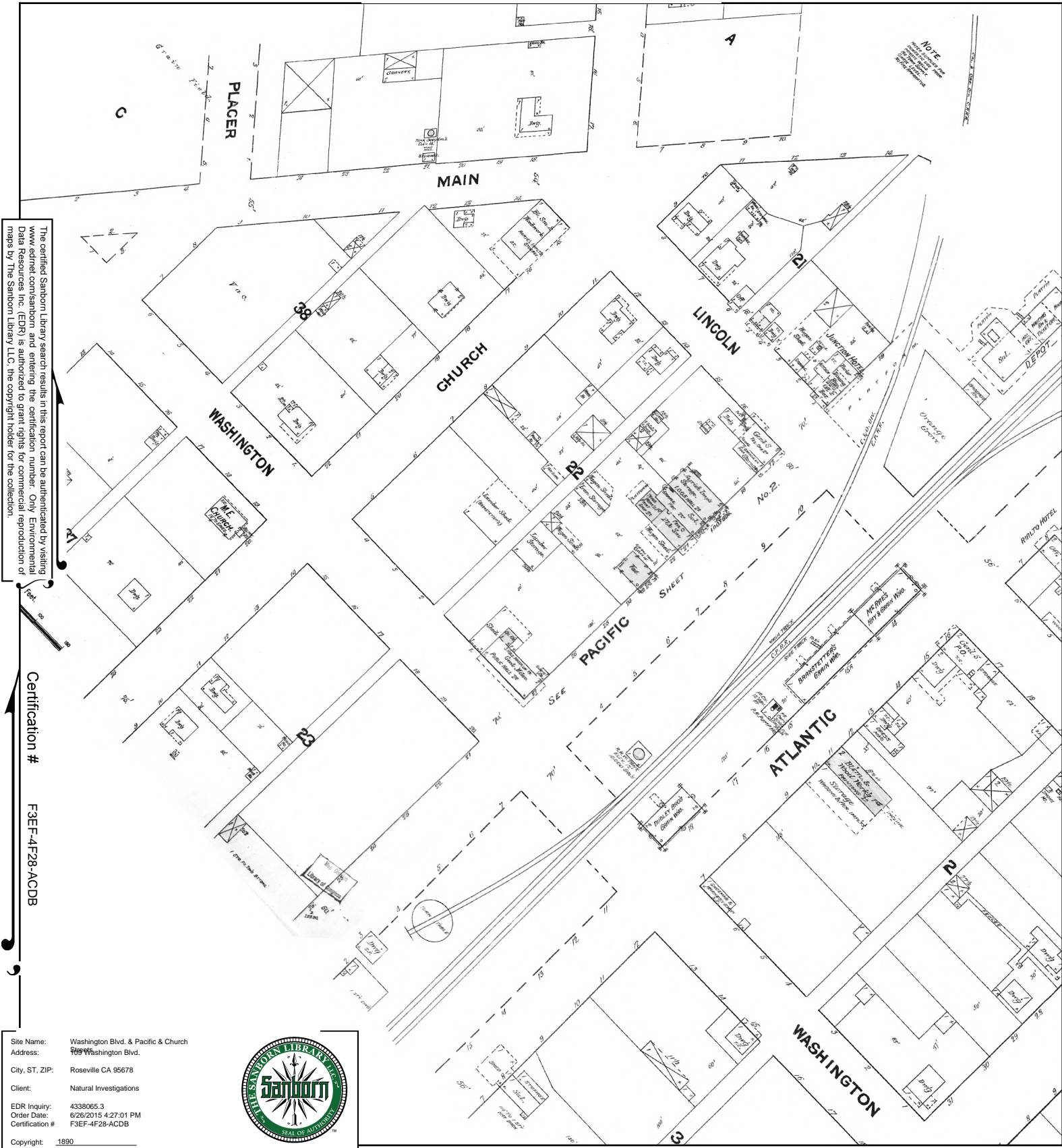
This Certified Sanborn Map combines the following sheets. Outlined areas indicate map sheets within the collection.



Volume 1, Sheet 1
 Volume 1, Sheet 2



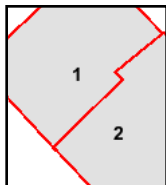
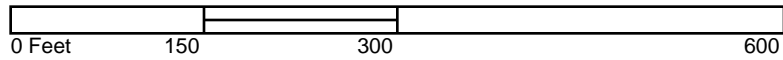
1890 Certified Sanborn Map



Site Name: Washington Blvd. & Pacific & Church
 Address: 589 Washington Blvd.
 City, ST, ZIP: Roseville CA 95678
 Client: Natural Investigations
 EDR Inquiry: 4338065.3
 Order Date: 6/26/2015 4:27:01 PM
 Certification #: F3EF-4F28-ACDB
 Copyright: 1890



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Volume 1, Sheet 1
 Volume 1, Sheet 2




1884 Certified Sanborn Map

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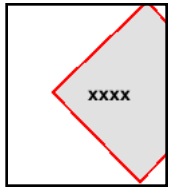
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F3EF-4F28-ACDB

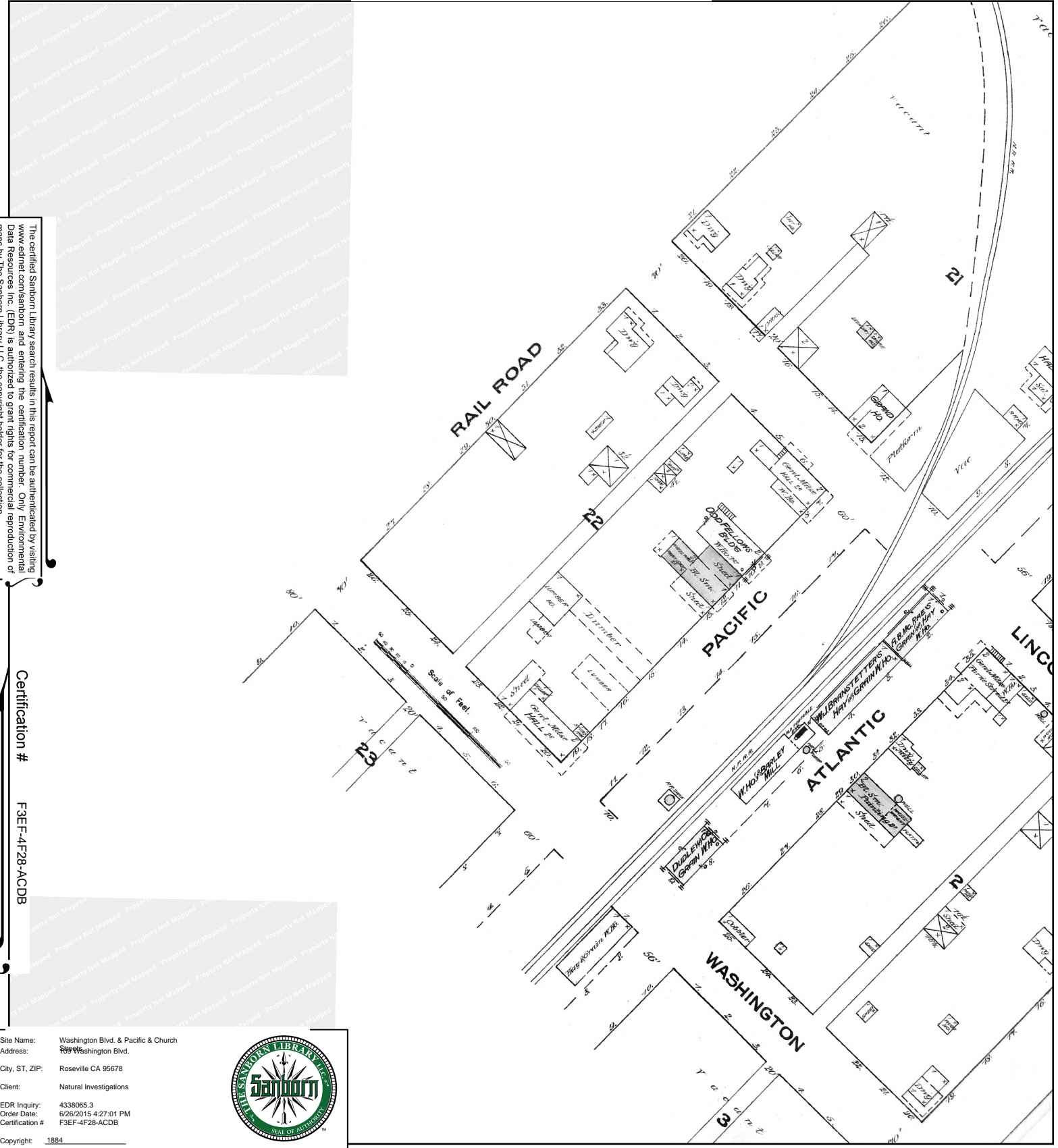
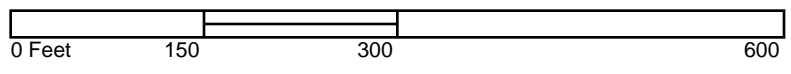
Site Name: Washington Blvd. & Pacific & Church
 Address: 5109 Washington Blvd.
 City, ST, ZIP: Roseville CA 95678
 Client: Natural Investigations
 EDR Inquiry: 4338065.3
 Order Date: 6/26/2015 4:27:01 PM
 Certification #: F3EF-4F28-ACDB
 Copyright: 1884



This Certified Sanborn Map combines the following sheets. Outlined areas indicate map sheets within the collection.



Volume 1, Sheet xxxx



Washington Blvd. & Pacific & Church Streets

109 Washington Blvd.
Roseville, CA 95678

Inquiry Number: 4338065.5
June 30, 2015

The EDR-City Directory Image Report

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SECTION

Executive Summary

Findings

City Directory Images

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with any questions or comments.

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EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Report is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Report includes a search of available city directory data at 5 year intervals.

RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. A check mark indicates where information was identified in the source and provided in this report.

<u>Year</u>	<u>Target Street</u>	<u>Cross Street</u>	<u>Source</u>
2013	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cole Information Services
2008	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cole Information Services
2003	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cole Information Services
1999	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cole Information Services
1995	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cole Information Services
1992	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cole Information Services
1990	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Haines Criss-Cross Directory
1986	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Haines Criss-Cross Directory
1981	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Haines Criss-Cross Directory
1977	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Haines Criss-Cross Directory

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FINDINGS

TARGET PROPERTY STREET

109 Washington Blvd.
Roseville, CA 95678

<u>Year</u>	<u>CD Image</u>	<u>Source</u>
-------------	-----------------	---------------

CHURCH ST

2013	pg A2	Cole Information Services
2008	pg A5	Cole Information Services
2003	pg A7	Cole Information Services
1999	pg A9	Cole Information Services
1995	pg A11	Cole Information Services
1992	pg A13	Cole Information Services
1990	pg A15	Haines Criss-Cross Directory
1986	pg A18	Haines Criss-Cross Directory
1986	pg A19	Haines Criss-Cross Directory
1981	pg A22	Haines Criss-Cross Directory
1981	pg A23	Haines Criss-Cross Directory
1977	pg A24	Haines Criss-Cross Directory
1977	pg A25	Haines Criss-Cross Directory

LINCOLN ST

2013	pg A4	Cole Information Services	
2008	pg A6	Cole Information Services	
2003	pg A8	Cole Information Services	
1999	pg A10	Cole Information Services	
1995	pg A12	Cole Information Services	
1992	pg A14	Cole Information Services	
1990	pg A16	Haines Criss-Cross Directory	
1990	pg A17	Haines Criss-Cross Directory	
1986	pg A20	Haines Criss-Cross Directory	
1986	pg A21	Haines Criss-Cross Directory	
1981	-	Haines Criss-Cross Directory	Target and Adjoining not listed in Source
1977	-	Haines Criss-Cross Directory	Target and Adjoining not listed in Source

FINDINGS

CROSS STREETS

No Cross Streets Identified

City Directory Images

CHURCH ST 2013

1	TOWING
104	ACHIEVEMENT SPORTS HYPNOTHERAPY ALTERATIONS & MORE FIDELITY GROUP LLC WINMARK ZAPNRG
106	BACKSTREET SALON DIGISTREAM INVESTIGATIONS INTERNATIONAL BROTHERHOOD OF ELECTRI L N CRAIG CONSTRUCTION INC NEXT LEVEL MARKETING VISITING ANGELS WINMARK AUTHORIZED AGENT GROUP INC
108	C D REAL ESTATE SIGNS & SUPPLIES INC CARLOS SILVER
111	OWL CLUB THE
117	1ST ALLIED MORTGAGE JENSEN ROY A EA ODYSSEY FINANCIAL GROUP RIVER CITY HOME SALES
119	TROCADERO THE
120	LEGACY BENEFITS & INSURANCE NORCAL MMA
121	IRON DRAGON MARTIAL ARTS INSTITUTE STUDIO C THE GARAGE HAIR & SKIN LOUNG
127	BLAKEMORE CONSTRUCTION COMMITTEE TO ELECT DAN JOSEPH FOR SH FOUR EVER NAILS ONE ELEVEN MUSIC STUDIOS
129	EASLEY LANEY & ASSOCIATES
133	COMMUNITY RESOURCES COUNCIL
200	ALEX PADILLA BAIL BONDS BERG MARK A LAW OFFICES OF CLARKE & RUSH MECHANICAL INC COHEN ALISON L COHEN DAVID G ELVINEKREIS GREGORY J
213	RICHARD HUNTER
217	JACOB MANN
221	ZELDA HUTCHINSON
224	JOHN REIMER RAGHBIR JOHAL
227	JOHN BRAVO
228	ARMOURED PLUMBING SERVICE
229	OCCUPANT UNKNOWN
300	ENRIQUE NAVARRETE
308	DARWEN LAWSON
312	DAVID PURDENCIO
324	B & F DISTRUBUTING

CHURCH ST 2013 (Cont'd)

341 DANIEL FOSTER
504 ANGEL GARCIA
510 CAYETANO HERNANDEZ
512 ONE STOP STOVE SHOPE
604 OCCUPANT UNKNOWN
ROUNDHOUSE DELI
TRACY LEE

LINCOLN ST 2013

310 MICHAEL RAPPORT
311 HARRINGTON HARRIS & LOMAN CONSULTING
PARENTING TIME
REALTY RESEARCH
312 SHANNON PATTY
UNIQUE IMPRESSIONS
313 A EMERGENCY LOCKSMITH
RAND OLSONAUTHORIZED AGENT FOR BLUE
314 ROSE ROOM THE
316 PHIPPS RAYMOND D GENERAL CONTRACTOR
323 BEFORE & AFTERPAGELAB
324 LAURA MILLER
MARY GRANDY
RICHARD BOUSQUET
325 HOUSE 2 HOME DESIGNS
OMAHA WOODMENWES PITTMAN
SSCENTS
326 GRACEFULLY GROWING MATERNITY
328 NANCYS MUSICA LATINA
PRETTY IN INK TATTOO
329 KENNETH GUNTHER
ROBERT PHILLIPS
TRICIA WHITE
336 PEACE OUT PIZZA
341 THE VAULT
342 PROGROOM
SILHOUETTE SALON
346 EL CHARRO TAQUERIA & BAKERY
411 OPERA HOUSE SALOON
419 MARINA GONZALEZ
423 B & M WHOLESALE DISTRIBUTORS
OCCUPANT UNKNOWN
427 KATHERINE WILLIAMS
430 OCCUPANT UNKNOWN
501 KENNTH KINYON
502 DOLORES MANRING
503 OCCUPANT UNKNOWN
506 THE LOYAL ORDER OF MOOSE
557 AMERICAN RIVER HEATING & AIR CONDITI
ROSEVILLE HISTORICAL SOCIETYCARNEGI
617 DON MORGAN
621 BENJAMIN LEV
701 MICHAEL SPEARMAN

CHURCH ST 2008

106	CAREABILITY HEALT ^H SERVICES CORP HEADROOM STUDIOS INC NATALIE VALENCIA ROSEVILLE DESIGN GROUP
109	OWL CLUB
111	OWL CLUB THE
117	JENSEN ROY A EA MAVRIC MEDICAL INC RIVER CITY HOME SALES INC
121	IRON DRAGON MARTIAL ARTS INSTITUTE
129	ROSEVILLE GUITAR WORKS
133	COMMUNITY RESOURCES COUNCIL
213	JOSEPH MCCALISTER RICHARD HUNTER
217	BEVERLY LUNG
221	ZELDA HUTCHINSON
224	ADRIAN VALDEZ OCCUPANT UNKNOWN
227	ROBERT BRAVO
229	SOCORRO CHAVEZ
300	ENRIQUE NAVARRETE
304	OCCUPANT UNKNOWN
308	DARWEN LAWSON
312	YOLANDA BARRON
324	CLASSIC DETAIL
341	DANIEL FOSTER
504	ANTONIA GARCIA FELIPE SANCHEZ
510	JAMES BRADLEY VINCENTE BARBOSA
604	MATTHEW DEARCOS OCCUPANT UNKNOWN ROUNDHOUSE DELI

LINCOLN ST 2008

310	MICHAEL RAPPORT
313	TURN KEY CONSTRUCTION SERVICES INC
314	TROCADERO BAR TROCADERO CLUB
316	BARKER HOTEL PACOS CUSTOM UPHOLSTERY
323	HERSHEL FOLKES PAGELAB INC
326	FACCHINO PHOTOGRAPHY
328	POLIS BARBER SHOP RED LIGHT TATTOO
329	KENNETH GUNTHER KIMBERLY WRIGHT TRICIA WHITE
342	PRO GROOM
400	COMCAST CORP PUBLIC ACCESS STUDIO
411	CLARKS GABLES ROOFING
419	MARINA GONZALEZ
427	MELVIN WILLIAMS
430	OCCUPANT UNKNOWN
502	DOLORES MANRING
503	MICHAEL OTELL
506	MOOSE INTERNATIONAL INC
557	ROSEVILLE HISTORICAL SOCIETY
617	DON MORGAN
621	BENJAMIN LEV
701	OCCUPANT UNKNOWN

CHURCH ST 2003

104	ABSOLUTEBACKGR OCCUPANT UNKNOWN
106	BACKSTREET SALON DONALD SMITH JEFFREY STURGIS NATALIE VALENCIA ODYSSEY FINANCIAL GROUP P GREEN
108	CARLOS SILVER OCCUPANT UNKNOWN
109	OCCUPANT UNKNOWN
111	REN SCAMMON
117	CAPITAL STRTGY MRKTNG GROUP OCCUPANT UNKNOWN ROY A JENSEN EA
119	OLD TOWN RESTAURANT
120	AMARJEET KAHLON SECURE SOUNDS
121	IRON DRAGON MRTL ARTS INSTTT OCCUPANT UNKNOWN
127	BLAKEMORE CONSTRUCTION OCCUPANT UNKNOWN
129	OCCUPANT UNKNOWN RAY EASLEY & ASSOCS VIKS CLOCK REPAIR & JEWELRY
133	COMMUNITY RSRCS CNCL OCCUPANT UNKNOWN
213	OCCUPANT UNKNOWN
217	BEVERLY LUNG
221	ZELDA HUTCHINSON
227	ALYSSA BRAVO
228	ARMOURED DRAIN SERVICE ARMOURED PLUMBING & DRN SRVC STEVEN LUTZ
229	JESUS CHAVEZ
304	RUBEN NEGRETE
308	OCCUPANT UNKNOWN
312	YOLANDA BARRON
320	ENGLAND CABINETRY RONALD COMSTOCK
324	OCCUPANT UNKNOWN
504	OCCUPANT UNKNOWN
510	CAYETANO HERNANDEZ
512	RICARDO CAMPOS TERESA SANCHEZ
604	MATTHEW DEARCOS OCCUPANT UNKNOWN ROUNDHOUSE DELI

LINCOLN ST 2003

311	GE FINANCIAL ASSURANCE LIFEWAVE INC OCCUPANT UNKNOWN PERFORMANCE IMPROVEMENT NTRK
312	SHANNONS INTERIORS SHANNONS INTRR PATTY SHNN
313	OCCUPANT UNKNOWN OLSON CODY INSURANCE SERVICE OLSON FINANCIAL SERVICES
316	BARKET HOTEL RAYMOND PHIPPS
318	GEORGES BARBER SHOP OCCUPANT UNKNOWN
322	BJS BABES A SEELEY DOLL STD
323	FAMILY CO OCCUPANT UNKNOWN ROSEVILLE FAMILY COOP PROJECT
332	GREAT AMERICAN MORTGAGE JAMES BROWN
336	AAA CNSTRCTN & ELCTRCL SRVC
340	BEVERLY CARRILLO
342	E & V RAILROAD & SPORTS ITEMS E & V RAILROAD & TEE SHIRTS
400	AT & T BROADBAND
411	GREAT AMERICAN LOAN CORP JEREMY NOLAND
413	PRO GROOM
419	MARINA GONZALEZ
423	OCCUPANT UNKNOWN
427	KATHERINE ALVERSON
430	OCCUPANT UNKNOWN
501	ANGEL CASTO
502	DOLORES MANRING
503	OCCUPANT UNKNOWN
506	LOYAL ORDER OF MOOSE OCCUPANT UNKNOWN
617	ANTHONY SANDOVAL
621	BENJAMIN LEV

CHURCH ST 1999

104	BOLDER GRAPHICS SPIDERWEB
106	C & L DISPOSAL COMPU CARE INTERNATIONAL BRTHD OF ELECTRL WORKERS LCL UN 2371 OAK CREEK COUNSELING CENTER ROSEVILLE DESIGN GROUP
108	CARLOS SILVER
109	OWL CLUB ALE HOUSE
111	OCCUPANT UNKNOWN
117	ROSEVILLE PRINTING SERVICES
119	OLD TOWN RESTAURANT
120	BODY EMPORIUM INCORPORATED FEATHER RIVER 75 SECURE SOUNDS
121	IRON DRAGON MARTIAL ARTS INSTITUTE
127	BLAKEMORE CONSTRUCTION OCCUPANT UNKNOWN
129	EASLEY & ASSOCIATES REYES DAN JEWELRY REPAIR
133	COMMUNITY RESOURCES COUNCIL INCORPORATED
213	HUNTERS FOOTWEAR LIQUIDATORS RICHARD HUNTER
221	ZELDA HUTCHINSON
224	BALJEET JOHAL JOHN REIMER
227	ROBERTO BRAVO
228	ARMOURED DRAIN SERVICE
300	ENRIQUE NAVARRETE
308	DARWEN LAWSON OCCUPANT UNKNOWN
312	DAVID PURDENCIO
320	COMSTOCK WOOD INDUSTRIES
324	CLASSIC SYSTEMS
341	DANIEL FOSTER
504	FELIPE SANCHEZ JUAN GARCIA
510	CAYETANO HERNANDEZ VINCENTE BARBOSA
512	OCCUPANT UNKNOWN
604	MATTHEW DEARCOS ROUNDHOUSE DELI

LINCOLN ST 1999

309	MCKEE TOM INSURANCE & INVESTMENTS
310	MICHAEL RAPPORT
311	RISING SUN TECHNOLOGIES
312	CRYSTAL FLOORS FLOORS TO GO
313	OLSON CODY INSURANCE SERVICE OLSON FINANCIAL SERVICES RAND OLSON AUTHORIZED AGNT FOR BLUE CR OF CALIFOR RAND OLSON FINANCIAL & INSURANCE SERVICES
316	PHIPPS RAYMOND D GENL CONTRACTOR
318	GEORGES BARBER SHOP
325	S SCENTS
327	INSTALLATIONS UNLIMITED INCORPORATED
329	KENNETH GUNTHER KIMBERLY WRIGHT SUSAN EDDY TRICIA WHITE
336	AAA CONSTRUCTION & ELECTRICAL SERVICE
340	DECOES ANTIQUES & COLLECTABLES
346	BIG WHEEL DISCOUNT GROCERIES
400	JONES INTERCABLE INCORPORATED PUBLIC ACCESS STUDIO
413	PRO GROOM
419	MARINA GONZALEZ
427	KATHERINE WILLIAMS
502	DOLORES MANRING
503	MICHAEL OTELL
506	LOYAL ORDER OF MOOSE
557	CARNEGIE MUSEUM ROSEVILLE HISTORICAL SOCIETY CARNEGIE MUSEUM
617	DON MORGAN OCCUPANT UNKNOWN
621	BENJAMIN LEV

