

# **Appendix HM-1**

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## **Phase 1 Environmental Site Assessment**



**PHASE I ENVIRONMENTAL SITE ASSESSMENT**

**JACKSON TOWNSHIP  
UNINCORPORATED SACRAMENTO COUNTY  
CALIFORNIA**

**BSK PROJECT E1304001S**

**PREPARED FOR:  
EXCELSIOR ESTATES, LLC  
7423 FAIR OAKS BOULEVARD, SUITE 10  
CARMICHAEL, CALIFORNIA**

**SEPTEMBER 11, 2013**

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**ENGINEERS, GEOLOGISTS, INSPECTORS, AND SCIENTISTS**

**PHASE I ENVIRONMENTAL SITE ASSESSMENT  
PROPOSED JACKSON TOWNSHIP SPECIFIC PLAN PROJECT  
(1,400 CONTIGUOUS ACRES)  
UNINCORPORATED SACRAMENTO COUNTY  
CALIFORNIA**

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BSK Project E1304001S

September 11, 2013

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## **EXECUTIVE SUMMARY**

BSK Associates (BSK) performed a Phase I Environmental Site Assessment (ESA) in general accordance with the scope and limitations of ASTM Practice E 1527-05 of the approximately 1,400 acres comprised of 39 parcels, generally bordered by Jackson Road to the south, Excelsior Road to the west, Keifer Boulevard to the north and just west of Eagles Nest Road to the east (the Site). Sacramento County's APN's and associated acres are provided in Table 1: Property Information.

The Site consists of generally vacant, undeveloped land, with single family agricultural residences located primarily along Excelsior Road and Jackson Highway in an area designated for agriculture, and industrial land uses. The properties appear through historical aerial photos to have been used primarily for agricultural, residential and industrial purposes.

### *RECOGNIZED ENVIRONMENTAL CONDITIONS*

The goal of the ASTM E 1527-05 Standard practice is to identify Recognized Environmental Conditions (RECs), as defined in the Standard and in Section 1 of this Report. This assessment has revealed evidence of RECs in connection with the subject Site as defined in the Standard. The RECs are associated with disposal piles on several parcels and potential soil and groundwater contamination associated with Sacramento Raceway activities.

### *HISTORICAL RECS AND KNOWN OR SUSPECT ENVIRONMENTAL CONDITIONS*

The ASTM E 1527-05 Standard also requires identification of historical RECs (HRECs) and other known or suspect environmental conditions, as defined in the Standard and in Section 1 of this Report. The assessment has revealed evidence of HRECs or known environmental conditions in connection with the subject Site, specifically with the Sacramento Raceway.

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**PHASE I ENVIRONMENTAL SITE ASSESSMENT  
PROPOSED JACKSON TOWNSHIP SPECIFIC PLAN – EXCELSIOR ESTATES, LLC  
1,400 ACRES, UNINCORPORATED SACRAMENTO COUNTY, CALIFORNIA**

**1. INTRODUCTION**

BSK Associates (BSK) has performed a Phase I Environmental Site Assessment (ESA) for the property identified as the proposed Jackson Township Specific Plan located in unincorporated Sacramento County, see Figure 1: Vicinity Map. The Site is generally bordered by Jackson Road to the south, Excelsior Road to the west, Keifer Boulevard to the north, and just west of Eagles Nest Road to the east (the Site), see Figure 2: Site Location Map. The former Mather Air Force Base, which has been converted to Mather Air Park, is located north of the Site. Sacramento County's APN's and associated acres and land uses are provided in Table 1: Property Information. This ESA was conducted as authorized by Excelsior Estates, LLC.

**1.1 Purpose**

The purpose of this Phase I ESA is to identify, to the extent feasible, recognized environmental conditions (RECs) in connection with the property. Typical RECs include the possible presence of hazardous substances or petroleum products on the Site (or adjoining properties) under conditions that indicate an existing release, a past release, or a material threat of a release of the substance/product into structures, the ground, groundwater, or surface water of the property. An additional use of the Phase I ESA is to permit the user to satisfy one of the requirements to qualify for what is commonly known as the "innocent landowner" defense to the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) liability as described by 42 U.S.C. Section 9601 (35)(B).

**1.2 Scope of Services**

BSK conducted this Phase I ESA in accordance with the methods described in the American Society for Testing and Materials (ASTM) Standard E1527-05, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. The scope of services provided for this ESA included:

- A general description of the property;
- Review of the property's history using aerial photography, USGS topographic maps, directories, and other readily available information;
- Review of the reasonably ascertainable regulatory information published by local, state, and federal agencies;
- Site reconnaissance;
- Interviews with the current owner of the property; and
- Preparation of this Report.