CHURCH ST 1995

- 106 A & B CYCLE CTR
C & L DISPOSAL
GREEN, P A
OAK CREEK COUNSELING CTR
- 108 CARLOS SILVER
- 109 OWL CLUB ANTIQUES
- 111 WILSON, RALPH
- 117 ROSEVILLE PRINTING CO
- 119 OLD TOWN RESTAURANT
- 120 FRY, CHUCK
- 121 IRON DRAGON MARTIAL ARTS
- 129 EASLEY & ASSOC
- 213 HUNTERS FOOTWEAR LIQUIDATORS
- 221 HUTCHINSON, ZELDA B
- 224 HERRERA, M
- 227 LOKEY, JOHN
- 229 OCCUPANT UNKNOWNN
- 308 OCCUPANT UNKNOWNN
- 320 SIERRA VALLEY FIRE PROTECTION
- 324 HERB ROBINSON CONSTRUCTION
UGLY TRUCKS WELDING
- 510 HERNANDEZ, BLANCA A
- 512 GUZMAN, ROBERT A
- 604 DALATRI, WILLIAM D
ROUNDHOUSE DELI

LINCOLN ST 1995

313	OLSON, J R TOM MC KEE INSURANCE
314	TROCADERO
316	OCCUPANT UNKNOWNN PHIPPS CONSTRUCTION
318	GEORGES BARBER SHOP
320	OCCUPANT UNKNOWNN
322	BILLS TAXI
324	SNYDER, JUDITH
325	OCCUPANT UNKNOWNN SHARON W ROBINSON SHARON WALLACE WALLACE S ROBINSON
327	INSTALLATIONS UNLIMITED INC
329	BURCH, PAT
332	OCCUPANT UNKNOWNN
340	OCCUPANT UNKNOWNN
341	FURNITURE BANK PETTICOAT JUNCTION & APPAREL
400	JONES INTERCABLE INC
413	PRO GROOM
427	ALVERSON, K G
430	MANRING, DOLORES
502	MANRING, PEARL G
506	LOYAL ORDER OF MOOSE
701	MONTGOMERY, JACK F

CHURCH ST 1992

104 INSTALLATNS UNLTD
106 A&B CYCLE CENTER
C&L DISPOSAL
GARINO KEN TRUCKING
GREAT AMER SPORTS
OAK CREEK CNSLG CTR
108 CARLOS, SILVER
111 WILSON, RALPH
117 ROSVL PRINTING CO
119 OLD TOWN RESTAURANT
121 ROSVL SCREEN ARTS
129 EASLEY&ASSOCIATES
133 COMNTY MINISTRY SRV
213 HUNTERS FOOTWEAR
221 HUTCHINSON, ZELDA B
224 NUNEZ, ENRIQUE
229 JUAREZ, SERGIO
308 OCHOA, BENITO
315 SOUTHRN PAC MCHNCL
320 SIERRA VLY FIRE CO
324 ROBINSON HERB CONST
604 ROUNDHOUSE DELI



-

LINCOLN ST 1992

- 309 CIRCLE JL GALLERY
- 311 AURAND
- 312 TOWNE HOUSE UPHLTRY
- 313 DIXON DAVID DC
DIXON, DAVID
- 314 TROCADERO
- 316 PHIPPS, RAYMOND D
- 318 GEORGES BARBER SHOP
- 322 BILLS BAIT&TACKLE
TAXI BILL
- 323 GOLD NUGGET CREATNS
- 340 MUD PIE THE
- 341 FURNITURE BANK THE
- 400 ROSVL CTY MGR CABLE
- 413 PRO GROOM
- 502 MANRING, D M
- 506 LOYAL ORDER MOOSE
- 557 ROSVL HISTORCL SOC
- 701 MONTGOMERY, JACK F

CHURCH ST 1990

CHURCH 95678

ROSEVILLE

104	★ROSEVL HOME APPLNC	786-7681	7
106	★SALEM KROEGER INC	784-7222	+0
	A★A R S INC	786-8558	9
	A★C&L DISPOSAL	786-0572	6
	A★W J B DISPOSAL	784-1013	+0
	A★WESTRN WASTE MNG	786-5454	+0
108	CARLOS Silver	782-2617	9
109	★OWL CLUB	782-9547	
111	GEE George	783-3183	2
117	★CREATIVE GRAPHICS	786-2214	+0
	★ROSEVL PRINTING CO	783-3571	
119	★OLD TOWN RESTAURANT	786-8790	3
120	★JUNCTION CITY MRKT	782-3515	7
121	★STUDIO C	782-4747	8
121½	TODD Billie Sue	784-2405	+0
127	XXXX	00	
129	★EASLEY&ASSOCIATES	784-6884	+0
133	★COMNTY RESRCE CNCL	783-0481	9
212	XXXX	00	
213	★HUNTERS SHOE RPR SH	781-3525	+0
217	XXXX	00	
221	HUTCHINSON Zelda B	782-1894	
224	XXXX	00	
228	★A&T APPLNC SLS&SERV	783-7841	

LINCOLN ST 1990

211	★ROSEVL TELE CO RES	786-6161	2
216	★R C C	786-8700	+0
	★R C C ALARM SYSTEMS	969-2000	
	★R C C BUSNS SYSTM	969-8700	
	★R C C BUSNS SYSTM	969-3939	+0
	★R T C COMMUNCTNS	969-8700	9
	★R T C COMMUNICATION	786-8700	+0
	★ROSEVILLE TELEPHONE	969-2000	8
	★ROSEVL TELE CO RTC	786-8700	+0
218	★ROSEVL TELE CO EMP	786-1260	7
221	XXXX	00	
224	★GAMAR&ASSOCIATES	781-8006	6
	★GAMAR&ASSOCIATES	969-1080	6
	★R C C CELLULAR	969-8700	
227	XXXX	00	
244	XXXX	00	
250	★MILEPOST INNS	782-4013	
300	★BARKER BAR	786-9588	4
301	XXXX	00	
302	★BARKER HOTEL	786-9525	4
	BLAKELY Danl P	782-7833	9
303	★ALEXANDERS INC	786-0555	7
304	★CRYSTAL FLOORS	786-6424	6
	★CRYSTAL FLOORS	786-6436	7
307	★HEAD TO TOE ART	786-4666	8
309	★FLY FISHING SPCLTY	786-3470	+0
311	★REALTY RESEARCH	782-2141	7
312	★TOWNE HOUSE UPHLTRY	783-8002	
313	★SUNBELT GIFTS GDNCE	773-1190	+0

LINCOLN ST 1990

312	★TOWNE HOUSE UPHLTRY	783-8002	
313	★SUNBELT GIFTS GDNCE	773-1190 +0	1
314	★TROCADERO	786-9928	5 1
315	XXXX	00	1
316	PHIPPS Raymond D	782-3322	1
318	★GEORGES BARBER SHOP	786-9927	6 1
319	XXXX	00	
320	XXXX	00	
321	XXXX	00	1
322	★BILLS BAIT&TACKLE	786-9324	8
	★BILLS TAXI	782-5868	8 1
	★TAXI BILL	782-5868	8
323	★LESLIE TIM FRIENDS	783-4412	9 1
	★SHOW STOPPERS	782-4600 +0	
324	XXXX	00	
325	XXXX	00	
327	XXXX	00	
329	XXXX	00	
340	★MUD PIE THE	782-5333	1
341	★FURNITURE BANK THE	783-8227	9
342	STEVENSON Charles	786-2746	5
346	★GALLIS LIQUOR STORE	783-3148	
400	★JONES INTERCBL INC	786-9020	9
	★ROSEVL CTY CABLE 8	786-9020	9 L
401	XXXX	00	
412	XXXX	00	
413	★PRO GROOM	782-4172	7
414	XXXX	00	
416	XXXX	00	

CHURCH ST 1986

CHURCH 95663 PENRYN

7205	BARRONS FEED	663-2591	7
	MILLSTONE FOODS INC	663-3302	8
7207	XXXX	00	
7209	SIERRA PLACR MOULDG	663-1045	+6
7217	KASHIWABARA KEN	663-3658	
7227	JOHNSON MYRON K	663-1242	+6
7237	YOSHIKAWA HIDEO	663-2341	9
7246	XXXX	00	
7247	NAKAMOTO H	663-2891	+6
7257	HIRAKAWA GEO S	663-3410	
	★ 3 BUS	7 RES	3 NEW

**CHURCH 95678
ROSEVILLE**

104	FLY FISHING SPEC	786-3470	5
106	HEAD TO TOE CSMTC	786-4666	4
A	C&L DISPOSAL	786-0572	+6
A	CHICAGO WEST PRPTRS	782-1257	1
A	SEAWELLS INSURANCE	783-7777	1
108	C D R REL EST SIGNS	781-2505	+6
109	BILLS CARDROOM	786-5744	5
	OWL CLUB	782-9547	
111	GEE GEORGE	783-3183	2

CHURCH ST 1986

..CHURCH		95678 CONT..
117	ROSEVL PRINTING	783-3571
119	OLD TOWN RESTAURANT	786-8790 3
213	FOOTWEAR RELIEF	786-3353 +6
	HUNTERS SHOE REPAIR	781-3525 +6
217	XXXX	00
221	HUTCHINSON ZELDA B	782-1894
224	XXXX	00
228	A&T APPLNC SLS&SERV	783-7841
229	BRAVO JOHN M	783-0148 2
300	NAVARRETE ENRIQUE M	782-4131 5
301	XXXX	00
304	JACKSON WALTER	783-8621 +6
308	XXXX	00
312	BARRON JOSE F	783-4285
315	SOUTHRN PAC MCHNCL	781-5265 +6
316	CLIFTON&SONS CABNTS	786-3555 2
324A	SUNSET MECH CONTRS	969-0102 +6
512	NOTHING FANCY	786-2838 +6
604A	ROUNDHOUSE DELI	786-9023 3
608	C GS PARTY RENTALS	786-8500 +6
	DADDY MAC T SHIRT	786-8526 4
900	S&S COML FSHG EQUIP	783-7117 +6
908	XXXX	00
1020	LELA VINCENT	783-8371
1068	XXXX	00

LINCOLN ST 1986

204	XXXX	00	
211	ROSEYL TELE OFC	786-6161	2
	ROSEYL TELEPHONE CO	786-6141	9
221	XXXX	00	
224	GAMAR&ASSOCIATES	781-8008	+8
	GAMAR&ASSOCIATES	989-1080	+8
	R C C ALARM SYSTEMS	989-2000	+8
	R T C COMMUNICATION	786-8700	+8
	R T C COMMUNICATION	989-8700	+8
227	XXXX	00	
244	R C C	786-8700	+8
250	MILEPOST INNS	782-4013	9
300	BARKER BAR	786-9588	4
301	XXXX	00	
302	BARKER HOTEL	786-9525	4
	CHAPMAN CHAS L	783-0529	+8
	LEEP MARTHA J	786-7923	+8
303	XXXX	00	
304	CRYSTAL FLOORS	786-6424	+8
307	XXXX	00	
309	XXXX	00	
312	TOWNE HOUSE UPHILTRY	783-8002	
313	XXXX	00	
314	TROCADERO	786-9928	5
315	XXXX	00	
316	PHIPPS RAYMOND D	782-3322	
318	GEORGES BARBER SHOP	786-9927	+8
319	XXXX	00	
321	XXXX	00	
323	GALTS IMPORTS	782-0636	0

LINCOLN ST 1986

313	XXXX	00
314	TROCADERO	786-9928 5
315	XXXX	00
316	PHIPPS RAYMOND D	782-3322
318	GEORGES BARBER SHOP	786-9927 +6
319	XXXX	00
321	XXXX	00
323	GALTS IMPORTS	782-0636 0
324	XXXX	00
325	FINE ARTS CONSERVATR	783-4681 +6
327	KNIT WIT	786-2683 3
329	BINON GREG S	786-5592 +6
	JENNER JOHN R	781-2406 5
331	XXXX	00
332	DONJEAN CRT&UPHOL	786-6461 4
	WARREN DRAPERY MFG	783-8964 +6
335	XXXX	00
340	MUD PIE THE	782-5333 1
341	XXXX	00
342	STEVENSON CHARLES	786-2746 5
346	GALLIS LIQUOR STORE	783-3148
401	XXXX	00
412	XXXX	00
413	PRESS TRIBUNE	624-1365 5
414	BILLS BAIT&TACKLE	786-8324 +6
	BILLS TAXI	782-5868 +6
	TAXI BILL	782-5868 +6
501	KIDDER ED	782-8381 0
502	MANRING C V	783-3952
503	XXXX	00

CHURCH ST 1981

CHURCH 95678

ROSEVILLE

104	NEILS DRAPER	782-5419	0
106	ROSSIS GIFTS&CLCTBL	786-2696	+ 1
A	CHICAGO WEST PRPTRS	782-1257	+ 1
A	SEAWELLS INSURANCE	783-7777	+ 1
108	JUNCTION CITY SLN	782-9755	9
109	OWL CLUB	782-9547	
111	XXXX	00	
117	ROSEVL PRINTING	783-3571	
119	OLD TOWN SALOON	782-9152	0
120	XXXX	00	
121	ALCOHOLISM INF CNTR	782-3737	7
	FELD WM C	783-5669	0
	SIERRA CNCL ALCHLSM	782-3737	9
127	PLACER CO CONCILIO	783-0481	8
	V A C O P	782-1289	+ 1
212	XXXX	00	
213	HUNTER RICHARD A	782-1559	9
217	XXXX	00	
221	HUTCHINSON ZELDA B	782-1894	2
224B	HOLBROOK D	782-7927	0
228	A&T APPLNC SLS&SERV	783-7841	
300	XXXX	00	
301	XXXX	00	
308	MORALES ANTONIO	782-8574	0
312	BARRON JOSE F	783-4285	5
315	XXXX	00	
316	MIKAELSEN ENTERPRS	782-7588	+ 1
512	ALIDAS GIFTS&IMPORT	786-6465	+ 1



CHURCH ST 1981

	308	MORALES ANTONIO	782-8574	0
	312	BARRON JOSE F	783-4285	5
	315	XXXX	00	
	316	MIKAELSEN ENTERPRS	782-7588	+1
	512	ALIDAS GIFTS&IMPORT	786-6465	+1
		FERRARO CURTIS R	786-6065	+1
	512½	WOOD MILL BAIT&TCKL	786-7615	+1
	604	ROUNDHOUSE DELI	782-9991	0
	608	SUNSET MCHNCL CONTR	969-0102	+1
	A	SUNSET MCHNCL CONTR	782-0611	+1
	616	AL&BILL MOTORS	782-2848	
	900	S&S CMRCL FSHG EQUIP	782-2535	+1
	908	XXXX	00	
1	1020	LELA VINCENT	783-8371	
9	1020½	WHITE JOS W	783-5003	0
5	1068	HURTT MEL L	782-3235	+1
5	1106	SPEARS JAYLENE A	786-7139	+1
	1108	XXXX	00	
4	1110	XXXX	00	
0	1122	APOSTOLIDES O	783-5358	9
1	1306	LEWIS C A	782-2469	
		LEWIS WELDING WORKS	782-2469	
7	1307	HAMBY TED	782-2812	9
	1312	ROSEVL SHEET METAL	782-1201	9
0	1325	XXXX	00	
	1342	XXXX	00	
	1400	XXXX	00	
	1401	PRODUCERS LIVESTOCK	782-9523	9
		PRODUCERS LIVESTOCK	782-3225	9
		ROSEVL LVSTCK ACTN	782-2103	+1
	1406	CARMANNS AFRDL CRPT	782-1188	9
	NO #	AUCTION FEED SUPPLY	783-3646	

CHURCH ST 1977

CHURCH 95678 ROSEVILLE

104	XXXX	00
106	XXXX	00
108	XXXX	00
109*	OWL CLUB	782-9547
111	GEE GEORGE	783-3183
	*NEW CHINA CAFE	783-3183
117*	INSTANT PRINTING	783-3571 4
	*ROSEVL PRINTING	783-3571
119*	OL HOMS PIZZA PARLR	782-2925 6
120	XXXX	00
121*	ALCOHOLISM INF CNTR	782-3737+7
	*PLACER CO CONCILIC	783-0481 3
127	XXXX	00
212B	MANN MELODY L	783-4681+7
217	JORDAN LINDA L	782-5784+7
221	HUTCHINSON ZELDA B	782-1894 2
224	XXXX	00
228*	A&T APPLNC SLS&SERV	783-7841
301	XXXX	00
312	BARRON JOSE F	783-4285 5
	PEREZ LUIS V	783-3800 5
312/	VERGARA JOSE LUIS	782-7385+7
315	XXXX	00
510/	BARBOSA VICENTE A	782-6482 6

CHURCH ST 1977

224	XXXX	00
228	*A&T APPLNC SLS&SERV	783-7841
301	XXXX	00
312	BARRON JOSE F	783-4285 5
	PEREZ LUIS V	783-3800 5
312	/VERGARA JOSE LUIS	782-7385+7
315	XXXX	00
510	/BARBOSA VICENTE A	782-6482 6
604	IWASAKI ROBERT K	783-4277+7
608	*MON FEL IND INC	966-0994+7
	*WRIGHT STEVE HEATNG	782-2535 5
616	*ALE&BILL MOTORS	782-2848
720	XXXX	00
908	XXXX	00
1020	LEA VINCENT	783-8371
1106	GONZALES SANTIAGO L	782-1475
1108	XXXX	00
1110	XXXX	00
1122	APOSTOLIDES PETER	783-5358 2
1306	LEWIS C A	782-2469
	*LEWIS WELDING WORKS	782-2469
1307	XXXX	00
1325	BRADSHAW DAVID	783-3050+7
1342	ORTIZ ANTONIA D	783-7271 6
1400	SNOW MARICN M	782-5124+7
NO #	*AUCTION FEED SUPPLY	783-3646 1
NO #	*CALIF LIVSTCK MRKTG	782-3225 6
NO #	*CALIF LVSTK OFC	782-2103+7

14.4. SITE PHOTOGRAPHS















14.5. INTERVIEW DOCUMENTATION

Hazards / Hazardous Substances Questionnaire



Natural
Investigations
Company

HAZARDOUS SUBSTANCES QUESTIONNAIRE FOR AN ENVIRONMENTAL SITE ASSESSMENT

This questionnaire is provided as part of a customary practice for conducting an Environmental Site Assessment on a specific parcel of real estate, and response to this questionnaire is voluntary. The objective of this questionnaire is to obtain information regarding the presence or likely presence of any hazards, hazardous substances, or petroleum products on the subject property that may present a material risk of harm to public health or to the environment. Information provided by this questionnaire will be used to identify any recognized environmental conditions existing on the Property, and to determine if additional site investigation is necessary. Please respond to the best of your ability. Please describe reasons for any affirmative answers in the spaces provided or on the back of this paper.

Property Address: Parcels bound by Washington Blvd., Pacific Street, and Church Street
Assessor Parcel Number: 012-200-001, 002, 014, 015, 016, 017, 022, 023, 024, 025

Your Name: Mat Eland
 Company (if operated on Property): Pacific Housing, Inc.
 Mailing Address: 2115 J St #201 Sacramento, CA 95816
 Phone: 916-638-5200
 Relationship to Property: Purchaser
 (Landowner, Lessee, Occupant, Facility Manager, custodial, etc.)

Question	Circle Answer		
	Yes	No	Unknown
Currently, is this Property used for an industrial purpose? <small>space to write explanatory notes</small>		<input checked="" type="radio"/>	<input type="radio"/>
Currently, is any adjoining property used for an industrial purpose?		<input checked="" type="radio"/>	<input type="radio"/>
In the past, did you ever observe, or have prior knowledge, that this Property was used for an industrial purpose?	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>
In the past, did you ever observe or have prior knowledge that an adjoining property was used for an industrial purpose?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Currently, is this Property used as a gasoline station, auto repair facility, dry cleaning facility, photo development lab, junkyard, landfill, or a waste handling (treatment, storage, processing, or recycling) facility?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Currently, is any adjoining property used as a gasoline station, auto repair facility, dry cleaning facility, photo development lab, junkyard, landfill, or a waste handling facility?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>

In the past, did you ever observe or have prior knowledge that this Property was used as a gasoline station, auto repair facility, dry cleaning facility, photo development lab, junkyard, landfill, or a waste handling facility? <small>space to write explanatory notes</small>	Yes	No	Unknown
In the past, did you ever observe or have prior knowledge that that any adjoining property was used as a gasoline station, auto repair facility, dry cleaning facility, photo development lab, junkyard, landfill, or a waste handling facility?	Yes	No	Unknown
Currently, are any hazardous materials used or stored at this Property (such as automotive batteries, or containers of pesticides, paints, or chemicals greater than 5 gallons in size)?	Yes	No	Unknown
In the past, did you ever observe or have prior knowledge that that any hazardous materials were used or stored at this Property?	Yes	No	Unknown
Have you ever been informed of the past existence of hazardous substances or petroleum products on the Property or any facility located on the Property?	Yes	No	Unknown
Did you observe evidence, or do you have any prior knowledge, that any hazardous substances, petroleum products, automotive tires or batteries, or other waste materials have been dumped, buried, or burned on the Property?	Yes	No	Unknown
Currently, are any industrial drums (typically 55-gallon or 208-liter in size) or sacks of chemicals located on this Property?	Yes	No	Unknown
In the past, did you ever observe or have prior knowledge that any industrial drums or sacks of chemicals were located on this Property?	Yes	No	Unknown
Currently, are there any storage tanks (above ground or underground) located on the Property?	Yes	No	Unknown
In the past, did you ever observe or have prior knowledge of storage tanks on the Property?	Yes	No	Unknown
Currently, are there any vent pipes, fill pipes, or access ways connected to any structure located on the Property?	Yes	No	Unknown
In the past, did you ever observe or have prior knowledge of any vent pipes, fill pipes, or access ways connected to any structure located on the Property?	Yes	No	Unknown
Are there any electrical transformers, capacitors, or hydraulic equipment on the Property?	Yes	No	Unknown
Did you observe evidence or do you have any prior knowledge of polychlorinated biphenyls (PCB)-containing equipment on the property?	Yes	No	Unknown

Did you observe evidence, or do you have any prior knowledge, that fill dirt has been brought onto the Property that originated from a contaminated site or from an unknown origin? <small>space to write explanatory notes</small>	Yes	No	Unknown
Currently, are any pits, ponds, or lagoons located on this Property that may be connected to waste treatment or waste disposal activities?	Yes	No	Unknown
In the past, did you ever observe or have prior knowledge that that any pits, ponds, or lagoons were located on this Property that may be connected to waste treatment or waste disposal activities?	Yes	No	Unknown
Currently, are there any stained soils on the Property?	Yes	No	Unknown
In the past, did you ever observe or have prior knowledge of stained soils on the Property?	Yes	No	Unknown
Does the Property or any facilities on the Property discharge wastewater into a stormwater sewer system?	Yes	No	Unknown
Does the Property discharge wastewater to a septic tank?	Yes	No	Unknown
Does the Property discharge wastewater to a sanitary sewer system?	Yes	No	Unknown
Currently, are there any drains, walls, or flooring on any structure on the Property that are stained or are emitting foul odors by substances other than water?	Yes	No	Unknown
In the past, did you ever observe or have prior knowledge of any drains, walls, or flooring on any structure on the Property that were stained or emitted foul odors by substances other than water?	Yes	No	Unknown
Does the Property's water supply originate from a public water system or utility?	Yes	No	Unknown
Does the Property's water supply originate from a private well (or other non-public water source)?	Yes	No	Unknown
If the Property is served by a private well, is there any evidence of, or do you have prior knowledge, that contaminants were identified in the well or water supply or that it was designated as contaminated by any governmental agency?	Yes	No	Unknown
Do you have any knowledge of any environmental liens on the title or governmental notifications relating to past or recurrent violations of environmental laws with respect to the Property or any facility located on the Property?	Yes	No	Unknown

Do you know of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substance or petroleum products involving this Property? <small>space to write explanatory notes</small>	Yes	<input checked="" type="radio"/> No	Unknown
Do you know of any previous environmental studies (such as Environmental Site Assessments or Site Investigations) that have involved this Property or were performed on this Property?	<input checked="" type="radio"/> Yes	No	Unknown

I, the undersigned respondent, state that to the best of my knowledge, the preceding answers, statements, and facts are true and correct, and that no material facts have been suppressed or misstated.

Your Signature  _____

Date: 6-26-15

Please mail, fax, or email the finished questionnaire to:

G. O. Graening
Natural Investigations Company

Postal Address: 6124 Shadow Lane, Citrus Heights, CA 95621
Fax Number: (916) 848-3511
Email Address: geo@naturalinvestigations.com

If you have any questions, please call Dr. Graening at (916) 452-5442. We can fully reimburse you for any postage costs or for the reproduction of any relevant supporting documents that you submit.



Natural
Investigations
Company

HAZARDOUS SUBSTANCES QUESTIONNAIRE FOR AN ENVIRONMENTAL SITE ASSESSMENT

This questionnaire is provided as part of a customary practice for conducting an Environmental Site Assessment on a specific parcel of real estate, and response to this questionnaire is voluntary. The objective of this questionnaire is to obtain information regarding the presence or likely presence of any hazards, hazardous substances, or petroleum products on the subject property that may present a material risk of harm to public health or to the environment. Information provided by this questionnaire will be used to identify any recognized environmental conditions existing on the Property, and to determine if additional site investigation is necessary. Please respond to the best of your ability. Please describe reasons for any affirmative answers in the spaces provided or on the back of this paper.

Property Address: 127 Church Street, Roseville, CA *Answers pertain to the south*
Assessor Parcel Number: 012-200-028-000 *- Note: 105 ft ± under consideration.*

Your Name: Scott Diffenbaugh aka Plur Equity Loans
Company (if operated on Property): _____
Mailing Address: PO BOX 6014
Phone: 530-878-9860
Relationship to Property: _____
(Landowner, Lessee, Occupant, Facility Manager, custodial, etc.)

Question	Circle Answer		
	Yes	No	Unknown
Currently, is this Property used for an industrial purpose? <small>space to write explanation notes</small>	Yes	<input checked="" type="radio"/> No	Unknown
Currently, is any adjoining property used for an industrial purpose?	Yes	<input checked="" type="radio"/> No	Unknown
In the past, did you ever observe, or have prior knowledge, that this Property was used for an industrial purpose?	Yes	<input checked="" type="radio"/> No	Unknown
In the past, did you ever observe or have prior knowledge that an adjoining property was used for an industrial purpose?	Yes	<input checked="" type="radio"/> No	Unknown
Currently, is this Property used as a gasoline station, auto repair facility, dry cleaning facility, photo development lab, junkyard, landfill, or a waste handling (treatment, storage, processing, or recycling) facility?	Yes	<input checked="" type="radio"/> No	Unknown
Currently, is any adjoining property used as a gasoline station, auto repair facility, dry cleaning facility, photo development lab, junkyard, landfill, or a waste handling facility?	Yes	<input checked="" type="radio"/> No	Unknown

In the past, did you ever observe or have prior knowledge that this Property was used as a gasoline station, auto repair facility, dry cleaning facility, photo development lab, junkyard, landfill, or a waste handling facility?	Yes	<input checked="" type="radio"/> No	Unknown
<small>space to write explanatory notes</small>			
In the past, did you ever observe or have prior knowledge that that any adjoining property was used as a gasoline station, auto repair facility, dry cleaning facility, photo development lab, junkyard, landfill, or a waste handling facility?	Yes	<input checked="" type="radio"/> No	Unknown
Currently, are any hazardous materials used or stored at this Property (such as automotive batteries, or containers of pesticides, paints, or chemicals greater than 5 gallons in size)?	Yes	<input checked="" type="radio"/> No	Unknown
In the past, did you ever observe or have prior knowledge that that any hazardous materials were used or stored at this Property?	<input checked="" type="radio"/> Yes	No	Unknown
	<i>See report</i>		
Have you ever been informed of the past existence of hazardous substances or petroleum products on the Property or any facility located on the Property?	<input checked="" type="radio"/> Yes	No	Unknown
	<i>See report</i>		
Did you observe evidence, or do you have any prior knowledge, that any hazardous substances, petroleum products, automotive tires or batteries, or other waste materials have been dumped, buried, or burned on the Property?	<input checked="" type="radio"/> Yes	No	Unknown
	<i>See report</i>		
Currently, are any industrial drums (typically 55-gallon or 208-liter in size) or sacks of chemicals located on this Property?	Yes	<input checked="" type="radio"/> No	Unknown
In the past, did you ever observe or have prior knowledge that any industrial drums or sacks of chemicals were located on this Property?	Yes	<input checked="" type="radio"/> No	Unknown
Currently, are there any storage tanks (above ground or underground) located on the Property? <i>NONE VISIBLE</i>	Yes	<input checked="" type="radio"/> No	Unknown
In the past, did you ever observe or have <u>prior knowledge</u> of storage tanks on the Property?	<input checked="" type="radio"/> Yes	No	Unknown
Currently, are there any vent pipes, fill pipes, or access ways connected to any structure located on the Property? <i>NONE VISIBLE</i>	Yes	<input checked="" type="radio"/> No	Unknown
In the past, did you ever observe or have prior knowledge of any vent pipes, fill pipes, or access ways connected to any structure located on the Property?	Yes	<input checked="" type="radio"/> No	Unknown
Are there any electrical transformers, capacitors, or hydraulic equipment on the Property?	Yes	<input checked="" type="radio"/> No	Unknown
Did you observe evidence or do you have any prior knowledge of polychlorinated biphenyls (PCB)-containing equipment on the property?	Yes	<input checked="" type="radio"/> No	Unknown

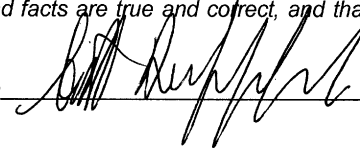
Did you observe evidence, or do you have any prior knowledge, that fill dirt has been brought onto the Property that originated from a contaminated site or from an unknown origin? <small>space to write explanatory notes</small>	Yes	<input checked="" type="radio"/> No	Unknown
Currently, are any pits, ponds, or lagoons located on this Property that may be connected to waste treatment or waste disposal activities?	Yes	<input checked="" type="radio"/> No	Unknown
In the past, did you ever observe or have prior knowledge that that any pits, ponds, or lagoons were located on this Property that may be connected to waste treatment or waste disposal activities?	Yes	<input checked="" type="radio"/> No	Unknown
Currently, are there any stained soils on the Property?	Yes	<input checked="" type="radio"/> No	Unknown
In the past, did you ever observe or have prior knowledge of stained soils on the Property?	Yes	<input checked="" type="radio"/> No	Unknown
Does the Property or any facilities on the Property discharge wastewater into a stormwater sewer system?	Yes	<input checked="" type="radio"/> No	Unknown
Does the Property discharge wastewater to a septic tank?	Yes	<input checked="" type="radio"/> No	Unknown
Does the Property discharge wastewater to a sanitary sewer system?	Yes	<input checked="" type="radio"/> No	Unknown
Currently, are there any drains, walls, or flooring on any structure on the Property that are stained or are emitting foul odors by substances other than water?	Yes	<input checked="" type="radio"/> No	Unknown
In the past, did you ever observe or have prior knowledge of any drains, walls, or flooring on any structure on the Property that were stained or emitted foul odors by substances other than water?	Yes	<input checked="" type="radio"/> No	Unknown
Does the Property's water supply originate from a public water system or utility?	<input checked="" type="radio"/> Yes	No	Unknown
Does the Property's water supply originate from a private well (or other non-public water source)?	Yes	<input checked="" type="radio"/> No	Unknown
If the Property is served by a private well, is there any evidence of, or do you have prior knowledge, that contaminants were identified in the well or water supply or that it was designated as contaminated by any governmental agency?	Yes	No	Unknown
Do you have any knowledge of any environmental liens on the title or governmental notifications relating to past or recurrent violations of environmental laws with respect to the Property or any facility located on the Property?	<input checked="" type="radio"/> Yes	No	Unknown
		<i>See report</i>	

Your Initials _____

Do you know of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substance or petroleum products involving this Property?	Yes	<input checked="" type="radio"/> No	Unknown
Do you know of any previous environmental studies (such as Environmental Site Assessments or Site Investigations) that have involved this Property or were performed on this Property?	<input checked="" type="radio"/> Yes	No	Unknown

see report

I, the undersigned respondent, state that to the best of my knowledge, the preceding answers, statements, and facts are true and correct, and that no material facts have been suppressed or misstated.

Your Signature 

Date: 1/8/16

Please mail, fax, or email the finished questionnaire to:

G. O. Graening
Natural Investigations Company

Postal Address: 6124 Shadow Lane, Citrus Heights, CA 95621
Fax Number: (916) 848-3511
Email Address: geo@naturalinvestigations.com

If you have any questions, please call Dr. Graening at (916) 452-5442. We can fully reimburse you for any postage costs or for the reproduction of any relevant supporting documents that you submit.

14.6. VAPOR ENCROACHMENT SCREENING

EDR's Vapor Encroachment Application Results

Washington Blvd. & Pacific & Church Streets

109 Washington Blvd.

Roseville, CA 95678

Inquiry Number: 4338065.6s

July 6, 2015

EDR Vapor Encroachment Screen

Prepared using EDR's Vapor Encroachment Worksheet

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Primary Map	2
Secondary Map	3
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Map Findings	5
Record Sources and Currency	GR-1

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

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The EDR Vapor Encroachment Worksheet enables EDR's customers to make certain online modifications that effects maps, text and calculations contained in this Report. As a result, maps, text and calculations contained in this Report may have been so modified. EDR has not taken any action to verify any such modifications, and this report and the findings set forth herein must be read in light of this fact. Environmental Data Resources shall not be responsible for any customer's decision to include or not include in any final report any records determined to be within the relevant minimum search distances.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of the ASTM Standard Practice for Assessment of Vapor Encroachment into Structures on Property Involved in Real Estate Transactions (E 2600-10).

STANDARD ENVIRONMENTAL RECORDS	Maximum Search Distance*	Summary		
		property	1/10	1/10 - 1/3
Federal NPL	0.333	0	0	0
Federal CERCLIS	0.333	0	0	0
Federal RCRA CORRACTS facilities list	0.333	0	0	0
Federal RCRA TSD facilities list	0.333	0	0	0
Federal RCRA generators list	property	0	-	-
Federal institutional controls / engineering controls registries	0.333	0	0	0
Federal ERNS list	property	0	-	-
State and tribal - equivalent NPL	0.333	0	0	0
State and tribal - equivalent CERCLIS	0.333	0	0	3
State and tribal landfill / solid waste disposal	0.333	0	0	0
State and tribal leaking storage tank lists	0.333	0	5	9
State and tribal registered storage tank lists	property	0	-	-
State and tribal institutional control / engineering control registries	not searched	-	-	-
State and tribal voluntary cleanup sites	0.333	0	0	0
State and tribal Brownfields sites	not searched	-	-	-
Other Standard Environmental Records	0.333	0	1	9
HISTORICAL USE RECORDS				
Former manufactured Gas Plants	0.333	0	0	0
Historical Gas Stations	0.25	0	0	8
Historical Dry Cleaners	0.25	0	0	1
Exclusive Recovered Govt. Archives	property	0	-	-

*Each category may include several separate databases, each having a different search distance. For each category, the table reports the maximum search distance applied. See the section 'Record Sources and Currency' for information on individual databases.

EXECUTIVE SUMMARY

TARGET PROPERTY INFORMATION

ADDRESS

WASHINGTON BLVD. & PACIFIC & CHURCH STREETS
109 WASHINGTON BLVD.
ROSEVILLE, CA 95678

COORDINATES

Latitude (North):	38.7508 - 38° 45' 2.8839111"
Longitude (West):	121.2856 - 121° 17' 8.155518"
Elevation:	155 ft. above sea level

EXECUTIVE SUMMARY

PHYSICAL SETTING INFORMATION

Flood Zone: Available
 NWI Wetlands: Available

AQUIFLOW®

Search Radius: 0.333 Mile.

No Aquiflow sites reported.

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

Soil Map ID: 1

Soil Component Name: COMETA
 Soil Surface Texture: sandy loam
 Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.
 Soil Drainage Class: Well drained
 Hydric Status: Partially hydric
 Corrosion Potential - Uncoated Steel: High
 Depth to Bedrock Min: > 0 inches
 Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	18 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 6.5 Min: 5.6

EXECUTIVE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
2	18 inches	29 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Fat Clay.	Max: 0.42 Min: 0.01	Max: 7.3 Min: 6.1
3	29 inches	59 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 1.4 Min: 0.42	Max: 7.3 Min: 6.6

Soil Map ID: 2

Soil Component Name: XERORTHENTS

Soil Surface Texture: variable

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	59 inches	variable	Not reported	Not reported	Max: Min:	Max: Min:

EXECUTIVE SUMMARY

Soil Map ID: 3

Soil Component Name: Xerofluvents

Soil Surface Texture: stratified loamy sand to fine sandy loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Somewhat poorly drained

Hydric Status: All hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 111 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	14 inches	stratified loamy sand to fine sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 141 Min: 1.4	Max: 8.4 Min: 7.9
2	14 inches	37 inches	stratified loamy sand to fine sandy loam to silt loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 141 Min: 1.4	Max: 8.4 Min: 7.9
3	37 inches	55 inches	stratified loam to silty clay loam to clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 14 Min: 1.4	Max: 8.4 Min: 7.9

Soil Map ID: 4

Soil Component Name: Xerofluvents

Soil Surface Texture: stratified loamy sand to fine sandy loam

Hydrologic Group: Class A - High infiltration rates. Soils are deep, well drained to excessively drained sands and gravels.

Soil Drainage Class: Moderately well drained

EXECUTIVE SUMMARY

Hydric Status: Partially hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 76 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	29 inches	stratified loamy sand to fine sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 141 Min: 1.4	Max: 8.4 Min: 7.9
2	29 inches	48 inches	stratified loamy sand to fine sandy loam to silt loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 141 Min: 1.4	Max: 8.4 Min: 7.9
3	48 inches	55 inches	stratified loam to silty clay loam to clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 14 Min: 1.4	Max: 8.4 Min: 7.9

EXECUTIVE SUMMARY

SEARCH RESULTS

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

STANDARD ENVIRONMENTAL RECORDS

<u>Name</u>	<u>Address</u>	<u>Dist/Dir</u>	<u>Map ID</u>	<u>Page</u>
BARKER HOTEL LUST: State and tribal leaking storage tank lists	300 LINCOLN STREET	<1/10 ENE	▲ A1	14
JOHNSON PETROLEUM CONSTRUCTION LUST: State and tribal leaking storage tank lists	121 CHURCH STREET	<1/10 N	▲ B2	15
PRIVATE RESIDENCE LUST: State and tribal leaking storage tank lists	PRIVATE RESIDENCE	<1/10 ENE	▲ A3	16
CITY OF ROSEVILLE - CHURCH STREET REDEVELOPMENT PR LUST: State and tribal leaking storage tank lists	101-108 CHURCH STREET	<1/10 NNE	▲ B4	17
CAIRNY PROPERTY LUST: State and tribal leaking storage tank lists HIST CORTESE: Other Standard Environmental Records CHMIRS: Other Standard Environmental Records	412 LINCOLN ST	<1/10 NNE	▲ B5	18
CITY OF ROSEVILLE SWEEPS UST: State and tribal registered storage tank lists LUST: State and tribal leaking storage tank lists HIST CORTESE: Other Standard Environmental Records	316 VERNON ST	1/10 - 1/3 SSE	▼ C7	20
FINGERS CLASS III LF CLOSURE WDS: Other Standard Environmental Records Cortese: Other Standard Environmental Records	Not Reported	1/10 - 1/3 NW	▲ D9	22
DELUXE CLEANERS SLIC: State and tribal leaking storage tank lists ENVIROSTOR: State and tribal - equivalent CERCLIS	404 VERNON STREET	1/10 - 1/3 S	▲ E11	24
DELUXE CLEANERS CERC-NFRAP: Other Standard Environmental Records RCRA-SQG: Federal RCRA generators list	404 VERNON ST.	1/10 - 1/3 S	▲ E12	25
TILLET CLEANERS (FORMER) SLIC: State and tribal leaking storage tank lists	99 VERNON ST	1/10 - 1/3 E	▲ F14	27
TILLET CLEANERS CERC-NFRAP: Other Standard Environmental Records	97 VERNON ST.	1/10 - 1/3 E	▲ F15	28
TILLET CLEANERS (FORMER) SLIC: State and tribal leaking storage tank lists	97 VERNON STREET	1/10 - 1/3 E	▲ F16	29
HIGHWAY 65 BYPASS	ATLANTIC STREET AT TAYLOR RD INTERCHANGE	1/10 - 1/3 SSW	▲ H19	32

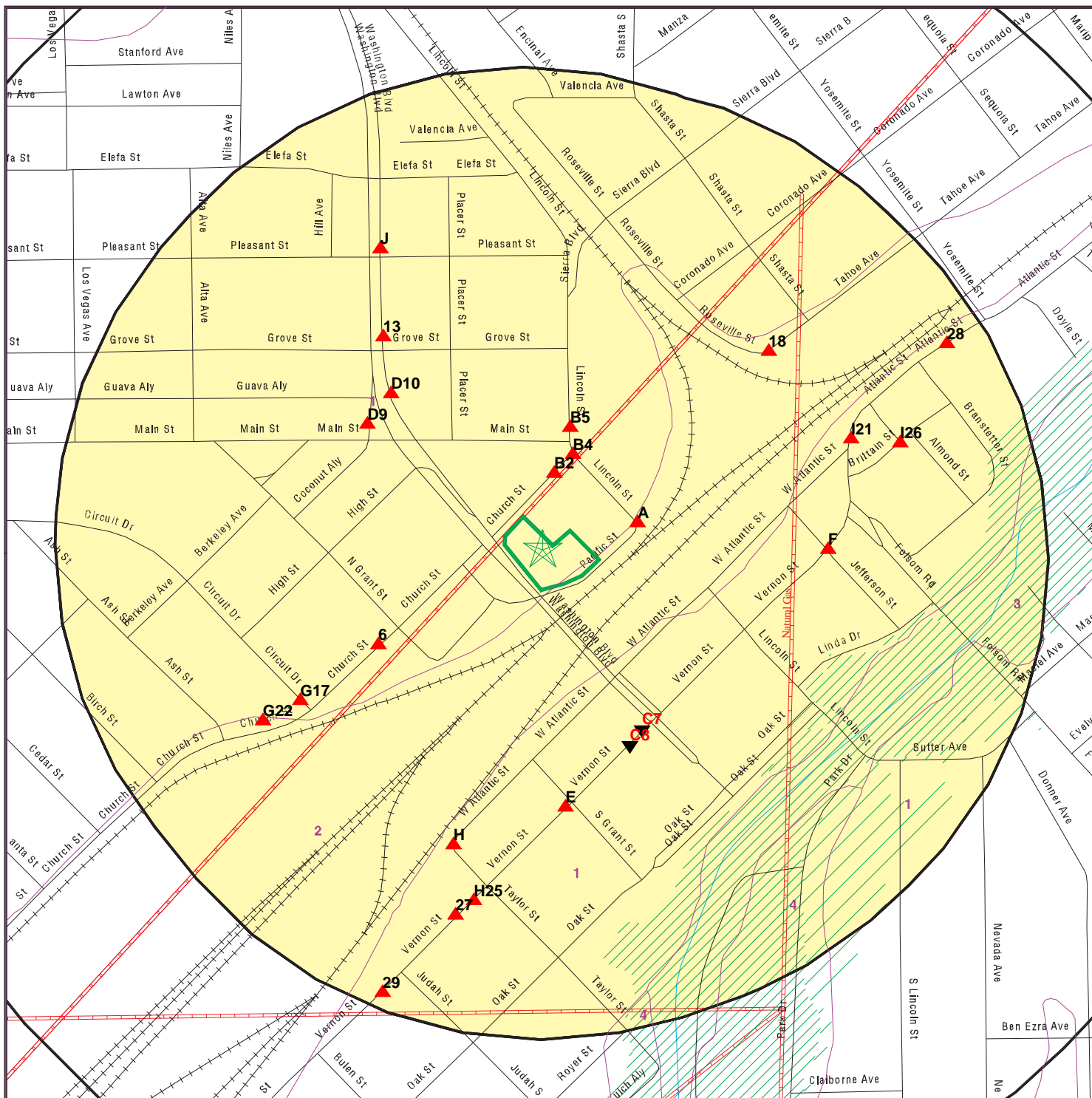
EXECUTIVE SUMMARY

















<u>Name</u>	<u>Address</u>	<u>Dist/Dir</u>	<u>Map ID</u>	<u>Page</u>
ENVIROSTOR: State and tribal - equivalent CERCLIS				
D&P CREAMERY LUST: State and tribal leaking storage tank lists HIST CORTESE: Other Standard Environmental Records	7 TAYLOR RD	1/10 - 1/3 SSW	▲ H20	33
TRIANGLE MARKET LUST: State and tribal leaking storage tank lists HIST CORTESE: Other Standard Environmental Records	200 ATLANTIC AVE	1/10 - 1/3 ENE	▲ I21	34
ATLANTIC STREET OVERCROSSING LUST: State and tribal leaking storage tank lists	ATLANTIC AVE	1/10 - 1/3 WSW	▲ G22	35
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ADELANTE HIGH SCHOOL SCH: Other Standard Environmental Records ENVIROSTOR: State and tribal - equivalent CERCLIS	350 ATLANTIC STREET	1/10 - 1/3 ENE	▲ 28	41
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320 CHURCH ST EDR US Hist Auto Stat: Historical Gas Stations	320 CHURCH ST	1/10 - 1/3 WSW	▲ 6	19
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310 WASHINGTON BLVD EDR US Hist Auto Stat: Historical Gas Stations	310 WASHINGTON BLVD	1/10 - 1/3 NW	▲ D10	23
412 WASHINGTON BLVD EDR US Hist Auto Stat: Historical Gas Stations	412 WASHINGTON BLVD	1/10 - 1/3 NW	▲ 13	26
113 CIRCUIT DR EDR US Hist Auto Stat: Historical Gas Stations	113 CIRCUIT DR	1/10 - 1/3 WSW	▲ G17	30
100 TAHOE AVE EDR US Hist Auto Stat: Historical Gas Stations	100 TAHOE AVE	1/10 - 1/3 NE	▲ 18	31
510 WASHINGTON BLVD EDR US Hist Auto Stat: Historical Gas Stations	510 WASHINGTON BLVD	1/10 - 1/3 NNW	▲ J24	37

EXECUTIVE SUMMARY

<u>Name</u>	<u>Address</u>	<u>Dist/Dir</u>	<u>Map ID</u>	<u>Page</u>
515 VERNON ST EDR US Hist Cleaners: Historical Dry Cleaners	515 VERNON ST	1/10 - 1/3 S	▲ H25	38
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PRIMARY MAP - 4338065.6S

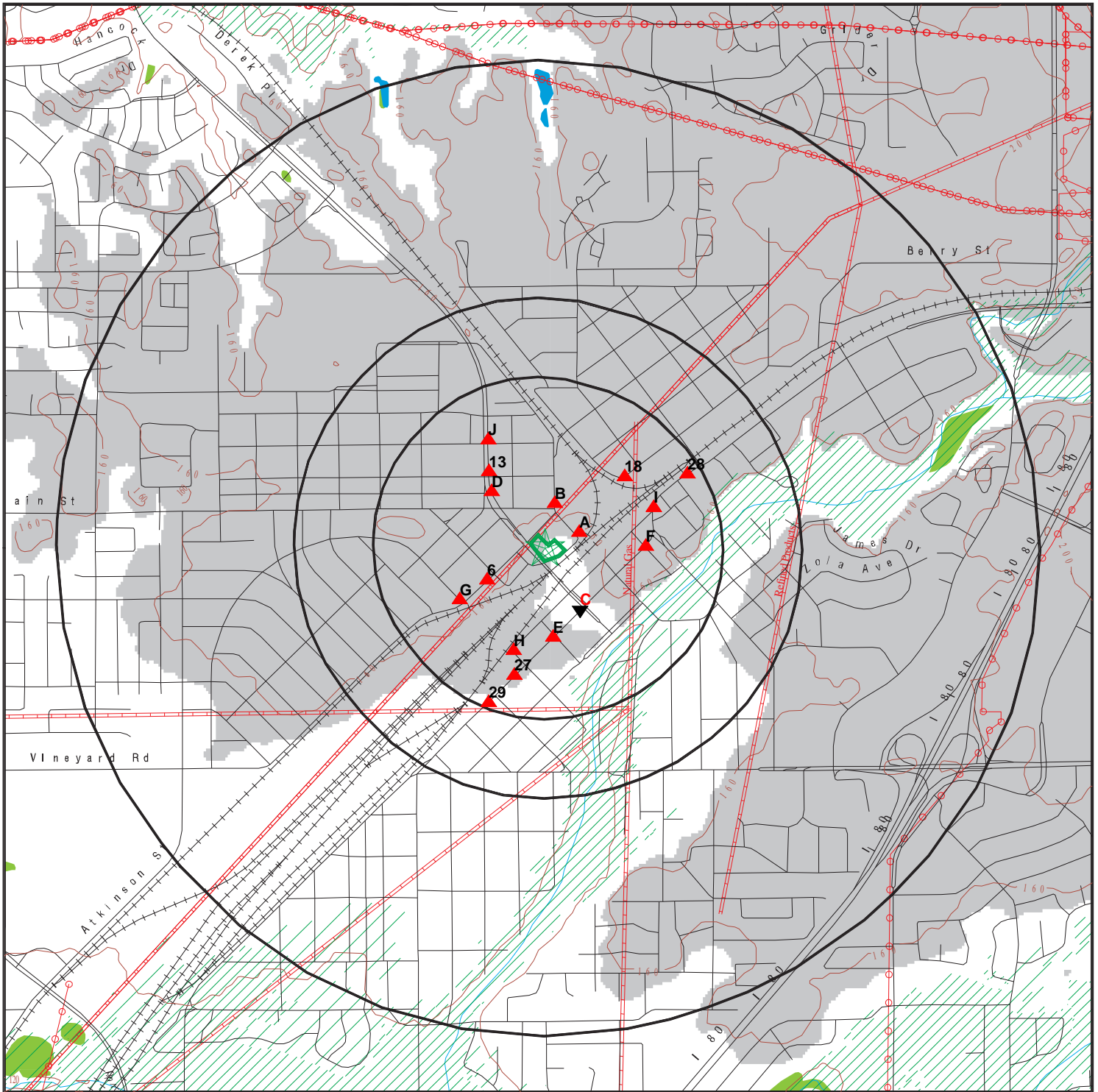


-  Target Property
-  Sites at elevations higher than or equal to the target property
-  Sites at elevations lower than the target property
-  Manufactured Gas Plants
-  Sensitive Receptors
-  National Priority List Sites
-  Dept. Defense Sites
-  Indian Reservations BIA
-  Pipelines
-  100-year flood zone
-  500-year flood zone
-  Groundwater Flow Direction
-  Indeterminate Groundwater Flow at Location
-  Groundwater Flow Varies at Location
-  SSURGO Soil
-  Areas of Concern

SITE NAME: Washington Blvd. & Pacific & Church Streets
ADDRESS: 109 Washington Blvd.
 Roseville CA 95678
LAT/LONG: 38.7508 / 121.2856

CLIENT: Natural Investigations
CONTACT: Geo Graening
INQUIRY #: 4338065.6S
DATE: June 26, 2015 2:16 pm

SECONDARY MAP - 4338065.6S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

National Priority List Sites

Dept. Defense Sites

Indian Reservations BIA

Contour Lines

Power transmission lines

Pipelines

100-year flood zone

500-year flood zone

National Wetland Inventory

Upgradient Area

Areas of Concern



SITE NAME: Washington Blvd. & Pacific & Church Streets
 ADDRESS: 109 Washington Blvd.
 Roseville CA 95678
 LAT/LONG: 38.7508 / 121.2856

CLIENT: Natural Investigations
 CONTACT: Geo Graening
 INQUIRY #: 4338065.6S
 DATE: June 26, 2015 2:13 pm

AERIAL PHOTOGRAPHY - 4338065.6s



SITE NAME: Washington Blvd. & Pacific & Church Streets
ADDRESS: 109 Washington Blvd.
Roseville CA 95678
LAT/LONG: 38.7508 / 121.2856

CLIENT: Natural Investigations
CONTACT: Geo Graening
INQUIRY #: 4338065.6s
DATE: June 26, 2015 2:19 pm

MAP FINDINGS

LEGEND

FACILITY NAME FACILITY ADDRESS, CITY, ST, ZIP		EDR SITE ID NUMBER
▼ MAP ID#	Direction Distance Range	(Distance feet / miles)
	Relative Elevation	Feet Above Sea Level
<p>ASTM 2600 Record Sources found in this report. Each database searched has been assigned to one or more categories. For detailed information about categorization, see the section of the report Records Searched and Currency.</p>		
<p>Worksheet:</p>		
<p>Comments: Comments may be added on the online Vapor Encroachment Worksheet.</p>		

DATABASE ACRONYM: Applicable categories (A hoverbox with database description).