### **1.3 Non-Scope Issues**

Non-scope issues are those conditions and concerns that are beyond the scope of services of this Phase I ESA and include, but are not limited to: asbestos containing materials, radon, lead-based paint, lead in drinking water, wetlands delineation or identification, regulatory compliance, cultural concerns, industrial hygiene, ecological resources, endangered species, indoor air quality, and high voltage power lines. Sampling and analytical testing of soil, groundwater, air, radon gas, radioactive materials, urea-formaldehyde, mold, pesticides or polychlorinated biphenyls (PCBs) are also considered non-scope issues.

### **1.4 Significant Assumptions**

No significant assumptions were made regarding this Phase I ESA.

### **1.5 Limitations**

The findings presented in this Report were based upon field observations during a Site reconnaissance and discussions with local regulatory agencies and persons knowledgeable of the property. Observations describe only the conditions present at the time of this investigation. The data reviewed and observations made are limited to accessible areas and available records searched during the course of this investigation. BSK cannot guarantee the completeness or accuracy of the regulatory agency records reviewed. Unless BSK otherwise expressly agrees in writing, no other party is entitled to rely upon the observations, research information, or conclusions presented in this report or in any other material obtained by BSK from the sources identified in this Report. Additionally, in evaluating the property, BSK has relied in good faith upon information provided by the interview sources noted in the report with respect to existing property conditions, and the historic uses of the property. It must also be understood that changing circumstances in the property usage, proposed property usage, property zoning, and changes in the environmental status of the other nearby properties can alter the validity of conclusions and information contained in this Report. Therefore, the data obtained are clear and accurate only to the degree implied by the sources and methods used.

This Phase I ESA report provides neither certification nor guarantee that the property is free of hazardous-material and/or petroleum-product contamination or that there are no recognized environmental conditions associated with the property that potentially pose an environmental risk/liability or that the property is in compliance with current applicable federal, state, or local regulations. Findings of this Phase I ESA may have a potential for negative impact on the value or suitability of the property for the purpose intended. BSK cannot assume liability for such negative impact. No warranties, expressed or implied, are made as to the findings or conclusions presented in this report. Sampling and analytical testing of soil, groundwater, air, radon gas, biological agents and/or construction/building materials was not part of the scope of services for this Phase I ESA. This assessment did not include non-scope issues identified in Section 1.3 of this Report.

### 1.6 Exceptions

Exceptions to this Report include: title reports for the past 50 years were not provided or reviewed and site visits were not conducted on properties not owned by Excelsior Estates, LLC, however visual examinations were completed from the fence line. Excelsior Estates, LLC is aware of these exceptions and requested BSK to provide our opinions and conclusions understanding there would be data gaps.

### 1.7 Special Terms and Conditions

Excelsior Estates, LLC requested BSK to not access properties that were not owned by them, which is limited to 27 parcels of mostly private residences and the Sacramento Raceway (see Table 1: Property Information).

### 1.8 User Reliance

This Report may be distributed and relied upon by Excelsior Estates, LLC and Sacramento County for environmental review purposes. Reliance on the information and conclusions in this Report by any other person or entity is not authorized without the written consent of BSK Associates.

## 2. PROPERTY DESCRIPTION

### 2.1 Location and Legal Description

The Site is comprised of the property identified as the proposed Jackson Township Specific Plan that is approximately 1,400 acres and comprised of at least 39 parcels, in the unincorporated area of Sacramento County. Individual Title Reports or detailed legal descriptions for properties were not provided as part of the Phase I. Thirty-nine separate parcels encompass the project area. Table 1: Property Information provides the assessor's parcel number (APN), address, estimated number of acres, land use and zoning, and general site description for each parcel. The study did not evaluate the potential presence of environmental liens or indebtedness for properties not owned by Excelsior Estates, LLC.

Table 1: Property Information					
No	APN/ Address	Acres	Land Use Activities (Zoning)	E. E. LLC owns	General Site Description and Property Improvements
1	067-0050-002 5051 Excelsior Rd	143.5	Agricultural dry pasture <i>AG 80</i>	Yes	Residential home and abandoned fenced area. Piles of clay-like material. Contains remnants of aquiculture production.