BARKER HOTEL 300 LINCOLN STREET, ROSEVILLE, CA, 95678		S106162472
▲ A1	ENE <1/10	(207 ft. / 0.039 mi.)
	2 ft. Higher Elevation	157 ft. Above Sea Level
<p>State and tribal leaking storage tank lists</p>		
<p>Worksheet:</p>		

MAP FINDINGS

JOHNSON PETROLEUM CONSTRUCTION 121 CHURCH STREET, ROSEVILLE, CA, 95678		S106127583
▲ B2	N <1/10 (208 ft. / 0.039 mi.)	State and tribal leaking storage tank lists
	4 ft. Higher Elevation 159 ft. Above Sea Level	

Worksheet:

MAP FINDINGS

PRIVATE RESIDENCE PRIVATE RESIDENCE, ROSEVILLE, CA, 95678		S110654885
▲ A3	ENE <1/10 (251 ft. / 0.048 mi.)	State and tribal leaking storage tank lists
	3 ft. Higher Elevation 158 ft. Above Sea Level	

Worksheet:

MAP FINDINGS

CITY OF ROSEVILLE - CHURCH STREET REDEVELOPMENT PR 101-108 CHURCH STREET, ROSEVILLE, CA, 95678		S108935241				
▲ B4	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px 5px;">NNE <1/10</td> <td style="padding: 2px 5px;">(298 ft. / 0.056 mi.)</td> </tr> <tr> <td style="padding: 2px 5px;">7 ft. Higher Elevation</td> <td style="padding: 2px 5px;">162 ft. Above Sea Level</td> </tr> </table>	NNE <1/10	(298 ft. / 0.056 mi.)	7 ft. Higher Elevation	162 ft. Above Sea Level	State and tribal leaking storage tank lists
NNE <1/10	(298 ft. / 0.056 mi.)					
7 ft. Higher Elevation	162 ft. Above Sea Level					

Worksheet:

MAP FINDINGS

CAIRNY PROPERTY 412 LINCOLN ST, ROSEVILLE, CA, 95661		S101300279
▲ B5	NNE <1/10	(394 ft. / 0.075 mi.)
	8 ft. Higher Elevation	163 ft. Above Sea Level
		State and tribal leaking storage tank lists Other Standard Environmental Records

Worksheet:

MAP FINDINGS

320 CHURCH ST 320 CHURCH ST, ROSEVILLE, CA, 95678		1015421381
▲ 6	WSW 1/10 - 1/3 (632 ft. / 0.12 mi.)	Historical Gas Stations
	6 ft. Higher Elevation 161 ft. Above Sea Level	

Worksheet:

MAP FINDINGS

CITY OF ROSEVILLE 316 VERNON ST, ROSEVILLE, CA, 95678		S101300287
▼ C7	SSE 1/10 - 1/3	(647 ft. / 0.122 mi.)
	2 ft. Lower Elevation	153 ft. Above Sea Level
		State and tribal leaking storage tank lists State and tribal registered storage tank lists Other Standard Environmental Records

Worksheet:

MAP FINDINGS

335 VERNON ST 335 VERNON ST, ROSEVILLE, CA, 95678		1015433695
▼ C8	SSE 1/10 - 1/3	(684 ft. / 0.13 mi.)
	1 ft. Lower Elevation	154 ft. Above Sea Level
Historical Gas Stations		

Worksheet:

MAP FINDINGS

FINGERS CLASS III LF CLOSURE Not Reported, ROSEVILLE, CA, 0		S106800625
▲ D9	NW 1/10 - 1/3	(695 ft. / 0.132 mi.)
	9 ft. Higher Elevation	164 ft. Above Sea Level
Other Standard Environmental Records		

Worksheet:

MAP FINDINGS

310 WASHINGTON BLVD 310 WASHINGTON BLVD, ROSEVILLE, CA, 95678		1015412316
▲ D10	NW 1/10 - 1/3 10 ft. Higher Elevation	(706 ft. / 0.134 mi.) 165 ft. Above Sea Level
	Historical Gas Stations	

Worksheet:

MAP FINDINGS

DELUXE CLEANERS 404 VERNON STREET, ROSEVILLE, CA, 95678		S105556908
▲ E11	S 1/10 - 1/3 (857 ft. / 0.162 mi.)	State and tribal - equivalent CERCLIS State and tribal leaking storage tank lists
	1 ft. Higher Elevation 156 ft. Above Sea Level	

Worksheet:

MAP FINDINGS

DELUXE CLEANERS 404 VERNON ST., ROSEVILLE, CA, 95678		1015732879
▲ E12	S 1/10 - 1/3 (857 ft. / 0.162 mi.)	Federal RCRA generators list Other Standard Environmental Records
	1 ft. Higher Elevation 156 ft. Above Sea Level	

Worksheet:

MAP FINDINGS

412 WASHINGTON BLVD			1015480595
412 WASHINGTON BLVD, ROSEVILLE, CA, 95678			
▲ 13	NW 1/10 - 1/3	(891 ft. / 0.169 mi.)	Historical Gas Stations
	16 ft. Higher Elevation	171 ft. Above Sea Level	

Worksheet:

MAP FINDINGS

TILLET CLEANERS (FORMER) 99 VERNON ST, ROSEVILLE, CA,		S106230352
▲ F14	E 1/10 - 1/3	(897 ft. / 0.17 mi.)
	7 ft. Higher Elevation	162 ft. Above Sea Level
State and tribal leaking storage tank lists		

Worksheet:

MAP FINDINGS

TILLET CLEANERS 97 VERNON ST., ROSEVILLE, CA, 95678		1003879492
▲ F15	E 1/10 - 1/3 (899 ft. / 0.17 mi.)	Other Standard Environmental Records
	7 ft. Higher Elevation 162 ft. Above Sea Level	

Worksheet:

MAP FINDINGS

TILLET CLEANERS (FORMER) 97 VERNON STREET, ROSEVILLE, CA,			S106486556
▲ F16	E 1/10 - 1/3	(899 ft. / 0.17 mi.)	State and tribal leaking storage tank lists
	7 ft. Higher Elevation	162 ft. Above Sea Level	

Worksheet:

MAP FINDINGS

113 CIRCUIT DR 113 CIRCUIT DR, ROSEVILLE, CA, 95678		1015163047
▲ G17	WSW 1/10 - 1/3	(1008 ft. / 0.191 mi.)
	7 ft. Higher Elevation	162 ft. Above Sea Level
Historical Gas Stations		

Worksheet:

MAP FINDINGS

100 TAHOE AVE 100 TAHOE AVE, ROSEVILLE, CA, 95678		1015118649
▲ 18	NE 1/10 - 1/3 (1045 ft. / 0.198 mi.)	Historical Gas Stations
	12 ft. Higher Elevation 167 ft. Above Sea Level	

Worksheet:

MAP FINDINGS

HIGHWAY 65 BYPASS ATLANTIC STREET AT TAYLOR RD INTERCHANGE, ROSEVILLE, CA, 95678			S101481513
▲ H19	SSW 1/10 - 1/3	(1057 ft. / 0.2 mi.)	State and tribal - equivalent CERCLIS
	2 ft. Higher Elevation	157 ft. Above Sea Level	

Worksheet:

MAP FINDINGS

D&P CREAMERY 7 TAYLOR RD, ROSEVILLE, CA, 95678		S104403245
▲ H20	SSW 1/10 - 1/3	(1081 ft. / 0.205 mi.)
	2 ft. Higher Elevation	157 ft. Above Sea Level
State and tribal leaking storage tank lists Other Standard Environmental Records		

Worksheet:

MAP FINDINGS

TRIANGLE MARKET 200 ATLANTIC AVE, ROSEVILLE, CA, 95678		S104403261
▲ I21	ENE 1/10 - 1/3 7 ft. Higher Elevation	(1093 ft. / 0.207 mi.) 162 ft. Above Sea Level
State and tribal leaking storage tank lists Other Standard Environmental Records		

Worksheet:

MAP FINDINGS

ATLANTIC STREET OVERCROSSING ATLANTIC AVE, ROSEVILLE, CA, 95678		S110654851
▲ G22	WSW 1/10 - 1/3 (1172 ft. / 0.222 mi.)	State and tribal leaking storage tank lists
	7 ft. Higher Elevation 162 ft. Above Sea Level	

Worksheet:

MAP FINDINGS

A MART 510 WASHINGTON ST, ROSEVILLE, CA, 95698		S101300288
▲ J23	NNW 1/10 - 1/3 (1187 ft. / 0.225 mi.)	State and tribal leaking storage tank lists Other Standard Environmental Records
	13 ft. Higher Elevation 168 ft. Above Sea Level	

Worksheet:

MAP FINDINGS

510 WASHINGTON BLVD 510 WASHINGTON BLVD, ROSEVILLE, CA, 95678		1015530719
▲ J24	NNW 1/10 - 1/3 (1192 ft. / 0.226 mi.)	Historical Gas Stations
	13 ft. Higher Elevation 168 ft. Above Sea Level	

Worksheet:

MAP FINDINGS

515 VERNON ST 515 VERNON ST, ROSEVILLE, CA, 95678		1015070739
▲ H25	S 1/10 - 1/3	(1246 ft. / 0.236 mi.)
	1 ft. Higher Elevation	156 ft. Above Sea Level
Historical Dry Cleaners		

Worksheet:

MAP FINDINGS

ZAP TERMITE & PESTICIDE CONTROL CO 128 BRITAIN ST, ROSEVILLE, CA, 95678		1003878385
▲ I26	ENE 1/10 - 1/3 (1264 ft. / 0.239 mi.)	Other Standard Environmental Records
	8 ft. Higher Elevation 163 ft. Above Sea Level	

Worksheet:

MAP FINDINGS

534 VERNON ST 534 VERNON ST, ROSEVILLE, CA, 95678		1015543923
▲ 27	SSW 1/10 - 1/3 (1318 ft. / 0.25 mi.)	Historical Gas Stations
	1 ft. Higher Elevation 156 ft. Above Sea Level	

Worksheet:

MAP FINDINGS

ADELANTE HIGH SCHOOL 350 ATLANTIC STREET, ROSEVILLE, CA, 95678		S105954541
▲ 28	ENE 1/10 - 1/3	(1602 ft. / 0.303 mi.)
	10 ft. Higher Elevation	165 ft. Above Sea Level
		State and tribal - equivalent CERCLIS Other Standard Environmental Records

Worksheet:

MAP FINDINGS

DOYLE TRUST PROPERTY 623-625 VERNON STREET, ROSEVILLE, CA, 95678			S111711430
▲ 29	SSW 1/10 - 1/3	(1695 ft. / 0.321 mi.)	State and tribal leaking storage tank lists
	Equal Elevation	155 ft. Above Sea Level	

Worksheet:

RECORD SOURCES AND CURRENCY

To maintain currency of the following databases, EDR contacts the appropriate agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

PRP: Potentially Responsible Parties

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

A listing of verified Potentially Responsible Parties

Date of Government Version: 10/25/2013

Source: EPA

Number of Days to Update: 3

Telephone: 202-564-6023

Last EDR Contact :05/14/2015

RMP: Risk Management Plans

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 02/01/2015

Source: Environmental Protection Agency

Number of Days to Update: 40

Telephone: 202-564-8600

Last EDR Contact :04/27/2015

ALAMEDA CO. UST: Underground Tanks

Standard Environmental Record Source: State and tribal registered storage tank lists

Underground storage tank sites located in Alameda county.

Date of Government Version: 01/21/2015

Source: Alameda County Environmental Health Services

Number of Days to Update: 29

Telephone: 510-567-6700

Last EDR Contact :06/22/2015

AST: Aboveground Petroleum Storage Tank Facilities

Standard Environmental Record Source: State and tribal registered storage tank lists

Search Distance: Property

A listing of aboveground storage tank petroleum storage tank locations.

Date of Government Version: 08/01/2009

Source: California Environmental Protection Agency

Number of Days to Update: 21

Telephone: 916-327-5092

Last EDR Contact :06/22/2015

Alameda County CS: Contaminated Sites

Standard Environmental Record Source: State and tribal leaking storage tank lists

Search Distance: 0.333 Mile

RECORD SOURCES AND CURRENCY

A listing of contaminated sites overseen by the Toxic Release Program (oil and groundwater contamination from chemical releases and spills) and the Leaking Underground Storage Tank Program (soil and ground water contamination from leaking petroleum USTs).

Date of Government Version: 01/21/2015

Source: Alameda County Environmental Health Services

Number of Days to Update: 29

Telephone: 510-567-6700

Last EDR Contact :06/22/2015

CA BOND EXP. PLAN: Bond Expenditure Plan

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: 0.333 Mile

Department of Health Services developed a site-specific expenditure plan as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds. It is not updated.

Date of Government Version: 01/01/1989

Source: Department of Health Services

Number of Days to Update: 6

Telephone: 916-255-2118

Last EDR Contact :05/31/1994

CA FID UST: Facility Inventory Database

Standard Environmental Record Source: State and tribal registered storage tank lists

Search Distance: Property

The Facility Inventory Database (FID) contains a historical listing of active and inactive underground storage tank locations from the State Water Resource Control Board. Refer to local/county source for current data.

Date of Government Version: 10/31/1994

Source: California Environmental Protection Agency

Number of Days to Update: 24

Telephone: 916-341-5851

Last EDR Contact :12/28/1998

CA LA LF: City of Los Angeles Landfills

Standard Environmental Record Source: State and tribal landfill / solid waste disposal

Landfills owned and maintained by the City of Los Angeles.

Date of Government Version: 03/05/2009

Source: Engineering & Construction Division

Number of Days to Update: 29

Telephone: 213-473-7869

Last EDR Contact :04/15/2015

CDL: Clandestine Drug Labs

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

A listing of drug lab locations. Listing of a location in this database does not indicate that any illegal drug lab materials were or were not present there, and does not constitute a determination that the location either requires or does not require additional cleanup work.

Date of Government Version: 12/31/2014

Source: Department of Toxic Substances Control

Number of Days to Update: 8

Telephone: 916-255-6504

Last EDR Contact :04/13/2015

CHMIRS: California Hazardous Material Incident Report System

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

California Hazardous Material Incident Reporting System. CHMIRS contains information on reported hazardous material incidents (accidental releases or spills).

RECORD SOURCES AND CURRENCY

Date of Government Version: 04/14/2015
Number of Days to Update: 22
Last EDR Contact :04/27/2015

Source: Office of Emergency Services
Telephone: 916-845-8400

CONTRA COSTA CO. SITE LIST: Site List

Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: 0.25 Mile

List includes sites from the underground tank, hazardous waste generator and business plan/2185 programs.

Date of Government Version: 05/26/2015
Number of Days to Update: 13
Last EDR Contact :05/04/2015

Source: Contra Costa Health Services Department
Telephone: 925-646-2286

CORTESE: "Cortese" Hazardous Waste & Substances Sites List

Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: 0.333 Mile

The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites).

Date of Government Version: 03/10/2015
Number of Days to Update: 10
Last EDR Contact :03/31/2015

Source: CAL EPA/Office of Emergency Information
Telephone: 916-323-3400

CUPA AMADOR: CUPA Facility List

Standard Environmental Record Source: Other Standard Environmental Records
Cupa Facility List

Date of Government Version: 03/09/2015
Number of Days to Update: 7
Last EDR Contact :06/05/2015

Source: Amador County Environmental Health
Telephone: 209-223-6439

CUPA BUTTE: CUPA Facility Listing

Standard Environmental Record Source: Other Standard Environmental Records
Cupa facility list.

Date of Government Version: 11/20/2014
Number of Days to Update: 44
Last EDR Contact :04/14/2015

Source: Public Health Department
Telephone: 530-538-7149

CUPA CALVERAS: CUPA Facility Listing

Standard Environmental Record Source: Other Standard Environmental Records
Cupa Facility Listing

Date of Government Version: 04/17/2015
Number of Days to Update: 16
Last EDR Contact :06/22/2015

Source: Calveras County Environmental Health
Telephone: 209-754-6399

CUPA COLUSA: CUPA Facility List

Standard Environmental Record Source: Other Standard Environmental Records
Cupa facility list.

Date of Government Version: 06/11/2014
Number of Days to Update: 24

Source: Health & Human Services
Telephone: 530-458-0396

RECORD SOURCES AND CURRENCY

Last EDR Contact :06/12/2015

CUPA DEL NORTE: CUPA Facility List

Standard Environmental Record Source: Other Standard Environmental Records
Cupa Facility list

Date of Government Version: 05/19/2015

Source: Del Norte County Environmental Health Division

Number of Days to Update: 14

Telephone: 707-465-0426

Last EDR Contact :05/18/2015

CUPA EL DORADO: CUPA Facility List

Standard Environmental Record Source: Other Standard Environmental Records
CUPA facility list.

Date of Government Version: 05/26/2015

Source: El Dorado County Environmental Management Department

Number of Days to Update: 7

Telephone: 530-621-6623

Last EDR Contact :05/04/2015

CUPA FRESNO: CUPA Resources List

Standard Environmental Record Source: Other Standard Environmental Records

Certified Unified Program Agency. CUPA's are responsible for implementing a unified hazardous materials and hazardous waste management regulatory program. The agency provides oversight of businesses that deal with hazardous materials, operate underground storage tanks or aboveground storage tanks.

Date of Government Version: 03/31/2015

Source: Dept. of Community Health

Number of Days to Update: 8

Telephone: 559-445-3271

Last EDR Contact :04/06/2015

CUPA HUMBOLDT: CUPA Facility List

Standard Environmental Record Source: Other Standard Environmental Records
CUPA facility list.

Date of Government Version: 03/11/2015

Source: Humboldt County Environmental Health

Number of Days to Update: 11

Telephone: Not Reported

Last EDR Contact :05/26/2015

CUPA IMPERIAL: CUPA Facility List

Standard Environmental Record Source: Other Standard Environmental Records
Cupa facility list.

Date of Government Version: 04/27/2015

Source: San Diego Border Field Office

Number of Days to Update: 15

Telephone: 760-339-2777

Last EDR Contact :04/27/2015

CUPA INYO: CUPA Facility List

Standard Environmental Record Source: Other Standard Environmental Records
Cupa facility list.

Date of Government Version: 09/10/2013

Source: Inyo County Environmental Health Services

Number of Days to Update: 33

Telephone: 760-878-0238

Last EDR Contact :05/21/2015

CUPA KINGS: CUPA Facility List

Standard Environmental Record Source: Other Standard Environmental Records

RECORD SOURCES AND CURRENCY

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

Date of Government Version: 05/26/2015
Number of Days to Update: 18
Last EDR Contact :05/21/2015

Source: Kings County Department of Public Health
Telephone: 559-584-1411

CUPA LAKE: CUPA Facility List

Standard Environmental Record Source: Other Standard Environmental Records
Cupa facility list

Date of Government Version: 05/05/2015
Number of Days to Update: 13
Last EDR Contact :04/16/2015

Source: Lake County Environmental Health
Telephone: 707-263-1164

CUPA MADERA: CUPA Facility List

Standard Environmental Record Source: Other Standard Environmental Records

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

Date of Government Version: 05/28/2015
Number of Days to Update: 17
Last EDR Contact :05/22/2015

Source: Madera County Environmental Health
Telephone: 559-675-7823

CUPA MERCED: CUPA Facility List

Standard Environmental Record Source: Other Standard Environmental Records
CUPA facility list.

Date of Government Version: 05/22/2015
Number of Days to Update: 10
Last EDR Contact :05/22/2015

Source: Merced County Environmental Health
Telephone: 209-381-1094

CUPA MONO: CUPA Facility List

Standard Environmental Record Source: Other Standard Environmental Records
CUPA Facility List

Date of Government Version: 02/27/2015
Number of Days to Update: 4
Last EDR Contact :06/01/2015

Source: Mono County Health Department
Telephone: 760-932-5580

CUPA MONTEREY: CUPA Facility Listing

Standard Environmental Record Source: Other Standard Environmental Records
CUPA Program listing from the Environmental Health Division.

Date of Government Version: 03/19/2015
Number of Days to Update: 11
Last EDR Contact :05/26/2015

Source: Monterey County Health Department
Telephone: 831-796-1297

CUPA NEVADA: CUPA Facility List

Standard Environmental Record Source: Other Standard Environmental Records

RECORD SOURCES AND CURRENCY

CUPA facility list.

Date of Government Version: 02/12/2015
Number of Days to Update: 18
Last EDR Contact :05/04/2015

Source: Community Development Agency
Telephone: 530-265-1467

CUPA SAN LUIS OBISPO: CUPA Facility List

Standard Environmental Record Source: Other Standard Environmental Records
Cupa Facility List.

Date of Government Version: 05/22/2015
Number of Days to Update: 15
Last EDR Contact :05/20/2015

Source: San Luis Obispo County Public Health Department
Telephone: 805-781-5596

CUPA SANTA BARBARA: CUPA Facility Listing

Standard Environmental Record Source: Other Standard Environmental Records
CUPA Program Listing from the Environmental Health Services division.

Date of Government Version: 09/08/2011
Number of Days to Update: 28
Last EDR Contact :05/22/2015

Source: Santa Barbara County Public Health Department
Telephone: 805-686-8167

CUPA SANTA CLARA: Cupa Facility List

Standard Environmental Record Source: Other Standard Environmental Records
Cupa facility list

Date of Government Version: 02/23/2015
Number of Days to Update: 6
Last EDR Contact :06/05/2015

Source: Department of Environmental Health
Telephone: 408-918-1973

CUPA SANTA CRUZ: CUPA Facility List

Standard Environmental Record Source: Other Standard Environmental Records
CUPA facility listing.