**Table 1: Property Information**

2	067-0050-004 Keifer Blvd	34.6	Agricultural dry pasture <i>AG 80</i>	Yes	Vacant undeveloped land. Public utilities run along Keifer Blvd.
3	067-0050-045 Keifer Blvd	84	Agricultural dry pasture <i>M1</i>	No	Vacant undeveloped land. Trails created from off road vehicles; debris piles.
4	067-0050-022 Keifer Blvd	6	Agricultural dry pasture <i>IR</i>	Yes	Vacant undeveloped land. Trails created from off road vehicles. Debris piles along Keifer Rd.
5	067-0050-021 Keifer Blvd	17	Agricultural dry pasture <i>IR</i>	Yes	Vacant undeveloped land. Trails created from off road vehicles, significant number of debris and burn piles.
6	067-0050-005 5305 Excelsior Rd	191.3	Recreational Sacramento Raceway <i>M1</i>	No	Paved and dirt race tracks, paved parking lots, fencing surrounds the parcel, several structures, hazardous materials storage, and propane gas storage.
7	067-0050-019 Keifer Blvd	71.5	Agricultural dry pasture <i>M1</i>	Yes	Vacant, undeveloped grazing land with variable topography.
8	067-0050-020 Keifer Blvd	60.5	Agricultural dry pasture <i>M1</i>	Yes	Vacant, undeveloped grazing land with variable topography.
9	067-0060-007 Excelsior Rd	13	Residential <i>AG 80</i>	No	Vacant property.
10	067-0060-008 5751 Excelsior Rd	9.7	Residential <i>AG 80</i>	No	Single family rural home with at least three large structures and multiple smaller sheds; dirt tracks in rear of property.
11	067-0060-010 5777 Excelsior Rd	7.3	Residential <i>AG 80</i>	No	Single family rural home with at least three large structures and multiple smaller sheds; apparent dirt piles in rear of property.
12	067-0060-012 5801 Excelsior Rd	1.9	Residential <i>AG 80</i>	No	Two single family units with several smaller sheds.
13	067-0060-011 5809 Excelsior Rd	5.3	Residential <i>AG 80</i>	No	Single family rural home.
14	067-0060-013 5817 Excelsior Rd	5	Residential <i>AG 80</i>	No	Single family rural home. Elder Creek is located on the eastern portion of property.
15	067-0060-014 Excelsior Rd	18.3	Residential <i>AG 80</i>	No	Vacant undeveloped land. Elder Creek runs through property. Small fruit stand with cash crops grown on property.
16	067-0060-016 10591 Jackson Rd	4.8	Residential <i>AG 80</i>	No	Single family rural home. Some dirt piles in rear of the property.
17	067-0050-058 Jackson Rd	76.6	Agricultural <i>AG 80</i>	Yes	Large vacant property - dry pasture. Elder Creek and variable topography runs through

<b>Table 1: Property Information</b>					
					the property; Sacramento Raceway on north border.
18	067-0050-028 Jackson Rd	10.4	Residential <i>AG 80</i>	No	Vacant land with variable topography.
19	067-0050-029 10685 Jackson Rd	10	Residential <i>AG 80</i>	No	Single family rural home with at least three structures.
20	067-0050-051 10891 Jackson Rd	213.4	Agricultural <i>AG 80</i>	Yes	Irrigated and dry pastures. Residential dwelling on the eastern border. Pond fed by water supply on approximately two acres. Overhead electrical transmission line.
21	067-0070-002 10775 Jackson Rd	10	Residential <i>AG 80</i>	No	Single family with several structures. Overhead electrical transmission line. Man-made ditch traverses property.
22	067-0050-047 Keifer Blvd	199.3	Agricultural <i>M1</i>	Yes	Vacant unimproved land, as dry pasture; variable topography throughout property.
23	067-0080-031 6001 Tree View Rd	15.6	Residential <i>AG 80</i>	No	Single family residence, at least two structures. Overhead electrical transmission line.
24	067-0080-023 6031 Tree View Rd	1.8	Residential <i>AG 80</i>	No	Single family residence with at least one structure.
25	067-0080-028 6101 Tree View Rd	5	Residential <i>AG 80</i>	No	Single family rural home with at least four structures and paved driveway.
26	067-0080-033 6161 Tree View Rd	4.7	Residential <i>AG 80</i>	No	Single family rural home with at least one structure.
27	067-0080-061 10917 Jackson Rd	5.6	Residential <i>AG 80</i>	No	Single family rural home with at least one structure.
28	067-0080-032 10951 Jackson Rd	6.6	Residential <i>AG 80</i>	No	Single family rural home.
29	067-0080-048 10961 Jackson Rd	0.48	Residential <i>AG 80</i>	No	Single family residence.
30	067-0080-049 Jackson Rd	0.6	Residential <i>AG 80</i>	No	Single family residence.
31	067-0080-050 Jackson Rd	4.5	Residential <i>AG 80</i>	Yes	Undeveloped, vacant land.

<b>Table 1: Property Information</b>					
32	067-0080-051 Jackson Rd.	5.5	Residential <i>AG 80</i>	Yes	Undeveloped, vacant land.
33	067-0080-059 11013 Jackson Rd	5.9	Residential <i>AG 80</i>	No	Single family rural home.
34	067-0080-039 11027 Jackson Rd	4.4	Residential <i>AG 80</i>	No	Single family rural home.
35	067-0080-004 Jackson Rd	10	Agricultural <i>AG 80</i>	Yes	Dry pasture.
36	067-0080-040 11151 Jackson Rd	24	Residential <i>AG 80</i>	No	Single family rural home.
37	067-0080-057 11075 Jackson Rd	19.5	Residential <i>AG 80</i>	No	Two single family units.
38	067-0080-042 11101 Jackson Rd	35	Residential <i>AG 80</i>	No	Single family rural home with at least one structure; variable topography.
39	067-0080-045 11169 Jackson Rd	19.9	Residential <i>AG 80</i>	No	Single family rural home. Variable topography with detention basin.

AG 80 – Agricultural      M1 – Light Industrial      IR – Industrial Reserve

## 2.2 Property Vicinity and General Characteristics

The properties are zoned as agricultural (AG 80), light industrial (M1) and industrial Reserve (IR) as designated by the County of Sacramento. Table 1: Property Information provides the specific land use designation for each property. Table 2: Surrounding Property Designated Land Uses provides the designated Sacramento County zoning and land uses for surrounding properties (Sacramento County Planning Department, 2013).

<b>Table 2: Surrounding Property Designated Land Uses</b>		
<b>Direction from Site</b>	<b>County Zoning</b>	<b>Observed Adjoining Property Uses</b>
<b>North</b>	SPA	Site bordered by Keifer Blvd. Single family residential and rural residential vacant, undeveloped pasture land; agricultural land; and wetland preserves. The town of Mather and Mather Air Park and airport are located north of the Site.
<b>East</b>	M-1 M-2 & AG 80	Single family rural residential homes, vacant, undeveloped grazing land, agricultural land, Greater Sacramento Muslim Cemetery, and a pet cemetery.

<b>South</b>	AG 160	Jackson Road borders the property to the south and includes single family rural residential homes, an equestrian center, aggregate quarries, and wetland preserves.
<b>West</b>	M-1, AG 80, IR, SM	Rock and garden center, single family rural residential homes, vacant undeveloped grazing land, and aggregate quarries.

SPA – Special Planning Area; M-1 – Light Industrial; M-2 – Heavy Industrial; AG 80 - Agricultural 80 acres IR – Industrial Reserve SM- Surface Mining

### 2.3 Current Use of the Property

The properties consist of several land use activities including:

- Vacant undeveloped grazing land
- Irrigated pasture land
- Agricultural – strawberries and other cash crops
- Grazing – cattle, sheep
- Commercial (Sacramento Raceway )
- Residential - single family rural
- Open space including creeks, vernal pools and wetland features

### 2.4 Property Improvements

General property improvements include:

- For residential properties: building structures, water wells, septic system, paved driveways, lighting, fencing
- Farmsteads: barns and other structures, irrigation wells, ponds and water features, fencing
- Sacramento Raceway: paved driveway, dirt track and raceway, structures to store oil and hazardous materials, waste storage location, fencing, lighting, concession stand, propane tank, structures; water well and septic system
- Agriculture: fencing and paved and unpaved roads

For specific permits associated with property improvements see Table 3.

### 2.5 Current Uses of Adjoining Properties

Based on observations by BSK during the site and vicinity reconnaissance, Table 2: Surrounding Property Designated Land Use summarizes the current use of properties immediately adjacent to the property.

## **2.6 Physical Setting**

### **2.6.1 Topography**

The property is located in the California Central Valley at an approximate elevation of 132 feet above mean sea level. The Site is located in Section 23, 24, 25, and 26 of Township 8 North, Range 6 East of the Mount Diablo Base Line and Meridian (Google Earth, 2013). The geographic coordinates at the estimated center of the Site is 38.522654/-121.276071 (Google Earth, 2013).