Date of Government Version: 05/22/2015
Number of Days to Update: 13
Last EDR Contact :05/22/2015

Source: Santa Cruz County Environmental Health
Telephone: 831-464-2761

CUPA SHASTA: CUPA Facility List

Standard Environmental Record Source: Other Standard Environmental Records
Cupa Facility List.

Date of Government Version: 03/11/2015
Number of Days to Update: 11
Last EDR Contact :05/26/2015

Source: Shasta County Department of Resource Management
Telephone: 530-225-5789

CUPA SONOMA: Cupa Facility List

Standard Environmental Record Source: Other Standard Environmental Records
Cupa Facility list

Date of Government Version: 03/31/2015
Number of Days to Update: 8
Last EDR Contact :06/22/2015

Source: County of Sonoma Fire & Emergency Services Department
Telephone: 707-565-1174

RECORD SOURCES AND CURRENCY

CUPA TUOLUMNE: CUPA Facility List

Standard Environmental Record Source: Other Standard Environmental Records
Cupa facility list

Date of Government Version: 05/05/2015

Source: Divison of Environmental Health

Number of Days to Update: 6

Telephone: 209-533-5633

Last EDR Contact :04/27/2015

CUPA YUBA: CUPA Facility List

Standard Environmental Record Source: Other Standard Environmental Records
CUPA facility listing for Yuba County.

Date of Government Version: 05/18/2015

Source: Yuba County Environmental Health Department

Number of Days to Update: 17

Telephone: 530-749-7523

Last EDR Contact :05/18/2015

DEED: Deed Restriction Listing

Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: 0.333 Mile

Site Mitigation and Brownfields Reuse Program Facility Sites with Deed Restrictions & Hazardous Waste Management Program Facility Sites with Deed / Land Use Restriction. The DTSC Site Mitigation and Brownfields Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents deed restrictions that are active. Some sites have multiple deed restrictions. The DTSC Hazardous Waste Management Program (HWMP) has developed a list of current or former hazardous waste facilities that have a recorded land use restriction at the local county recorder's office. The land use restrictions on this list were required by the DTSC HWMP as a result of the presence of hazardous substances that remain on site after the facility (or part of the facility) has been closed or cleaned up. The types of land use restriction include deed notice, deed restriction, or a land use restriction that binds current and future owners.

Date of Government Version: 03/09/2015

Source: DTSC and SWRCB

Number of Days to Update: 8

Telephone: 916-323-3400

Last EDR Contact :06/09/2015

DRYCLEANERS: Cleaner Facilities

Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: 0.25 Mile

A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial; garment pressing and cleaner's agents; linen supply; coin-operated laundries and cleaning; drycleaning plants, except rugs; carpet and upholster cleaning; industrial launderers; laundry and garment services.

Date of Government Version: 02/18/2015

Source: Department of Toxic Substance Control

Number of Days to Update: 20

Telephone: 916-327-4498

Last EDR Contact :06/05/2015

EL SEGUNDO UST: City of El Segundo Underground Storage Tank

Standard Environmental Record Source: State and tribal registered storage tank lists
Underground storage tank sites located in El Segundo city.

Date of Government Version: 03/30/2015

Source: City of El Segundo Fire Department

Number of Days to Update: 11

Telephone: 310-524-2236

Last EDR Contact :03/06/2015

EMI: Emissions Inventory Data

Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: Property

RECORD SOURCES AND CURRENCY

Toxics and criteria pollutant emissions data collected by the ARB and local air pollution agencies.

Date of Government Version: 12/31/2012

Source: California Air Resources Board

Number of Days to Update: 34

Telephone: 916-322-2990

Last EDR Contact :03/27/2015

ENF: Enforcement Action Listing

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

A listing of Water Board Enforcement Actions. Formal is everything except Oral/Verbal Communication, Notice of Violation, Expedited Payment Letter, and Staff Enforcement Letter.

Date of Government Version: 04/30/2015

Source: State Water Resources Control Board

Number of Days to Update: 12

Telephone: 916-445-9379

Last EDR Contact :04/27/2015

ENVIROSTOR: EnviroStor Database

Standard Environmental Record Source: State and tribal - equivalent CERCLIS

Search Distance: 0.333 Mile

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

Date of Government Version: 05/04/2015

Source: Department of Toxic Substances Control

Number of Days to Update: 9

Telephone: 916-323-3400

Last EDR Contact :05/05/2015

HAULERS: Registered Waste Tire Haulers Listing

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

A listing of registered waste tire haulers.

Date of Government Version: 05/26/2015

Source: Integrated Waste Management Board

Number of Days to Update: 8

Telephone: 916-341-6422

Last EDR Contact :05/18/2015

HAZNET: Facility and Manifest Data

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

Facility and Manifest Data. The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000 - 1,000,000 annually, representing approximately 350,000 - 500,000 shipments. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, and disposal method. This database begins with calendar year 1993.

Date of Government Version: 12/31/2013

Source: California Environmental Protection Agency

Number of Days to Update: 35

Telephone: 916-255-1136

Last EDR Contact :04/17/2015

HIST CAL-SITES: Calsites Database

RECORD SOURCES AND CURRENCY

Standard Environmental Record Source: State and tribal - equivalent CERCLIS

Search Distance: 0.333 Mile

The Calsites database contains potential or confirmed hazardous substance release properties. In 1996, California EPA reevaluated and significantly reduced the number of sites in the Calsites database. No longer updated by the state agency. It has been replaced by ENVIROSTOR.

Date of Government Version: 08/08/2005

Source: Department of Toxic Substance Control

Number of Days to Update: 21

Telephone: 916-323-3400

Last EDR Contact :02/23/2009

HIST CORTESE: Hazardous Waste & Substance Site List

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: 0.333 Mile

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

Date of Government Version: 04/01/2001

Source: Department of Toxic Substances Control

Number of Days to Update: 76

Telephone: 916-323-3400

Last EDR Contact :01/22/2009

HIST LUST SANTA CLARA: HIST LUST - Fuel Leak Site Activity Report

Standard Environmental Record Source: State and tribal leaking storage tank lists

Search Distance: 0.333 Mile

A listing of open and closed leaking underground storage tanks. This listing is no longer updated by the county. Leaking underground storage tanks are now handled by the Department of Environmental Health.

Date of Government Version: 03/29/2005

Source: Santa Clara Valley Water District

Number of Days to Update: 22

Telephone: 408-265-2600

Last EDR Contact :03/23/2009

HIST UST: Hazardous Substance Storage Container Database

Standard Environmental Record Source: State and tribal registered storage tank lists

Search Distance: Property

The Hazardous Substance Storage Container Database is a historical listing of UST sites. Refer to local/county source for current data.

Date of Government Version: 10/15/1990

Source: State Water Resources Control Board

Number of Days to Update: 18

Telephone: 916-341-5851

Last EDR Contact :07/26/2001

HWP: EnviroStor Permitted Facilities Listing

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: 0.333 Mile

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

Date of Government Version: 05/26/2015

Source: Department of Toxic Substances Control

Number of Days to Update: 8

Telephone: 916-323-3400

Last EDR Contact :05/28/2015

HWT: Registered Hazardous Waste Transporter Database

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

RECORD SOURCES AND CURRENCY

A listing of hazardous waste transporters. In California, unless specifically exempted, it is unlawful for any person to transport hazardous wastes unless the person holds a valid registration issued by DTSC. A hazardous waste transporter registration is valid for one year and is assigned a unique registration number.

Date of Government Version: 04/13/2015

Source: Department of Toxic Substances Control

Number of Days to Update: 8

Telephone: 916-440-7145

Last EDR Contact :04/15/2015

KERN CO. UST: Underground Storage Tank Sites & Tank Listing

Standard Environmental Record Source: State and tribal registered storage tank lists
Kern County Sites and Tanks Listing.

Date of Government Version: 07/22/2014

Source: Kern County Environment Health Services Department

Number of Days to Update: 37

Telephone: 661-862-8700

Last EDR Contact :06/12/2015

LA Co. Site Mitigation: Site Mitigation List

Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: Property

Industrial sites that have had some sort of spill or complaint.

Date of Government Version: 01/15/2015

Source: Community Health Services

Number of Days to Update: 40

Telephone: 323-890-7806

Last EDR Contact :04/16/2015

LDS: Land Disposal Sites Listing

Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: Property

The Land Disposal program regulates of waste discharge to land for treatment, storage and disposal in waste management units.

Date of Government Version: 03/13/2015

Source: State Water Quality Control Board

Number of Days to Update: 6

Telephone: 866-480-1028

Last EDR Contact :06/17/2015

LIENS: Environmental Liens Listing

Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: Property

A listing of property locations with environmental liens for California where DTSC is a lien holder.

Date of Government Version: 03/11/2015

Source: Department of Toxic Substances Control

Number of Days to Update: 11

Telephone: 916-323-3400

Last EDR Contact :06/05/2015

LONG BEACH UST: City of Long Beach Underground Storage Tank

Standard Environmental Record Source: State and tribal registered storage tank lists
Underground storage tank sites located in the city of Long Beach.

Date of Government Version: 03/03/2015

Source: City of Long Beach Fire Department

Number of Days to Update: 16

Telephone: 562-570-2563

Last EDR Contact :04/27/2015

LOS ANGELES CO. HMS: HMS: Street Number List

RECORD SOURCES AND CURRENCY

Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: Property

Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 11/24/2014 Source: Department of Public Works
Number of Days to Update: 33 Telephone: 626-458-3517
Last EDR Contact :04/13/2015

LOS ANGELES CO. LF: List of Solid Waste Facilities

Standard Environmental Record Source: State and tribal landfill / solid waste disposal
Solid Waste Facilities in Los Angeles County.

Date of Government Version: 04/20/2015 Source: La County Department of Public Works
Number of Days to Update: 17 Telephone: 818-458-5185
Last EDR Contact :04/20/2015

LUST: Geotracker's Leaking Underground Fuel Tank Report

Standard Environmental Record Source: State and tribal leaking storage tank lists
Search Distance: 0.333 Mile

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state. For more information on a particular leaking underground storage tank sites, please contact the appropriate regulatory agency.

Date of Government Version: 03/13/2015 Source: State Water Resources Control Board
Number of Days to Update: 6 Telephone: see region list
Last EDR Contact :06/17/2015

LUST REG 1: Active Toxic Site Investigation

Standard Environmental Record Source: State and tribal leaking storage tank lists
Del Norte, Humboldt, Lake, Mendocino, Modoc, Siskiyou, Sonoma, Trinity counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/01/2001 Source: California Regional Water Quality Control Board North Coast (1)
Number of Days to Update: 29 Telephone: 707-570-3769
Last EDR Contact :08/01/2011

LUST REG 2: Fuel Leak List

Standard Environmental Record Source: State and tribal leaking storage tank lists
Leaking Underground Storage Tank locations. Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, Sonoma counties.

Date of Government Version: 09/30/2004 Source: California Regional Water Quality Control Board San Francisco Bay Region (2)
Number of Days to Update: 30 Telephone: 510-622-2433
Last EDR Contact :09/19/2011

LUST REG 3: Leaking Underground Storage Tank Database

Standard Environmental Record Source: State and tribal leaking storage tank lists
Leaking Underground Storage Tank locations. Monterey, San Benito, San Luis Obispo, Santa Barbara, Santa Cruz counties.

Date of Government Version: 05/19/2003 Source: California Regional Water Quality Control Board Central Coast Region (3)
Number of Days to Update: 14 Telephone: 805-542-4786

RECORD SOURCES AND CURRENCY

Last EDR Contact :07/18/2011

LUST REG 4: Underground Storage Tank Leak List

Standard Environmental Record Source: State and tribal leaking storage tank lists

Los Angeles, Ventura counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/07/2004

Source: California Regional Water Quality Control Board Los Angeles Region (4)

Number of Days to Update: 35

Telephone: 213-576-6710

Last EDR Contact :09/06/2011

LUST REG 5: Leaking Underground Storage Tank Database

Standard Environmental Record Source: State and tribal leaking storage tank lists

Leaking Underground Storage Tank locations. Alameda, Alpine, Amador, Butte, Colusa, Contra Costa, Calveras, El Dorado, Fresno, Glenn, Kern, Kings, Lake, Lassen, Madera, Mariposa, Merced, Modoc, Napa, Nevada, Placer, Plumas, Sacramento, San Joaquin, Shasta, Solano, Stanislaus, Sutter, Tehama, Tulare, Tuolumne, Yolo, Yuba counties.

Date of Government Version: 07/01/2008

Source: California Regional Water Quality Control Board Central Valley Region (5)

Number of Days to Update: 9

Telephone: 916-464-4834

Last EDR Contact :07/01/2011

LUST REG 6L: Leaking Underground Storage Tank Case Listing

Standard Environmental Record Source: State and tribal leaking storage tank lists

For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/09/2003

Source: California Regional Water Quality Control Board Lahontan Region (6)

Number of Days to Update: 27

Telephone: 530-542-5572

Last EDR Contact :09/12/2011

LUST REG 6V: Leaking Underground Storage Tank Case Listing

Standard Environmental Record Source: State and tribal leaking storage tank lists

Leaking Underground Storage Tank locations. Inyo, Kern, Los Angeles, Mono, San Bernardino counties.

Date of Government Version: 06/07/2005

Source: California Regional Water Quality Control Board Victorville Branch Office (6)

Number of Days to Update: 22

Telephone: 760-241-7365

Last EDR Contact :09/12/2011

LUST REG 7: Leaking Underground Storage Tank Case Listing

Standard Environmental Record Source: State and tribal leaking storage tank lists

Leaking Underground Storage Tank locations. Imperial, Riverside, San Diego, Santa Barbara counties.

Date of Government Version: 02/26/2004

Source: California Regional Water Quality Control Board Colorado River Basin Region (7)

Number of Days to Update: 27

Telephone: 760-776-8943

Last EDR Contact :08/01/2011

LUST REG 8: Leaking Underground Storage Tanks

Standard Environmental Record Source: State and tribal leaking storage tank lists

California Regional Water Quality Control Board Santa Ana Region (8). For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/14/2005

Source: California Regional Water Quality Control Board Santa Ana Region (8)

RECORD SOURCES AND CURRENCY

Number of Days to Update: 41
Last EDR Contact :08/15/2011

Telephone: 909-782-4496

LUST REG 9: Leaking Underground Storage Tank Report

Standard Environmental Record Source: State and tribal leaking storage tank lists

Orange, Riverside, San Diego counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 03/01/2001

Source: California Regional Water Quality Control Board San Diego Region (9)

Number of Days to Update: 28

Telephone: 858-637-5595

Last EDR Contact :09/26/2011

LUST SANTA CLARA: LOP Listing

Standard Environmental Record Source: State and tribal leaking storage tank lists

A listing of leaking underground storage tanks located in Santa Clara county.

Date of Government Version: 03/03/2014

Source: Department of Environmental Health

Number of Days to Update: 13

Telephone: 408-918-3417

Last EDR Contact :06/01/2015

MARIN CO. UST: Underground Storage Tank Sites

Standard Environmental Record Source: State and tribal registered storage tank lists

Currently permitted USTs in Marin County.

Date of Government Version: 10/08/2014

Source: Public Works Department Waste Management

Number of Days to Update: 54

Telephone: 415-499-6647

Last EDR Contact :05/05/2015

MCS: Military Cleanup Sites Listing

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

The State Water Resources Control Board and nine Regional Water Quality Control Boards partner with the Department of Defense (DoD) through the Defense and State Memorandum of Agreement (DSMOA) to oversee the investigation and remediation of water quality issues at military facilities.

Date of Government Version: 03/13/2015

Source: State Water Resources Control Board

Number of Days to Update: 6

Telephone: 866-480-1028

Last EDR Contact :06/17/2015

MED WASTE VENTURA: Medical Waste Program List

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

To protect public health and safety and the environment from potential exposure to disease causing agents, the Environmental Health Division Medical Waste Program regulates the generation, handling, storage, treatment and disposal of medical waste throughout the County.

Date of Government Version: 04/27/2015

Source: Ventura County Resource Management Agency

Number of Days to Update: 14

Telephone: 805-654-2813

Last EDR Contact :04/27/2015

MWMP: Medical Waste Management Program Listing

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

RECORD SOURCES AND CURRENCY

The Medical Waste Management Program (MWMP) ensures the proper handling and disposal of medical waste by permitting and inspecting medical waste Offsite Treatment Facilities (PDF) and Transfer Stations (PDF) throughout the state. MWMP also oversees all Medical Waste Transporters.

Date of Government Version: 01/16/2015

Source: Department of Public Health

Number of Days to Update: 8

Telephone: 916-558-1784

Last EDR Contact :06/09/2015

NAPA CO. LUST: Sites With Reported Contamination

Standard Environmental Record Source: State and tribal leaking storage tank lists

A listing of leaking underground storage tank sites located in Napa county.

Date of Government Version: 12/05/2011

Source: Napa County Department of Environmental Management

Number of Days to Update: 63

Telephone: 707-253-4269

Last EDR Contact :06/01/2015

NAPA CO. UST: Closed and Operating Underground Storage Tank Sites

Standard Environmental Record Source: State and tribal registered storage tank lists

Underground storage tank sites located in Napa county.

Date of Government Version: 01/15/2008

Source: Napa County Department of Environmental Management

Number of Days to Update: 23

Telephone: 707-253-4269

Last EDR Contact :06/01/2015

NOTIFY 65: Proposition 65 Records

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

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

Date of Government Version: 10/21/1993

Source: State Water Resources Control Board

Number of Days to Update: 18

Telephone: 916-445-3846

Last EDR Contact :06/17/2015

NPDES: NPDES Permits Listing

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

A listing of NPDES permits, including stormwater.

Date of Government Version: 05/18/2015

Source: State Water Resources Control Board

Number of Days to Update: 22

Telephone: 916-445-9379

Last EDR Contact :05/20/2015

ORANGE CO. LUST: List of Underground Storage Tank Cleanups

Standard Environmental Record Source: State and tribal leaking storage tank lists

Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 05/01/2015

Source: Health Care Agency

Number of Days to Update: 27

Telephone: 714-834-3446

Last EDR Contact :05/06/2015

ORANGE CO. UST: List of Underground Storage Tank Facilities

Standard Environmental Record Source: State and tribal registered storage tank lists

RECORD SOURCES AND CURRENCY

Orange County Underground Storage Tank Facilities (UST).

Date of Government Version: 05/01/2015

Source: Health Care Agency

Number of Days to Update: 30

Telephone: 714-834-3446

Last EDR Contact :05/12/2015

Orange Co. Industrial Site: List of Industrial Site Cleanups

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

Petroleum and non-petroleum spills.

Date of Government Version: 05/01/2015

Source: Health Care Agency

Number of Days to Update: 24

Telephone: 714-834-3446

Last EDR Contact :05/06/2015

PLACER CO. MS: Master List of Facilities

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: 0.25 Mile

List includes aboveground tanks, underground tanks and cleanup sites.

Date of Government Version: 03/10/2015

Source: Placer County Health and Human Services

Number of Days to Update: 6

Telephone: 530-745-2363

Last EDR Contact :06/22/2015

PROC: Certified Processors Database

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: 0.333 Mile

A listing of certified processors.

Date of Government Version: 03/16/2015

Source: Department of Conservation

Number of Days to Update: 6

Telephone: 916-323-3836

Last EDR Contact :06/17/2015

RESPONSE: State Response Sites

Standard Environmental Record Source: State and tribal - equivalent NPL

Search Distance: 0.333 Mile

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

Date of Government Version: 05/04/2015

Source: Department of Toxic Substances Control

Number of Days to Update: 9

Telephone: 916-323-3400

Last EDR Contact :05/05/2015

RIVERSIDE CO. LUST: Listing of Underground Tank Cleanup Sites

Standard Environmental Record Source: State and tribal leaking storage tank lists

Riverside County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 04/28/2015

Source: Department of Environmental Health

Number of Days to Update: 13

Telephone: 951-358-5055

Last EDR Contact :06/22/2015

RIVERSIDE CO. UST: Underground Storage Tank Tank List

RECORD SOURCES AND CURRENCY

Standard Environmental Record Source: State and tribal registered storage tank lists
Underground storage tank sites located in Riverside county.

Date of Government Version: 04/28/2015

Source: Department of Environmental Health

Number of Days to Update: 13

Telephone: 951-358-5055

Last EDR Contact :06/22/2015

SAN DIEGO CO. HMMD: Hazardous Materials Management Division Database

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

The database includes: HE58 - This report contains the business name, site address, business phone number, establishment 'H' permit number, type of permit, and the business status. HE17 - In addition to providing the same information provided in the HE58 listing, HE17 provides inspection dates, violations received by the establishment, hazardous waste generated, the quantity, method of storage, treatment/disposal of waste and the hauler, and information on underground storage tanks. Unauthorized Release List - Includes a summary of environmental contamination cases in San Diego County (underground tank cases, non-tank cases, groundwater contamination, and soil contamination are included.)

Date of Government Version: 09/23/2013

Source: Hazardous Materials Management Division

Number of Days to Update: 23

Telephone: 619-338-2268

Last EDR Contact :06/05/2015

SAN DIEGO CO. LF: Solid Waste Facilities

Standard Environmental Record Source: State and tribal landfill / solid waste disposal

San Diego County Solid Waste Facilities.

Date of Government Version: 10/31/2014

Source: Department of Health Services

Number of Days to Update: 38

Telephone: 619-338-2209

Last EDR Contact :04/27/2015

SAN DIEGO CO. SAM: Environmental Case Listing

Standard Environmental Record Source: State and tribal leaking storage tank lists

Search Distance: 0.333 Mile

The listing contains all underground tank release cases and projects pertaining to properties contaminated with hazardous substances that are actively under review by the Site Assessment and Mitigation Program.

Date of Government Version: 03/23/2010

Source: San Diego County Department of Environmental Health

Number of Days to Update: 24

Telephone: 619-338-2371

Last EDR Contact :06/03/2015

SAN FRANCISCO CO. LUST: Local Oversight Facilities

Standard Environmental Record Source: State and tribal leaking storage tank lists

A listing of leaking underground storage tank sites located in San Francisco county.

Date of Government Version: 09/19/2008

Source: Department Of Public Health San Francisco County

Number of Days to Update: 10

Telephone: 415-252-3920

Last EDR Contact :05/06/2015

SAN FRANCISCO CO. UST: Underground Storage Tank Information

Standard Environmental Record Source: State and tribal registered storage tank lists

Underground storage tank sites located in San Francisco county.

Date of Government Version: 11/29/2010

Source: Department of Public Health

Number of Days to Update: 5

Telephone: 415-252-3920

RECORD SOURCES AND CURRENCY

Last EDR Contact :05/06/2015

SAN JOSE HAZMAT: Hazardous Material Facilities

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

Hazardous material facilities, including underground storage tank sites.

Date of Government Version: 05/07/2015

Source: City of San Jose Fire Department

Number of Days to Update: 27

Telephone: 408-535-7694

Last EDR Contact :05/07/2015

SAN MATEO CO. LUST: Fuel Leak List

Standard Environmental Record Source: State and tribal leaking storage tank lists

A listing of leaking underground storage tank sites located in San Mateo county.

Date of Government Version: 03/16/2015

Source: San Mateo County Environmental Health Services Division

Number of Days to Update: 7

Telephone: 650-363-1921

Last EDR Contact :06/10/2015

SCH: School Property Evaluation Program

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

This category contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. In some cases, these properties may be listed in the CalSites category depending on the level of threat to public health and safety or the environment they pose.

Date of Government Version: 05/04/2015

Source: Department of Toxic Substances Control

Number of Days to Update: 9

Telephone: 916-323-3400

Last EDR Contact :05/05/2015

SLIC: Statewide SLIC Cases

Standard Environmental Record Source: State and tribal leaking storage tank lists

Search Distance: 0.333 Mile

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 03/13/2015

Source: State Water Resources Control Board

Number of Days to Update: 6

Telephone: 866-480-1028

Last EDR Contact :06/17/2015

SLIC REG 1: Active Toxic Site Investigations

Standard Environmental Record Source: State and tribal leaking storage tank lists

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2003

Source: California Regional Water Quality Control Board, North Coast Region (1)

Number of Days to Update: 18

Telephone: 707-576-2220

Last EDR Contact :08/01/2011

SLIC REG 2: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

Standard Environmental Record Source: State and tribal leaking storage tank lists

RECORD SOURCES AND CURRENCY

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/30/2004

Source: Regional Water Quality Control Board San Francisco Bay Region (2)

Number of Days to Update: 30

Telephone: 510-286-0457

Last EDR Contact :09/19/2011

SLIC REG 3: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

Standard Environmental Record Source: State and tribal leaking storage tank lists

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/18/2006

Source: California Regional Water Quality Control Board Central Coast Region (3)

Number of Days to Update: 28

Telephone: 805-549-3147

Last EDR Contact :07/18/2011

SLIC REG 4: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

Standard Environmental Record Source: State and tribal leaking storage tank lists

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/17/2004

Source: Region Water Quality Control Board Los Angeles Region (4)

Number of Days to Update: 47

Telephone: 213-576-6600

Last EDR Contact :07/01/2011

SLIC REG 5: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

Standard Environmental Record Source: State and tribal leaking storage tank lists

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/01/2005

Source: Regional Water Quality Control Board Central Valley Region (5)

Number of Days to Update: 16

Telephone: 916-464-3291

Last EDR Contact :09/12/2011

SLIC REG 6L: SLIC Sites

Standard Environmental Record Source: State and tribal leaking storage tank lists

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/07/2004

Source: California Regional Water Quality Control Board, Lahontan Region

Number of Days to Update: 35

Telephone: 530-542-5574

Last EDR Contact :08/15/2011

SLIC REG 6V: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

Standard Environmental Record Source: State and tribal leaking storage tank lists

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/24/2005

Source: Regional Water Quality Control Board, Victorville Branch

Number of Days to Update: 22

Telephone: 619-241-6583

Last EDR Contact :08/15/2011

RECORD SOURCES AND CURRENCY

SLIC REG 7: SLIC List

Standard Environmental Record Source: State and tribal leaking storage tank lists

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/24/2004

Source: California Regional Quality Control Board, Colorado River Basin Region

Number of Days to Update: 36

Telephone: 760-346-7491

Last EDR Contact :08/01/2011

SLIC REG 8: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

Standard Environmental Record Source: State and tribal leaking storage tank lists

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2008

Source: California Region Water Quality Control Board Santa Ana Region (8)

Number of Days to Update: 11

Telephone: 951-782-3298

Last EDR Contact :09/12/2011

SLIC REG 9: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

Standard Environmental Record Source: State and tribal leaking storage tank lists

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/10/2007

Source: California Regional Water Quality Control Board San Diego Region (9)

Number of Days to Update: 17

Telephone: 858-467-2980

Last EDR Contact :08/08/2011

SOLANO CO. LUST: Leaking Underground Storage Tanks

Standard Environmental Record Source: State and tribal leaking storage tank lists

A listing of leaking underground storage tank sites located in Solano county.

Date of Government Version: 03/13/2015

Source: Solano County Department of Environmental Management

Number of Days to Update: 5

Telephone: 707-784-6770

Last EDR Contact :06/10/2015

SOLANO CO. UST: Underground Storage Tanks

Standard Environmental Record Source: State and tribal registered storage tank lists

Underground storage tank sites located in Solano county.

Date of Government Version: 03/13/2015

Source: Solano County Department of Environmental Management

Number of Days to Update: 11

Telephone: 707-784-6770

Last EDR Contact :06/10/2015

SONOMA CO. LUST: Leaking Underground Storage Tank Sites

Standard Environmental Record Source: State and tribal leaking storage tank lists

A listing of leaking underground storage tank sites located in Sonoma county.

Date of Government Version: 04/01/2015

Source: Department of Health Services

Number of Days to Update: 11

Telephone: 707-565-6565

Last EDR Contact :06/22/2015

SUTTER CO. UST: Underground Storage Tanks

RECORD SOURCES AND CURRENCY

Standard Environmental Record Source: State and tribal registered storage tank lists
Underground storage tank sites located in Sutter county.

Date of Government Version: 03/09/2015
Number of Days to Update: 8
Last EDR Contact :06/05/2015

Source: Sutter County Department of Agriculture
Telephone: 530-822-7500

SWEEPS UST: SWEEPS UST Listing

Standard Environmental Record Source: State and tribal registered storage tank lists
Search Distance: Property

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

Date of Government Version: 06/01/1994
Number of Days to Update: 35
Last EDR Contact :06/03/2005

Source: State Water Resources Control Board
Telephone: Not Reported

SWF/LF (SWIS): Solid Waste Information System

Standard Environmental Record Source: State and tribal landfill / solid waste disposal
Search Distance: 0.333 Mile

Active, Closed and Inactive Landfills.SWF/LF records typically contain an inventory of solid waste disposal facilities or landfills.These may be active or inactive facilities or open dumps that failed to meet RCRA Section 4004 criteriafor solid waste landfills or disposal sites.

Date of Government Version: 05/18/2015
Number of Days to Update: 16
Last EDR Contact :05/20/2015

Source: Department of Resources Recycling and Recovery
Telephone: 916-341-6320

SWRCY: Recycler Database

Standard Environmental Record Source: State and tribal landfill / solid waste disposal
Search Distance: 0.333 Mile

A listing of recycling facilities in California.

Date of Government Version: 03/16/2015
Number of Days to Update: 8
Last EDR Contact :06/17/2015

Source: Department of Conservation
Telephone: 916-323-3836

Sacramento Co. CS: Toxic Site Clean-Up List

Standard Environmental Record Source: State and tribal leaking storage tank lists
Search Distance: 0.333 Mile

List of sites where unauthorized releases of potentially hazardous materials have occurred.

Date of Government Version: 02/02/2015
Number of Days to Update: 8
Last EDR Contact :04/08/2015

Source: Sacramento County Environmental Management
Telephone: 916-875-8406

Sacramento Co. ML: Master Hazardous Materials Facility List

Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: 0.25 Mile

RECORD SOURCES AND CURRENCY

Any business that has hazardous materials on site - hazardous material storage sites, underground storage tanks, waste generators.

Date of Government Version: 02/02/2015

Source: Sacramento County Environmental Management

Number of Days to Update: 8

Telephone: 916-875-8406

Last EDR Contact :04/08/2015

San Bern. Co. Permit: Hazardous Material Permits

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: 0.25 Mile

This listing includes underground storage tanks, medical waste handlers/generators, hazardous materials handlers, hazardous waste generators, and waste oil generators/handlers.

Date of Government Version: 03/02/2015

Source: San Bernardino County Fire Department Hazardous Materials Division

Number of Days to Update: 7

Telephone: 909-387-3041

Last EDR Contact :05/12/2015

San Mateo Co. BI: Business Inventory

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: 0.25 Mile

List includes Hazardous Materials Business Plan, hazardous waste generators, and underground storage tanks.

Date of Government Version: 04/13/2015

Source: San Mateo County Environmental Health Services Division

Number of Days to Update: 8

Telephone: 650-363-1921

Last EDR Contact :06/15/2015

TORRANCE UST: City of Torrance Underground Storage Tank

Standard Environmental Record Source: State and tribal registered storage tank lists

Underground storage tank sites located in the city of Torrance.

Date of Government Version: 04/14/2015

Source: City of Torrance Fire Department

Number of Days to Update: 18

Telephone: 310-618-2973

Last EDR Contact :04/13/2015

TOXIC PITS: Toxic Pits Cleanup Act Sites

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: 0.333 Mile

Toxic PITS Cleanup Act Sites. TOXIC PITS identifies sites suspected of containing hazardous substances where cleanup has not yet been completed.

Date of Government Version: 07/01/1995

Source: State Water Resources Control Board

Number of Days to Update: 27

Telephone: 916-227-4364

Last EDR Contact :01/26/2009

UIC: UIC Listing

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

A listing of wells identified as underground injection wells, in the California Oil and Gas Wells database.

Date of Government Version: 11/19/2014

Source: Department of Conservation

Number of Days to Update: 45

Telephone: 916-445-2408

RECORD SOURCES AND CURRENCY

Last EDR Contact :06/19/2015

UST: Active UST Facilities

Standard Environmental Record Source: State and tribal registered storage tank lists
Search Distance: Property

Active UST facilities gathered from the local regulatory agencies

Date of Government Version: 03/13/2015

Source: SWRCB

Number of Days to Update: 8

Telephone: 916-341-5851

Last EDR Contact :06/17/2015

UST MENDOCINO: Mendocino County UST Database

Standard Environmental Record Source: State and tribal registered storage tank lists
A listing of underground storage tank locations in Mendocino County.

Date of Government Version: 09/23/2009

Source: Department of Public Health

Number of Days to Update: 8

Telephone: 707-463-4466

Last EDR Contact :06/01/2015

UST SAN JOAQUIN: San Joaquin Co. UST

Standard Environmental Record Source: State and tribal registered storage tank lists
A listing of underground storage tank locations in San Joaquin county.

Date of Government Version: 03/24/2015

Source: Environmental Health Department

Number of Days to Update: 6

Telephone: Not Reported

Last EDR Contact :06/17/2015

VCP: Voluntary Cleanup Program Properties

Standard Environmental Record Source: State and tribal voluntary cleanup sites
Search Distance: 0.333 Mile

Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

Date of Government Version: 05/04/2015

Source: Department of Toxic Substances Control

Number of Days to Update: 9

Telephone: 916-323-3400

Last EDR Contact :05/05/2015

VENTURA CO. BWT: Business Plan, Hazardous Waste Producers, and Operating Underground Tanks

Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: Property

The BWT list indicates by site address whether the Environmental Health Division has Business Plan (B), Waste Producer (W), and/or Underground Tank (T) information.

Date of Government Version: 04/27/2015

Source: Ventura County Environmental Health Division

Number of Days to Update: 14

Telephone: 805-654-2813

Last EDR Contact :05/18/2015

VENTURA CO. LF: Inventory of Illegal Abandoned and Inactive Sites

Standard Environmental Record Source: State and tribal landfill / solid waste disposal
Ventura County Inventory of Closed, Illegal Abandoned, and Inactive Sites.

Date of Government Version: 12/01/2011

Source: Environmental Health Division

Number of Days to Update: 49

Telephone: 805-654-2813

RECORD SOURCES AND CURRENCY

Last EDR Contact :04/02/2015

VENTURA CO. LUST: Listing of Underground Tank Cleanup Sites

Standard Environmental Record Source: State and tribal leaking storage tank lists
Ventura County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 05/29/2008

Source: Environmental Health Division

Number of Days to Update: 37

Telephone: 805-654-2813

Last EDR Contact :05/18/2015

VENTURA CO. UST: Underground Tank Closed Sites List

Standard Environmental Record Source: State and tribal registered storage tank lists
Ventura County Operating Underground Storage Tank Sites (UST)/Underground Tank Closed Sites List.

Date of Government Version: 02/27/2015

Source: Environmental Health Division

Number of Days to Update: 8

Telephone: 805-654-2813

Last EDR Contact :06/17/2015

WDS: Waste Discharge System

Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: Property

Sites which have been issued waste discharge requirements.

Date of Government Version: 06/19/2007

Source: State Water Resources Control Board

Number of Days to Update: 9

Telephone: 916-341-5227

Last EDR Contact :05/20/2015

WIP: Well Investigation Program Case List

Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: 0.25 Mile

Well Investigation Program case in the San Gabriel and San Fernando Valley area.

Date of Government Version: 07/03/2009

Source: Los Angeles Water Quality Control Board

Number of Days to Update: 13

Telephone: 213-576-6726

Last EDR Contact :06/22/2015

WMUDS/SWAT: Waste Management Unit Database

Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: 0.333 Mile

Waste Management Unit Database System. WMUDS is used by the State Water Resources Control Board staff and the Regional Water Quality Control Boards for program tracking and inventory of waste management units. WMUDS is composed of the following databases: Facility Information, Scheduled Inspections Information, Waste Management Unit Information, SWAT Program Information, SWAT Report Summary Information, SWAT Report Summary Data, Chapter 15 (formerly Subchapter 15) Information, Chapter 15 Monitoring Parameters, TPCA Program Information, RCRA Program Information, Closure Information, and Interested Parties Information.

Date of Government Version: 04/01/2000

Source: State Water Resources Control Board

Number of Days to Update: 30

Telephone: 916-227-4448

Last EDR Contact :05/06/2015

YOLO CO. UST: Underground Storage Tank Comprehensive Facility Report

Standard Environmental Record Source: State and tribal registered storage tank lists
Underground storage tank sites located in Yolo county.

RECORD SOURCES AND CURRENCY

Date of Government Version: 03/26/2015
Number of Days to Update: 12
Last EDR Contact :06/17/2015

Source: Yolo County Department of Health
Telephone: 530-666-8646

2020 COR ACTION: 2020 Corrective Action Program List

Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: 0.25 Mile

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 04/22/2013
Number of Days to Update: 6
Last EDR Contact :05/14/2015

Source: Environmental Protection Agency
Telephone: 703-308-4044

CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System

Standard Environmental Record Source: Federal CERCLIS
Search Distance: 0.333 Mile

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

Date of Government Version: 10/25/2013
Number of Days to Update: 94
Last EDR Contact :05/29/2015

Source: EPA
Telephone: 703-412-9810

CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned

Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: 0.333 Mile

Archived sites are sites that have been removed and archived from the inventory of CERCLIS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Date of Government Version: 10/25/2013
Number of Days to Update: 94
Last EDR Contact :05/29/2015

Source: EPA
Telephone: 703-412-9810

COAL ASH DOE: Steam-Electric Plant Operation Data

Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: Property

A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2005
Number of Days to Update: 76
Last EDR Contact :04/15/2015

Source: Department of Energy
Telephone: 202-586-8719

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List

Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: 0.333 Mile

RECORD SOURCES AND CURRENCY

A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 07/01/2014

Source: Environmental Protection Agency

Number of Days to Update: 40

Telephone: Not Reported

Last EDR Contact :06/12/2015

CONSENT: Superfund (CERCLA) Consent Decrees

Standard Environmental Record Source: Federal NPL

Search Distance: 0.333 Mile

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 12/31/2014

Source: Department of Justice, Consent Decree Library

Number of Days to Update: 46

Telephone: Varies

Last EDR Contact :06/22/2015

CORRACTS: Corrective Action Report

Standard Environmental Record Source: Federal RCRA CORRACTS facilities list

Search Distance: 0.333 Mile

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 03/10/2015

Source: EPA

Number of Days to Update: 72

Telephone: 800-424-9346

Last EDR Contact :03/31/2015

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

Standard Environmental Record Source: State and tribal landfill / solid waste disposal

Search Distance: 0.333 Mile

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009

Source: EPA, Region 9

Number of Days to Update: 137

Telephone: 415-947-4219

Last EDR Contact :04/23/2015

DOT OPS: Incident and Accident Data

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

Department of Transportation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 07/31/2012

Source: Department of Transportation, Office of Pipeline Safety

Number of Days to Update: 42

Telephone: 202-366-4595

Last EDR Contact :05/05/2015

Delisted NPL: National Priority List Deletions

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: 0.333 Mile

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 03/26/2015

Source: EPA

RECORD SOURCES AND CURRENCY

Number of Days to Update: 75
Last EDR Contact :04/08/2015

Telephone: Not Reported

EPA WATCH LIST: EPA WATCH LIST

Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: Property

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013
Number of Days to Update: 88
Last EDR Contact :05/07/2015

Source: Environmental Protection Agency
Telephone: 617-520-3000

ERNS: Emergency Response Notification System

Standard Environmental Record Source: Federal ERNS list
Search Distance: Property

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 03/30/2015
Number of Days to Update: 63
Last EDR Contact :03/31/2015

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180

FEMA UST: Underground Storage Tank Listing

Standard Environmental Record Source: State and tribal registered storage tank lists
Search Distance: Property

A listing of all FEMA owned underground storage tanks.

Date of Government Version: 01/01/2010
Number of Days to Update: 55
Last EDR Contact :04/13/2015

Source: FEMA
Telephone: 202-646-5797

FINDS: Facility Index System/Facility Registry System

Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: Property

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 01/18/2015
Number of Days to Update: 26
Last EDR Contact :06/10/2015

Source: EPA
Telephone: Not Reported

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: Property

RECORD SOURCES AND CURRENCY

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009

Source: EPA/Office of Prevention, Pesticides and Toxic Substances

Number of Days to Update: 25

Telephone: 202-566-1667

Last EDR Contact :05/20/2015

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

Standard Environmental Record Source: Other Standard Environmental Records

A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009

Source: EPA

Number of Days to Update: 25

Telephone: 202-566-1667

Last EDR Contact :05/20/2015

FUDS: Formerly Used Defense Sites

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: 0.333 Mile

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 06/06/2014

Source: U.S. Army Corps of Engineers

Number of Days to Update: 8

Telephone: 202-528-4285

Last EDR Contact :06/12/2015

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006

Source: Environmental Protection Agency

Number of Days to Update: 40

Telephone: 202-564-2501

Last EDR Contact :12/17/2007

HMIRS: Hazardous Materials Information Reporting System

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 03/30/2015

Source: U.S. Department of Transportation

Number of Days to Update: 72

Telephone: 202-366-4555

Last EDR Contact :03/31/2015

ICIS: Integrated Compliance Information System

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

RECORD SOURCES AND CURRENCY

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 01/23/2015
Number of Days to Update: 31
Last EDR Contact :04/09/2015

Source: Environmental Protection Agency
Telephone: 202-564-5088

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land

Standard Environmental Record Source: State and tribal leaking storage tank lists
Search Distance: 0.333 Mile

A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 02/03/2015
Number of Days to Update: 53
Last EDR Contact :04/03/2015

Source: EPA Region 1
Telephone: 617-918-1313

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land

Standard Environmental Record Source: State and tribal leaking storage tank lists
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 02/03/2015
Number of Days to Update: 29
Last EDR Contact :04/27/2015

Source: EPA Region 10
Telephone: 206-553-2857

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land

Standard Environmental Record Source: State and tribal leaking storage tank lists
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 09/30/2014
Number of Days to Update: 10
Last EDR Contact :04/27/2015

Source: EPA Region 4
Telephone: 404-562-8677

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land

Standard Environmental Record Source: State and tribal leaking storage tank lists
Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 04/30/2015
Number of Days to Update: 24
Last EDR Contact :04/27/2015

Source: EPA, Region 5
Telephone: 312-886-7439

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land

Standard Environmental Record Source: State and tribal leaking storage tank lists
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 03/17/2015
Number of Days to Update: 52
Last EDR Contact :01/26/2015

Source: EPA Region 6
Telephone: 214-665-6597

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land

Standard Environmental Record Source: State and tribal leaking storage tank lists
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 03/30/2015

Source: EPA Region 7

RECORD SOURCES AND CURRENCY

Number of Days to Update: 55
Last EDR Contact :04/27/2015

Telephone: 913-551-7003

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land

Standard Environmental Record Source: State and tribal leaking storage tank lists
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 04/30/2015
Number of Days to Update: 48
Last EDR Contact :04/27/2015

Source: EPA Region 8
Telephone: 303-312-6271

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land

Standard Environmental Record Source: State and tribal leaking storage tank lists
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 01/08/2015
Number of Days to Update: 32
Last EDR Contact :01/08/2015

Source: Environmental Protection Agency
Telephone: 415-972-3372

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

Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: 0.333 Mile

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Number of Days to Update: 52
Last EDR Contact :05/01/2015

Source: Environmental Protection Agency
Telephone: 703-308-8245

INDIAN UST R1: Underground Storage Tanks on Indian Land

Standard Environmental Record Source: State and tribal registered storage tank lists
Search Distance: Property

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 02/03/2015
Number of Days to Update: 53
Last EDR Contact :04/28/2015

Source: EPA, Region 1
Telephone: 617-918-1313

INDIAN UST R10: Underground Storage Tanks on Indian Land

Standard Environmental Record Source: State and tribal registered storage tank lists

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 05/06/2015
Number of Days to Update: 34
Last EDR Contact :04/27/2015

Source: EPA Region 10
Telephone: 206-553-2857

INDIAN UST R4: Underground Storage Tanks on Indian Land

Standard Environmental Record Source: State and tribal registered storage tank lists

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 09/30/2014

Source: EPA Region 4

RECORD SOURCES AND CURRENCY

Number of Days to Update: 10
Last EDR Contact :04/27/2015

Telephone: 404-562-9424

INDIAN UST R5: Underground Storage Tanks on Indian Land

Standard Environmental Record Source: State and tribal registered storage tank lists

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 04/30/2015
Number of Days to Update: 27
Last EDR Contact :04/27/2015

Source: EPA Region 5
Telephone: 312-886-6136

INDIAN UST R6: Underground Storage Tanks on Indian Land

Standard Environmental Record Source: State and tribal registered storage tank lists

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 03/17/2015
Number of Days to Update: 52
Last EDR Contact :01/26/2015

Source: EPA Region 6
Telephone: 214-665-7591

INDIAN UST R7: Underground Storage Tanks on Indian Land

Standard Environmental Record Source: State and tribal registered storage tank lists

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 09/23/2014
Number of Days to Update: 65
Last EDR Contact :04/27/2015

Source: EPA Region 7
Telephone: 913-551-7003

INDIAN UST R8: Underground Storage Tanks on Indian Land

Standard Environmental Record Source: State and tribal registered storage tank lists

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 04/30/2015
Number of Days to Update: 48
Last EDR Contact :04/27/2015

Source: EPA Region 8
Telephone: 303-312-6137

INDIAN UST R9: Underground Storage Tanks on Indian Land

Standard Environmental Record Source: State and tribal registered storage tank lists

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 12/14/2014
Number of Days to Update: 28
Last EDR Contact :01/26/2015

Source: EPA Region 9
Telephone: 415-972-3368

INDIAN VCP R1: Voluntary Cleanup Priority Listing

Standard Environmental Record Source: State and tribal voluntary cleanup sites

Search Distance: 0.333 Mile

A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 09/29/2014
Number of Days to Update: 36

Source: EPA, Region 1
Telephone: 617-918-1102

RECORD SOURCES AND CURRENCY

Last EDR Contact :04/02/2015

INDIAN VCP R7: Voluntary Cleanup Priority Listing

Standard Environmental Record Source: State and tribal voluntary cleanup sites

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008

Source: EPA, Region 7

Number of Days to Update: 27

Telephone: 913-551-7365

Last EDR Contact :04/20/2009

LEAD SMELTER 1: Lead Smelter Sites

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

A listing of former lead smelter site locations.

Date of Government Version: 11/25/2014

Source: Environmental Protection Agency

Number of Days to Update: 64

Telephone: 703-603-8787

Last EDR Contact :04/10/2015

LEAD SMELTER 2: Lead Smelter Sites

Standard Environmental Record Source: Other Standard Environmental Records

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931 and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001

Source: American Journal of Public Health

Number of Days to Update: 36

Telephone: 703-305-6451

Last EDR Contact :12/02/2009

LIENS 2: CERCLA Lien Information

Standard Environmental Record Source: Federal CERCLIS

Search Distance: Property

A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 02/18/2014

Source: Environmental Protection Agency

Number of Days to Update: 37

Telephone: 202-564-6023

Last EDR Contact :04/27/2015

LUCIS: Land Use Control Information System

Standard Environmental Record Source: Federal institutional controls / engineering controls registries

Search Distance: 0.333 Mile

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 05/28/2015

Source: Department of the Navy

Number of Days to Update: 13

Telephone: 843-820-7326

Last EDR Contact :05/18/2015

MLTS: Material Licensing Tracking System

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

RECORD SOURCES AND CURRENCY

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 03/31/2015

Source: Nuclear Regulatory Commission

Number of Days to Update: 63

Telephone: 301-415-7169

Last EDR Contact :06/04/2015

NPL: National Priority List

Standard Environmental Record Source: Federal NPL

Search Distance: 0.333 Mile

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 03/26/2015

Source: EPA

Number of Days to Update: 75

Telephone: Not Reported

Last EDR Contact :04/08/2015

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-566-0690

EPA Region 1
Telephone: 617-918-1102

EPA Region 2
Telephone: 212-637-4293

EPA Region 3
Telephone: 215-814-5418

EPA Region 4
Telephone: 404-562-8681

EPA Region 5
Telephone: 312-353-1063

EPA Region 6
Telephone: 214-655-6659

EPA Region 7
Telephone: 913-551-7247

EPA Region 8
Telephone: 303-312-6118

EPA Region 9
Telephone: 415-947-4579

EPA Region 10
Telephone: 206-553-4479

NPL LIENS: Federal Superfund Liens

Standard Environmental Record Source: Federal NPL

Search Distance: Property

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991

Source: EPA

Number of Days to Update: 56

Telephone: 202-564-4267

RECORD SOURCES AND CURRENCY

Last EDR Contact :08/15/2011

ODI: Open Dump Inventory

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: 0.333 Mile

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985

Source: Environmental Protection Agency

Number of Days to Update: 39

Telephone: 800-424-9346

Last EDR Contact :06/09/2004

PADS: PCB Activity Database System

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 07/01/2014

Source: EPA

Number of Days to Update: 33

Telephone: 202-566-0500

Last EDR Contact :04/17/2015

PCB TRANSFORMER: PCB Transformer Registration Database

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 02/01/2011

Source: Environmental Protection Agency

Number of Days to Update: 83

Telephone: 202-566-0517

Last EDR Contact :05/01/2015

Proposed NPL: Proposed National Priority List Sites

Standard Environmental Record Source: Federal NPL

Search Distance: 0.333 Mile

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet their requirements for listing.

Date of Government Version: 03/26/2015

Source: EPA

Number of Days to Update: 75

Telephone: Not Reported

Last EDR Contact :04/08/2015

RAATS: RCRA Administrative Action Tracking System

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995

Source: EPA

Number of Days to Update: 35

Telephone: 202-564-4104

RECORD SOURCES AND CURRENCY

Last EDR Contact :06/02/2008

RADINFO: Radiation Information Database

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 04/07/2015

Source: Environmental Protection Agency

Number of Days to Update: 63

Telephone: 202-343-9775

Last EDR Contact :04/09/2015

RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 03/10/2015

Source: Environmental Protection Agency

Number of Days to Update: 72

Telephone: 703-308-8895

Last EDR Contact :03/31/2015

RCRA-CESQG: RCRA - Conditionally Exempt Small Quantity Generators

Standard Environmental Record Source: Federal RCRA generators list

Search Distance: Property

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

Date of Government Version: 03/10/2015

Source: Environmental Protection Agency

Number of Days to Update: 72

Telephone: 703-308-8895

Last EDR Contact :03/31/2015

RCRA-LQG: RCRA - Large Quantity Generators

Standard Environmental Record Source: Federal RCRA generators list

Search Distance: Property

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

Date of Government Version: 03/10/2015

Source: Environmental Protection Agency

Number of Days to Update: 72

Telephone: 703-308-8895

Last EDR Contact :03/31/2015

RCRA-SQG: RCRA - Small Quantity Generators

Standard Environmental Record Source: Federal RCRA generators list

Search Distance: Property

RECORD SOURCES AND CURRENCY

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

Date of Government Version: 03/10/2015

Source: Environmental Protection Agency

Number of Days to Update: 72

Telephone: 703-308-8895

Last EDR Contact :03/31/2015

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

Standard Environmental Record Source: Federal RCRA TSD facilities list

Search Distance: 0.333 Mile

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 03/10/2015

Source: Environmental Protection Agency

Number of Days to Update: 72

Telephone: 703-308-8895

Last EDR Contact :03/31/2015

ROD: Records Of Decision

Standard Environmental Record Source: Federal NPL

Search Distance: 0.333 Mile

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

Date of Government Version: 11/25/2013

Source: EPA

Number of Days to Update: 74

Telephone: 703-416-0223

Last EDR Contact :06/12/2015

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: 0.333 Mile

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 03/07/2011

Source: Environmental Protection Agency

Number of Days to Update: 54

Telephone: 615-532-8599

Last EDR Contact :05/21/2015

SSTS: Section 7 Tracking Systems

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/2009

Source: EPA

Number of Days to Update: 77

Telephone: 202-564-4203

RECORD SOURCES AND CURRENCY

Last EDR Contact :04/10/2015

TRIS: Toxic Chemical Release Inventory System

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2013

Source: EPA

Number of Days to Update: 110

Telephone: 202-566-0250

Last EDR Contact :01/29/2015

TSCA: Toxic Substances Control Act

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2012

Source: EPA

Number of Days to Update: 14

Telephone: 202-260-5521

Last EDR Contact :03/27/2015

UMTRA: Uranium Mill Tailings Sites

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: 0.333 Mile

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 09/14/2010

Source: Department of Energy

Number of Days to Update: 146

Telephone: 505-845-0011

Last EDR Contact :05/26/2015

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/16/2014

Source: EPA

Number of Days to Update: 17

Telephone: 202-564-2496

Last EDR Contact :06/22/2015

US AIRS MINOR: Air Facility System Data

Standard Environmental Record Source: Other Standard Environmental Records

A listing of minor source facilities.

Date of Government Version: 10/16/2014

Source: EPA

Number of Days to Update: 17

Telephone: 202-564-2496

RECORD SOURCES AND CURRENCY

Last EDR Contact :06/22/2015

US BROWNFIELDS: A Listing of Brownfields Sites

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: 0.333 Mile

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 03/23/2015

Source: Environmental Protection Agency

Number of Days to Update: 70

Telephone: 202-566-2777

Last EDR Contact :03/24/2015

US CDL: Clandestine Drug Labs

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 02/25/2015

Source: Drug Enforcement Administration

Number of Days to Update: 15

Telephone: 202-307-1000

Last EDR Contact :05/29/2015

US ENG CONTROLS: Engineering Controls Sites List

Standard Environmental Record Source: Federal institutional controls / engineering controls registries

Search Distance: Property

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 03/16/2015

Source: Environmental Protection Agency

Number of Days to Update: 77

Telephone: 703-603-0695

Last EDR Contact :06/01/2015

US FIN ASSUR: Financial Assurance Information

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 03/09/2015

Source: Environmental Protection Agency

Number of Days to Update: 15

Telephone: 202-566-1917

Last EDR Contact :05/14/2015

US HIST CDL: National Clandestine Laboratory Register

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

RECORD SOURCES AND CURRENCY

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 02/25/2015

Source: Drug Enforcement Administration

Number of Days to Update: 15

Telephone: 202-307-1000

Last EDR Contact :05/29/2015

US INST CONTROL: Sites with Institutional Controls

Standard Environmental Record Source: Federal institutional controls / engineering controls registries

Search Distance: Property

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

Date of Government Version: 03/16/2015

Source: Environmental Protection Agency

Number of Days to Update: 77

Telephone: 703-603-0695

Last EDR Contact :06/01/2015

US MINES: Mines Master Index File

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 12/30/2014

Source: Department of Labor, Mine Safety and Health Administration

Number of Days to Update: 29

Telephone: 303-231-5959

Last EDR Contact :06/03/2015

AOCONCERN: San Gabriel Valley Areas of Concern

Standard Environmental Record Source: State and tribal - equivalent CERCLIS

Search Distance: 0.333 Mile

San Gabriel Valley areas where VOC contamination is at or above the MCL as designated by region 9 EPA office.

Date of Government Version: 03/30/2009

Source: EPA Region 9

Number of Days to Update: 206

Telephone: 415-972-3178

Last EDR Contact :06/17/2015

DOD: Department of Defense Sites

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: 0.333 Mile

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005

Source: USGS

Number of Days to Update: 62

Telephone: 888-275-8747

Last EDR Contact :04/14/2015

INDIAN RESERV: Indian Reservations

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

RECORD SOURCES AND CURRENCY

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2005

Source: USGS

Number of Days to Update: 34

Telephone: 202-208-3710

Last EDR Contact :04/14/2015

PWS: Public Water System Data

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

This Safe Drinking Water Information System (SDWIS) file contains public water systems name and address, population served and the primary source of water

Date of Government Version: 12/17/2013

Source: EPA

Number of Days to Update: 279

Telephone: Not Reported

Last EDR Contact :06/01/2015

RECORD SOURCES AND CURRENCY

HISTORICAL USE RECORDS

RGA LF: Recovered Government Archive Solid Waste Facilities List

Standard Environmental Record Source: Exclusive Recovered Govt. Archives

Search Distance: Property

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Resources Recycling and Recovery in California.

Date of Government Version: Not Reported

Source: Department of Resources Recycling and Recovery

Number of Days to Update: 196

Telephone: Not Reported

Last EDR Contact :06/01/2012

RGA LUST: Recovered Government Archive Leaking Underground Storage Tank

Standard Environmental Record Source: Exclusive Recovered Govt. Archives

Search Distance: Property

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

Date of Government Version: Not Reported

Source: State Water Resources Control Board

Number of Days to Update: 182

Telephone: Not Reported

Last EDR Contact :06/01/2012

EDR MGP: EDR Proprietary Manufactured Gas Plants

Standard Environmental Record Source: Former manufactured Gas Plants

Search Distance: 0.333 Mile

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: 08/28/2009

Source: EDR, Inc.

Number of Days to Update: 55

Telephone: Not Reported

Last EDR Contact :11/30/2012

EDR US Hist Auto Stat: EDR Exclusive Historic Gas Stations

Standard Environmental Record Source: Historical Gas Stations

Search Distance: 0.25 Mile

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

Date of Government Version: 02/20/2007

Source: EDR, Inc.

Number of Days to Update: 42

Telephone: Not Reported

Last EDR Contact :02/21/2007

EDR US Hist Cleaners: EDR Exclusive Historic Dry Cleaners

Standard Environmental Record Source: Historical Dry Cleaners

RECORD SOURCES AND CURRENCY

Search Distance: 0.25 Mile

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

Date of Government Version: 02/20/2007

Source: EDR, Inc.

Number of Days to Update: 42

Telephone: Not Reported

Last EDR Contact :02/21/2007

RECORD SOURCES AND CURRENCY

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)

Source: United States Geologic Survey

EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5' minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

HYDROLOGIC INFORMATION

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 1999 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 and 2005 from the U.S. Fish and Wildlife Service.

HYDROGEOLOGIC INFORMATION

AQUIFLOW® Information System

Source: EDR proprietary database of groundwater flow information

EDR has developed the AQUIFLOW® Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

STATSGO: State Soil Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Services. The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Services (NRCS)

Telephone: 800-672-5559

SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Services, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

STREET AND ADDRESS INFORMATION

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ATTACHMENT D

*Historical Resource Analysis Study
of the Junction Crossing Project*



HISTORIC RESOURCE ASSOCIATES

HISTORIC ARCHITECTURE • ARCHAEOLOGY • HISTORICAL & GENEALOGICAL RESEARCH
NATIONAL REGISTER NOMINATIONS • PRESERVATION PLANNING • HISTORIC INTERIORS

March 18, 2018

Jay Coles
St. Anton Communities
1801 I Street, Suite 200
Sacramento, CA 95811

Re: Historical Resource Analysis Study of the Junction Crossing Project, 127 Church Street,
Roseville, Placer County, California 95678

Dear Mr. Coles:

As per your request, Historic Resource Associates (HRA) has completed a historic resource analysis study related to the proposed development located at 127 Church Street, Roseville, Placer County, California. The proposed project, known as *Junction Crossing*, is an 80-unit affordable housing community proposed by St. Anton Communities, a privately owned affordable housing developer, builder, and manager. The project is a Transit Oriented Development (TOD) with a pedestrian focus, adjacent to the Historic District of Downtown Roseville.

This TOD community benefits from adjacency and access to the Amtrak Train Station, Downtown Roseville businesses, and major regional freeways. It has a “Walk Score” of 81, making it a “Very Walkable” community, as most errands can be accomplished on foot, according to www.walkscore.com. In addition to providing income restricted housing that is indistinguishable from market rate housing, the project provides a variety of onsite amenities, programs, and classes targeted toward the enrichment and growth of the community and the residents of *Junction Crossing*.

The approximate 1.2 gross acre, predominately flat, assemblage of eleven parcels is located within the Downtown Specific Plan. The builder, St. Anton Communities, is in escrow on two parcels with a private seller and is working with the City on the remaining parcels through an Exclusive Right to Negotiate Agreement, approved by the City Council in July 2015. A majority of the parcels are underutilized with vacant land or surface parking spaces. The property assemblage is bound by Washington Boulevard to the south, Church Street to the west, existing retail to the north, and Pacific Street to the east.

2001 Sheffield Drive
El Dorado Hills, CA 95762-5905
Office: 916-941-1864
Mobile: 916-296-4334
Fax: 916-941-9466
Email: historic.resource@comcast.net

Construction of the apartments is expected to begin in 2018 with an anticipated 15-month construction completion. The proposed structure is a 4-story, wood frame, building with stucco and brick veneer. Using tuck-under construction to maximize open space and to provide sufficient parking, the 80-unit multifamily project will be constructed in a single phase. Architectural elements, such as articulation of the façade, are incorporated into the design of the buildings to create visual interest and to retain some of the elements of the Downtown Roseville area. The building exteriors will include varying fenestration, accented with extensive trim painting schemes.



Figure 1: Junction Crossing Elevations

The scope of the study involved three specific tasks regarding cultural resources located within the footprint of the project:

- 1) Record, evaluate, and determine the history, function, and potential significance of the concrete building in the rear of the property at 127 Church Street.
- 2) Address whether development of this project would result in a substantial adverse change to the offsite historical resources surrounding the project.
- 3) Address the relocation of the First Transcontinental monument that is currently located within the footprint of the project.



Figure 2: View looking northwest at the subject property in the rear of 127 Church Street.

The subject property, 127 Church Street, and the candidate building, are located on Lot 13, Block 22 of the Original Townsite of Roseville (Placer County Official Records, Book C, Maps Page 33, Placer County Recorder's Office, Auburn, California) (Figures 7-8). In order to establish a base level to interpret the evolution and context of 127 Church Street, Sanborn Fire Insurance Maps were examined, covering a span of time from 1884-1944 (Figures 3-7).

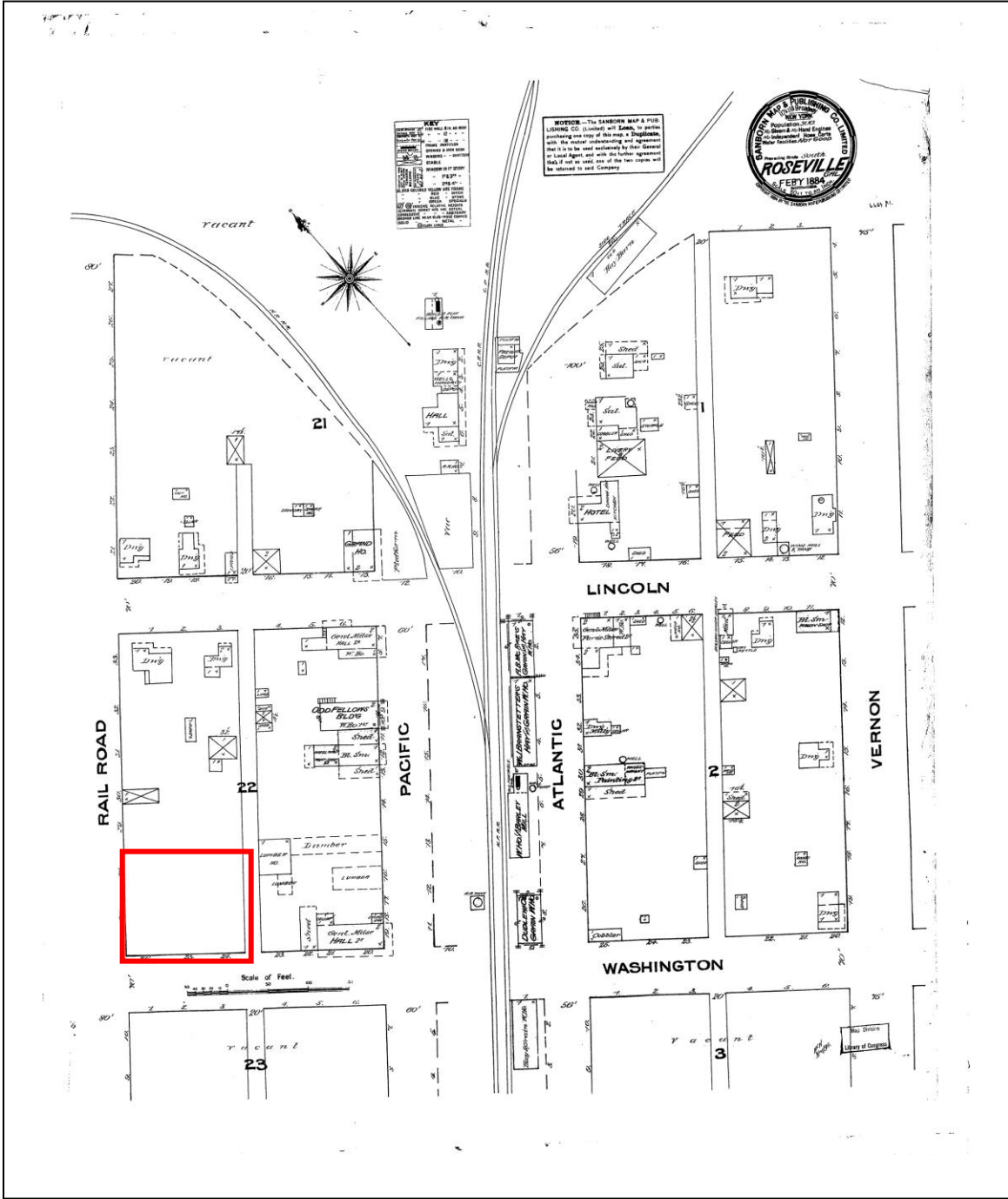


Figure 3: Sanborn Fire Insurance Map, Roseville, CA (Sheet 1) December 1884 (project site in red box)

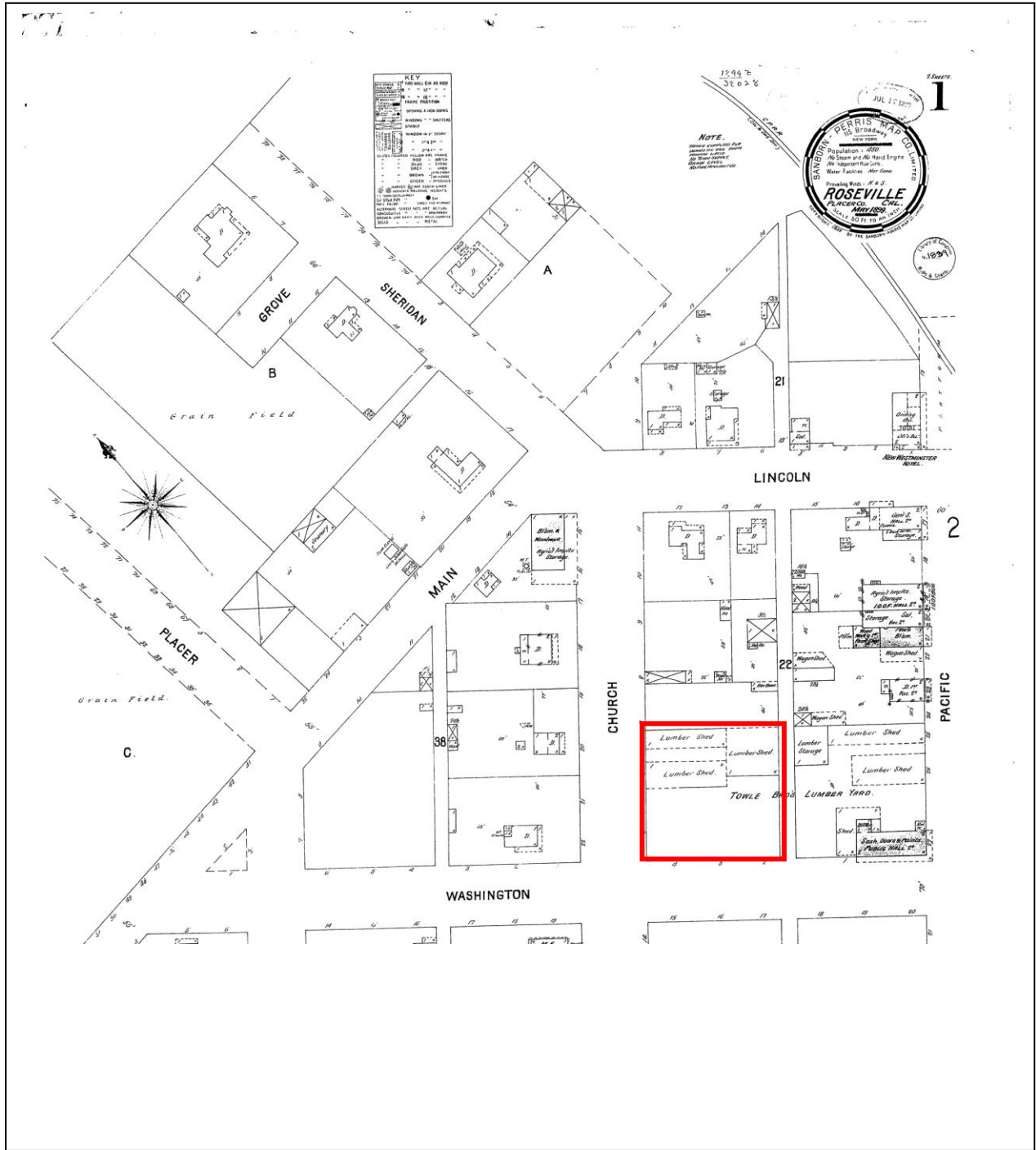


Figure 4: Sanborn Fire Insurance Map, Roseville, CA (Sheet 1) 1899 (project site in red box)

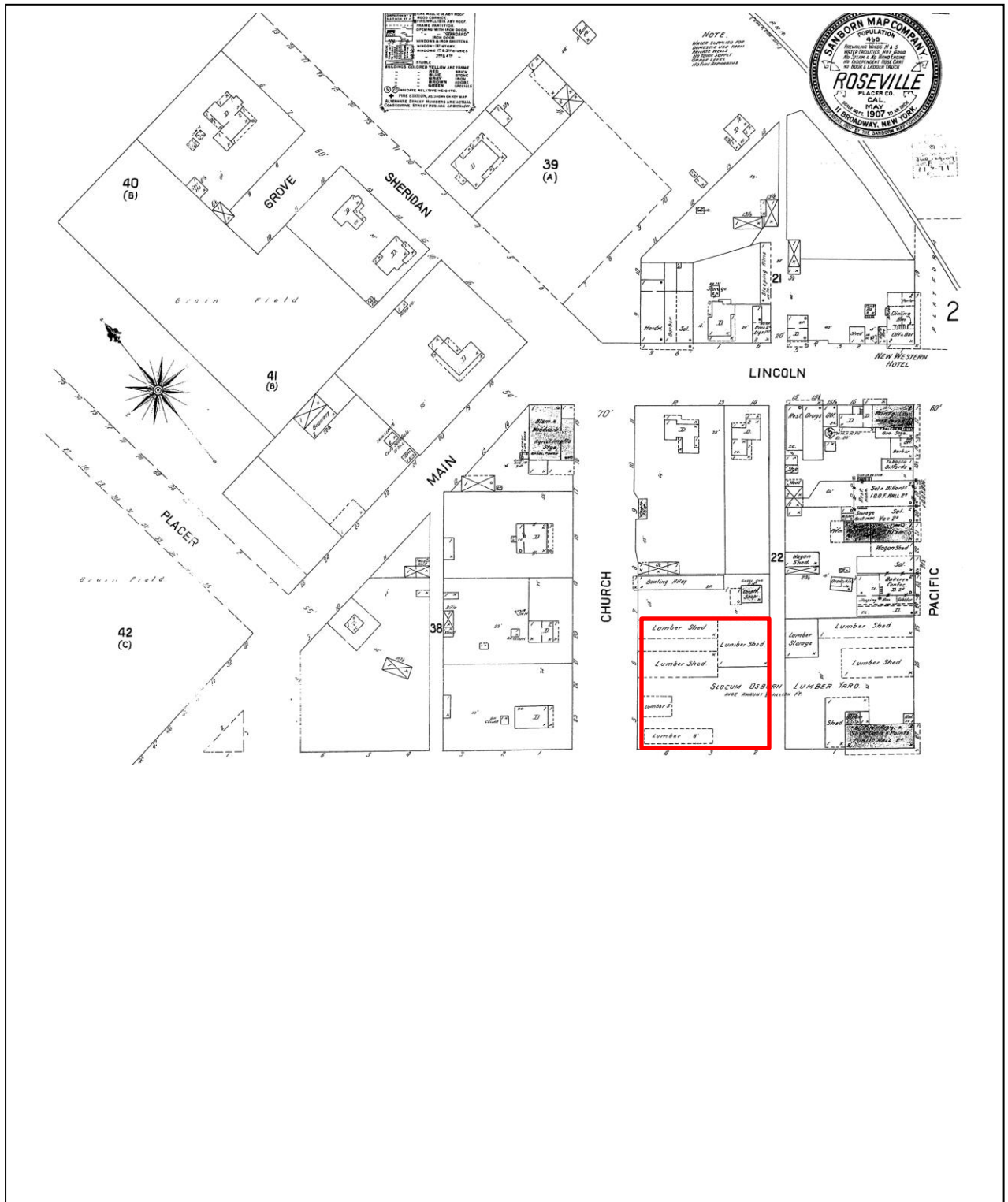
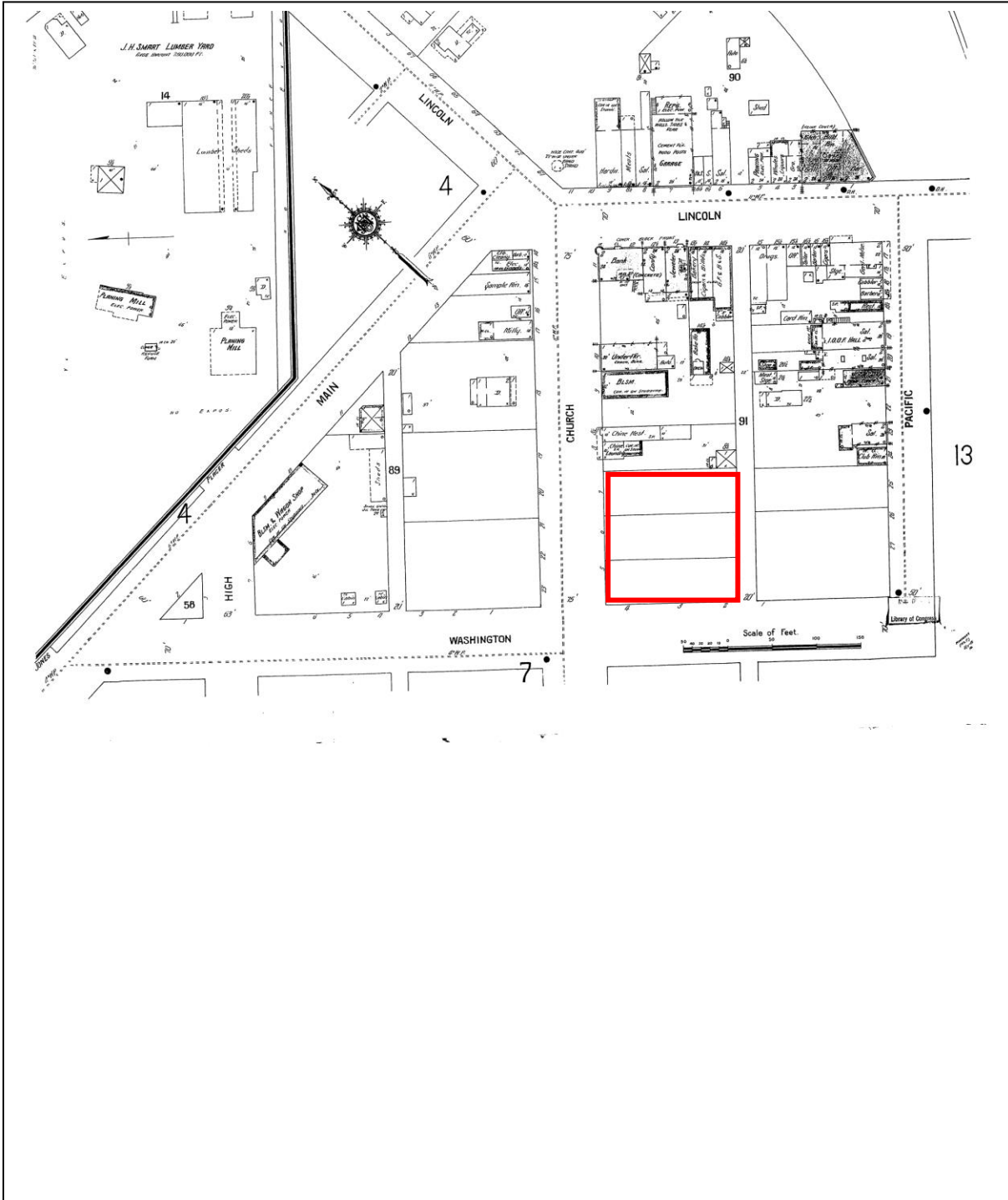


Figure 5: Sanborn Fire Insurance Map, Roseville, CA (Sheet 2) February 1907 (project site in red box)



**Figure 6: Sanborn Fire Insurance Map, Roseville, CA
(Sheet 1) February 1926 (project site in red box)**

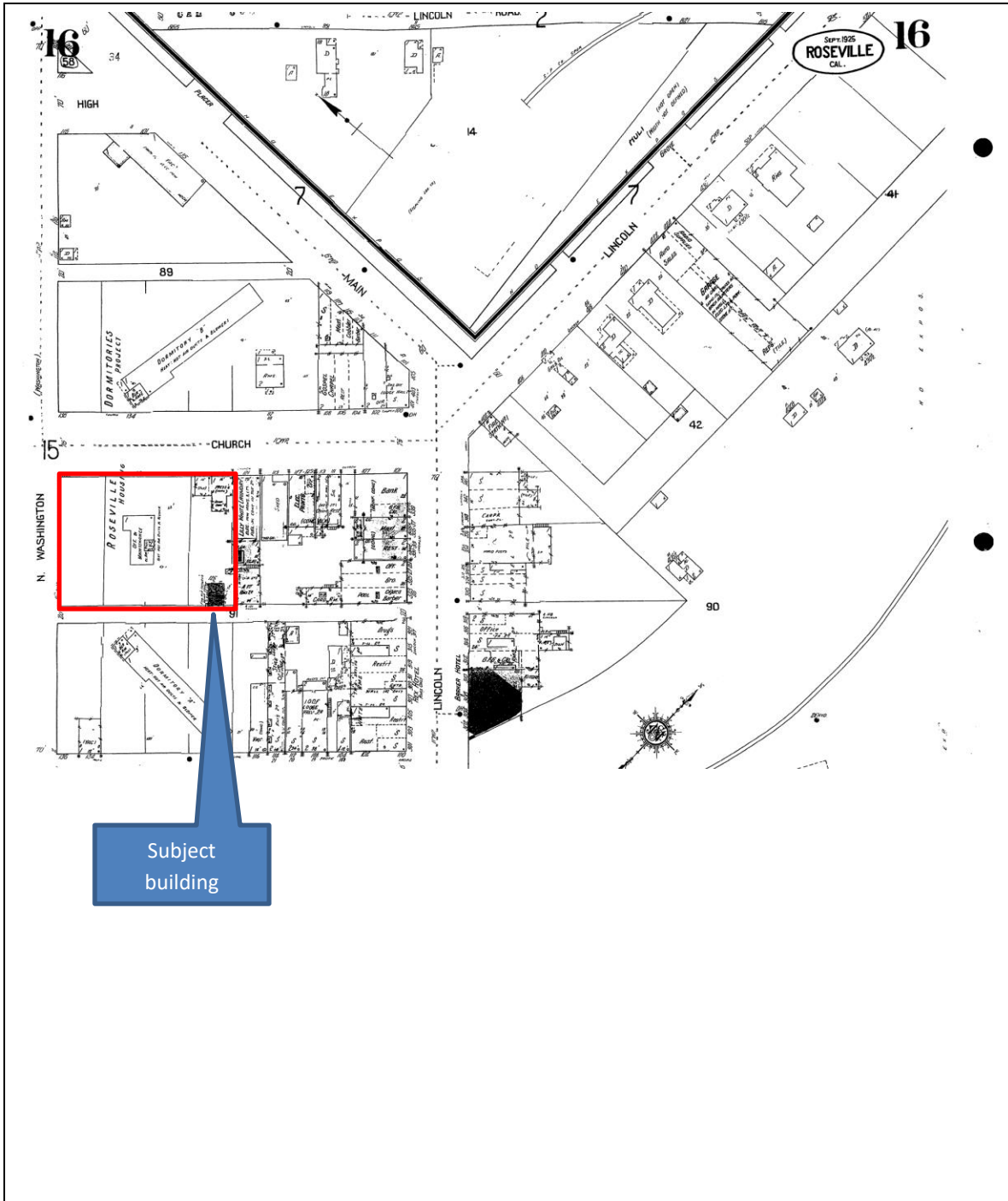


Figure 7: Sanborn Fire Insurance Map, Roseville, CA (Sheet 2) 1926-Updated 1944 (project site in red box)



Figure 8: Aerial Photograph of the project site (Google Earth 2018).



Figure 9: Aerial Photograph of the project site and subject building (Google Earth 2018).

The following information was extracted from the Phase I Environmental Assessment prepared by G.O. Graening, Natural Investigations Company (2016):

The 1899 Sanborn Fire Insurance Map shows the addition of Towle Brothers Lumber yard with a total of six buildings, labeled as shed or storage, on APNs 012 -200-017, 012 -200-023, 012-200-025, 012-200-022, 012-200-002, 012-200-001. APN 012-200-017 shows the addition of a house. No significant changes are depicted for the remaining APNs in the 1899 Sanborn Map compared to the previous map. The 1907 Sanborn Map generally shows the property and adjacent properties similar to the 1899 Sanborn Map. Notable changes include the development of a saloon on APN 012-200-0016 and the Towle Brothers Lumber Yard has changed names to the Slocum Osborn Lumber Yard. Additionally, the ground floor of the house located on APN 012-200-017 is shown as a bakery with the residence located on the second floor.

The 1909 Sanborn Map shows notable changes with the lumber yard removed and additional buildings added, which include: a restaurant building, a shed, a saloon and restaurant, a saloon and cigars, in the southwest corner of the property, a dwelling, lodging, salon and restaurant, kitchen and barber have been added, while the Public hall and shed have been removed. The adjacent properties are shown as follows: the existing alley followed by a vacant lot to the northwest; to the northeast; Pacific Street followed by the existing railroad tracks to the southeast.

The 1915 Sanborn Map shows notable changes in that all previous buildings have been removed with the exception of a saloon, an unidentified building along Pacific Street and a house and a meat -storage shed along the alley portion of APN 012-200-014. The adjacent properties are shown as follows: the existing alley followed by a vacant lot to the northwest; a saloon and a storage building to the northeast; Pacific Street followed by the existing railroad tracks to the southeast.

The 1925 Sanborn Map indicates notable changes in that all previous buildings have been removed with the exception of two buildings identified as stores and a sheet metal works building the in southwestern portion of the property. The adjacent properties are shown as follows: the existing alley followed by the existing small building (shown with a fuel oil tank in the ground), followed by the Lily White Laundry to the northwest; a building identified as soft drinks and storage to the north east; Pacific Street followed by the existing railroad tracks to the southeast.

The 1944 Sanborn Map shows the sheet metal works building as “vacant,” and a large building identified as “Dormitory A” and an office and maintenance building located on the northeastern portion of the property. The adjacent properties are shown as follows: the existing alley followed by the existing small building (shown with a building addition) followed by the Lily White Laundry to the northwest; a building identified as a store and storage to the northeast; Pacific Street followed by the existing railroad tracks to the southeast.

Significant changes to the property are apparent in the 1958 Sanborn Map compared to the previous map. Notable changes include the building identified as Dormitory A has been removed and the building identified as Office and Maintenance is now called Justice Court. The adjacent properties are shown as follows: the existing alley followed by the existing small building (shown with a building addition) followed by the Lily White Laundry to the northwest; a vacant building to the northeast; Pacific Street followed by the existing railroad tracks to the southeast. No

significant changes to the property are apparent in the 1960 Sanborn Map compared to the previous map. The only noted change on the adjacent properties is the existing building and the larger building comprising the Lily White Laundry to the northwest of the Site is now shown as vacant buildings (G.O. Graening, Natural Investigations Company, Phase I Environmental Site Assessment of the 12 Parcels of the Junction Station Lofts, Roseville, California 2016:28).

A reexamination of Sanborn Fire Insurance Maps reflected the data provided in the 2016 Environmental Site Assessment. The fact that the building in the rear of the parcel in question is colored in black is indicative of a “paste-up” used by the Sanborn Fire Insurance Company to show a new addition or change since the original map (1926) was completed. This would suggest the building in the rear was likely rebuilt in the late 1930s or constructed at that time (Figure 9). The building’s fireproof construction suggests it was used for some industrial purpose, perhaps to house steam or other types of combustible machines or equipment associated with the laundry prior to its demise by 1960, when it was occupied by the Placer County Concilio, which provided social/housing services within the city or county (*Auburn Journal* 1968-1978). A review of newspapers from 1900-1980 did not reveal any evidence that any of the buildings within the project site were built as a City Jail. However, it is possible that when the “Housing and Office and Maintenance Building” which once sat immediately to the west, was re-occupied by the Justice Court beginning in the 1960, that for a short time the court utilized the subject building as a holding cell for inmates.

R. L. Polk’s city directories bear out the succession of owners of the parcel:

1960 – 127 Church Street (vacant); 133 Church Street (Justice Court)
1963 – 127 Church Street (Robert Estridge Jeweler); Church Street (Roseville Nutrition Center);
133 Church Street (Roseville Justice Court)
1966 – 127 Church Street (Derby Pizza); 133 Church Street (Justice Court)
1971 – 127-129 Church Street (vacant); 133 Church Street (Roseville Justice Court)
1973 - 127 Church Street (Ric-Mar Electric); 133 Church Street (vacant)
(R.L. Polk & Company. *Roseville-Citrus Heights Placer and Sacramento Counties City Directory, Los Angeles, California* 1960-1973).

Based upon R. L. Polk’s city directories, if the concrete building behind 127 Church Street was repurposed as a holding cell or jail, it would have been for a few years beginning in 1960 and terminating around 1972-73, when the Justice Court relocated and when the jail was added beneath the Roseville City Police Department. As depicted in Figure 10 below, the subject property appears in the 1938 aerial photograph, providing further evidence it was built for another purpose associated with the laundry in the front of the parcel.



Figure 10: Aerial Photograph, 1938 (Courtesy Natural Investigations Company).

Based upon the City of Roseville Specific Plan 2-2 (FEIR Downtown Roseville Specific Plan Section 2-2, March 2009) the project site (Figure 3) is located within the City of Roseville Downtown Historic District. The following buildings were deemed to be historically significant by the City of Roseville in the Plan:

- Bank of Italy Building, 341 Lincoln Street (APN 012-200-008-000)
- Barker Hotel, 314 Lincoln Street (APN 012-122-003-000)
- First Methodist Church, 109 Washington Blvd (APN 012-123-009-000)
- Odd Fellows Hall, 112 Pacific Street (APN 012-200-012-000)
- UP Hospital, 315 Church Street (APN 013-250-022-000)

The five historic properties are delineated on Figure 11, along with the City of Roseville “Old Town” Historic District.

DETERMINATION OF SIGNIFICANCE

A property must foremost retain integrity in order to be a significant resource. The seven aspects of integrity include location, setting, feeling, association, design, materials, and workmanship. The subject property has several serious integrity issues relating to design, materials, and workmanship that include the apparent removal of all its windows, and filling of one window on the east elevation. The property's location, setting, feeling, association, remain largely unchanged.

There are four principal criteria that a property may meet in order to qualify as a significant historical resource for listing locally and on the California Register of Historic Resources CRHR:

- (1) Associated with events that have made a significant contribution to the broad patterns in the history of Roseville; or
- (2) Associated with the lives of significant persons in the history of Roseville; or
- (3) Embodies the distinctive characteristics of a type, period, architectural style or method of construction; or that represent the work of a master designer; or that possess high artistic values; or that represents a significant and distinguishable entity whose components may lack individual distinction; or
- (4) Has yielded or may likely yield archaeological or anthropological information important in the study of history, prehistory, or human culture.

In order for a building or structure to be considered significant, it must retain integrity, and meet one or more of the CRHR criteria. Simply retaining integrity is not the only pre-requisite for determining the eligibility of a property. The building located at the rear of the property at 127 Church Street was evaluated individually, and as part of the Old Town Roseville Historic District. Consequently, the building must stand alone in meeting the test for listing on the CRHR, or at a minimum contribute to the significance of the historic district.

Is the building located at the rear of 127 Church Street a significant resource under CEQA and the CRHR? No.

The subject building has diminished integrity as a result of the loss of its original fenestration. The property, constructed of board-formed concrete, is a utilitarian building that lacks a distinctive architecture style or design emblematic of the historic architecture that is considered to represent an important chapter in the history of Roseville. No documentation has been found to associate the subject property with a significant event or events in the history of Roseville, or a significant person or persons in the history of Roseville.

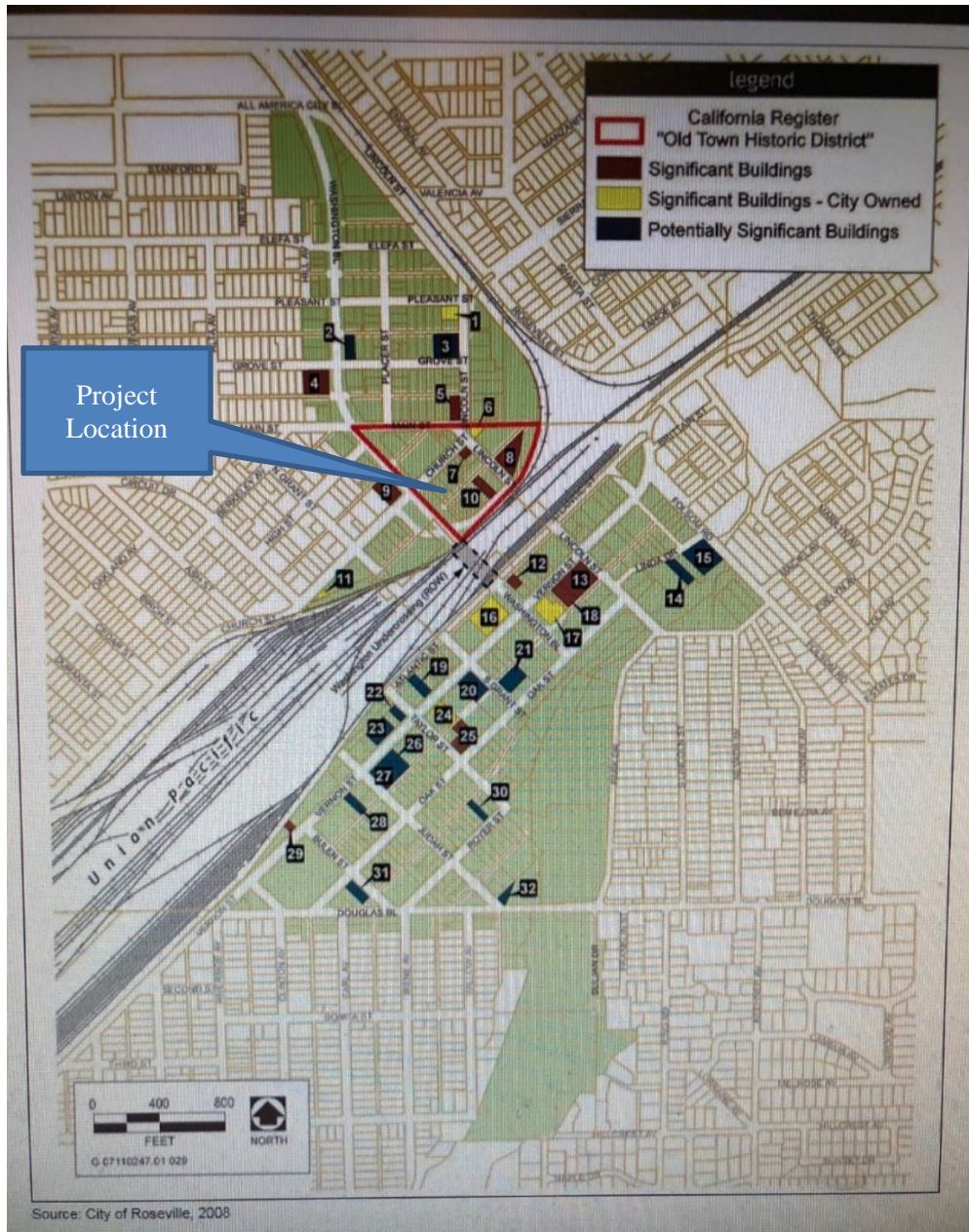
SIGNIFICANCE STATEMENT

In summary, taking into consideration the aforementioned criteria for determining the significance of the building located in the rear of the commercial building at 127 Church Street, it is determined that from an individual basis, the property does not warrant listing in the CRHR or local historical designation, either individually, or as a contributor to the Old Town Roseville Historic District.

In order for a project to be considered to have an adverse effect or have significant effects to a historic resource, it generally must involve:

- i. Physical destruction of or damage to all or part of the property;
- ii. Alteration of a property, including restoration, rehabilitation, repair, maintenance, stabilization, hazardous material remediation, and provision of handicapped access, that is not consistent with the Secretary's Standards for the Treatment of Historic Properties (36 CFR part 68) and applicable guidelines;
- iii. Removal of property from its historic location;
- iv. Change of the character of the property's use or of physical features within the property's setting that contribute to its historic significance;
- v. Introduction of visual, atmospheric or audible elements that diminish the integrity of the property's significant historic features;
- vi. Neglect of a property which causes its deterioration, except where such neglect and deterioration are recognized qualities of a property of religious and cultural significance to an Indian tribe or Native Hawaiian organization; and
- vii. Transfer, lease, or sale of property out of Federal ownership or control without adequate and legally enforceable restrictions or conditions to ensure long-term preservation of the property's historic significance.

The California Register of Historical Resources (California Register) is an authoritative guide to cultural resources that must be considered when a government agency undertakes a discretionary action subject to CEQA. The California Register helps government agencies identify and evaluate California's historical resources, and indicates which properties are to be protected, to the extent prudent and feasible, from substantial adverse change. Any resource listed in, or eligible for listing in, the California Register is to be taken into consideration during the CEQA process. Similarly, local governments may deem buildings or structures to be considered "significant resources" which also require analysis to determine potential effects, both direct and indirect. A significant environmental impact would result to cultural resources if a proposed project were to: cause a substantial adverse change in the significance of a historic resource as defined in CEQA Guidelines §15064.5.



**Figure 11: City of Roseville Downtown Specific Plan
Map of Significant or Potentially Significant Buildings.**

The closest buildings to the project are #7 (341 Lincoln Street), #9 (109 Washington Boulevard), and #10 (112 Pacific Street). Because the proposed project is located within the City of Roseville “Old Town” Historic District, it is imperative that the new construction take into account the aforementioned historic buildings in regards to its ultimate scale and exterior design. Thus, the new construction should consider scale, materials, exterior colors, and window design. In essence, the new building should be compatible with the historic architecture, but the new construction should not be designed in a manner to mimic or mislead the public in regards to the recreation of a historic building. The elevations of the new building are depicted in Figure 1.

SUMMARY AND CONCLUSIONS

This historical analysis focused on three primary tasks described below:

- 1) Record, evaluate, and determine the history, function, and potential significance of the concrete building in the rear of the property at 127 Church Street.

Based upon historic Sanborn Fire Insurance Maps, historical newspapers, and aerial photographs, and city directories, no conclusive evidence has been found to support the premise that the subject building located along the alley and constructed of concrete was built to house the City of Roseville Jail. However, it is conceivable that the building was repurposed in 1960 to support individuals incarcerated for short periods of time by the nearby Justice Court, located at 133 Church Street. By 1972-1973, the Justice Court had relocated and the jail reportedly moved to under the Police Station. Because the building was not constructed as the “City Jail,” and only speculative data has revealed that it may have been repurposed as a holding cell after 1960 through 1972-1973, the property is not a significant part or a significant contributing element to the City of Roseville “Old Town” Historic District. As described above, the subject building has diminished integrity as a result of the loss of its original fenestration. The property, constructed of board-formed concrete, is a utilitarian building that lacks a distinctive architectural style or design emblematic of the historic architecture that is considered to represent an important chapter in the history of Roseville. No documentation has been found to associate the subject property with a significant event or events in the history of Roseville, or a significant person or persons in the history of Roseville. Therefore, it is recommended that the subject property does not warrant listing on the CRHR, either individually or as a contributing element to the Old Town Roseville Historic District.

- 2) Address whether development of this project would result in a substantial adverse change to the offsite historical resources surrounding the project.

The project as designed will not result in a substantial adverse change to the aforementioned historic properties located within the City of Roseville Old Town Historic District. This recommendation is based upon the premise that the proposed infill development is consistent with similar projects in California that have incorporated a modernist “retro” design into downtown districts to accommodate shortages of housing. Specifically, the proposed project will not physically destroy a significant building or buildings in the historic district, nor will it significantly alter, either directly or indirectly, the visual setting of the historic old town neighborhood, if the scale of the building is kept to 4-stories and the color and use of exterior wall features capture some of the decorative elements of nearby buildings, such as the use of brick and stucco, together with a fenestration (window and door design) that adopts materials, such as dark anodized aluminum and divided sashes, that complement historic windows and doors.

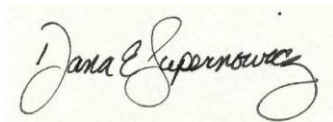
3) Address the relocation of the First Transcontinental monument that is currently located within the footprint of the project site.

The monument to the First Transcontinental Railroad is located in the building footprint along the west side of the parcel. The State Historic Preservation Office has already granted the developers permission to relocate the monument to an appropriate location, where it can be viewed by the public. The new location should be easily accessible and visible from the public street.

In summary, the concrete building located behind the commercial building at 127 Church Street began its life as part of a laundry and may have been repurposed as a holding cell for the nearby Justice Court between 1960 and 1972-1973. Neither the building's architectural design, which is quite utilitarian, nor its past use, would suggest that it should be considered a significant resource. The proposed development or infill appears to incorporate an attractive design that would be compatible with the historic district, with recommendations for a few minor elements that would further enhance the development.

Relocating the Transcontinental Monument can be done if the relocation site is accessible and visible to the public and is close to the former location and nearby railroad. Incorporating some additional interpretation signage would only enhance what was and is an important part of Roseville's history. If you have any questions or comments regarding this report, please contact me.

Respectfully,

A handwritten signature in black ink on a light-colored background. The signature reads "Dana E. Supernowicz" in a cursive, flowing script.

Dana E. Supernowicz, MA, RPA
Principal