### **2.6.2 Geologic Information**

To the east are the foothills of the Sierra Nevada, and to the west is the California Coast Range. The project area is located in the Sacramento Valley within the Great Valley Geomorphic Province. The Great Valley Province is a long, narrow northwest-trending alluvial valley that lies between the Sierra Nevada Range to the east and the Coast Ranges to the west. The Sacramento Valley sediments range from Jurassic to Holocene in age and record a history of alternating marine and terrestrial depositional environments (The Planning Center, 2012).

The soils are composed of San Joaquin Class D and are characteristic of very slow infiltration, clayey and have a high water table, or are shallow to an impervious layer. The soil drainage class is moderately well drained.

### **2.6.3 Ground Water and Surface Water Information**

The subject Site is located in the South American subbasin of the Sacramento Valley Groundwater Basin. While local groundwater flow is influenced by production well pumping, regional flow in the basin is predominately directed toward the Sacramento River Delta to the southwest. Based on a groundwater contour map, groundwater is expected to be located about 150 feet below ground surface on the site (SCGA, 2012).

According to the USGS 1992 topographic map, the nearest surface water (Elder Creek) is located onsite with its headwaters on the eastern portion of the Site. Morrison Creek traverses across the northeastern portion of the Site. Based on surface topography, the surface water flows generally from a north east to a south west direction.

## **3. USER-PROVIDED INFORMATION**

As part of the AAI requirements, Excelsior Estates, LLC provided BSK with a completed user's questionnaire dated July 22, 2013. A copy of the questionnaire is included in Appendix A.

## **4. RECORDS REVIEW**

The purpose of the records review is to obtain and review records to identify properties, including the subject property, having potential recognized conditions.

#### 4.1 Standard Environmental Record Sources

Federal, State, and local regulatory agencies maintain databases of businesses and properties that handle, store, and dispose of hazardous materials and/or wastes, and locations known to have had unauthorized releases of hazardous substances to soil and/or groundwater. These databases are available for review at the various regulatory agencies, or the information may be obtained from commercial data collection services. BSK Associates retained Environmental Data Resources (EDR) to perform the regulatory agency database search. The record search meets the government records search requirements of ASTM E 1527-05. EDR's findings are documented in The EDR-DataMap™ Area Study dated June 14, 2013, which is included in Appendix B.

#### 4.2 Database Search Findings

The subject property was identified in the regulatory databases as identified in the EDR-DataMap™ Area Study Report.

Sacramento Raceway: 5305 Excelsior Road. Track was built in 1965 and has operated for 40 years. Water wells were drilled in 1966 and in November 1977, the facility applied for a water supply system (small water supply) with the County of Sacramento Department of Community Health. As an emergency provision for fire protection, a 100,000 gallon water storage pond was installed and permitted in 1990. The Sacramento County Environmental Management Department (SCEMD) has issued Notice to Comply for violations related to storage issues and mishandling of hazardous substances and waste on multiple occasions including but not limited to:

- October 30, 1991 - noted over 134 drums onsite that did not appear to be handled properly, drums were turned upside that caused surface contamination (SCEMD, 1991);
- April 21, 1993 - soil contamination around several drums from spillage of waste oil (SCEMD, 1993);
- June 12, 1997 - leaking oil containers that contaminated the soil; soil contamination between two above ground storage tanks; batteries stored on the ground; steam cleaning engines without containing waste water; and numerous stained and discolored soil areas around the property (SCEMD, 1997);
- November 6, 2002 - leaking waste oil containers and punching holes in oil drums (SCEM, 2002);
- April 9, 2006 - extensive spillage of diesel fuel from tank and nozzle located at motor-cross area and saturated soil; oil contaminated soil in the storage yard area; oil spills in the area of the 500 gallon fuel tank; and used batteries inappropriately stored (SCEMD, 2006);
- December 3 and 4, 2008 - waste oil spills that contaminated soil (SCEHD, 2008); and

- March 30, 2012 – spills of Track Bite and oil stains under the tractor; 94-55 gallon drums of waste accumulated and many drums had related spills. No records for proper waste oil disposal in three years (SCEHD, 2012).

Additionally, in September 2008, a natural gas leak was reported to the Sacramento County Fire Department that reportedly was caused when an earth mover ruptured the 12-inch steel line. The line supposedly was repaired. The Site represents a recognized environmental condition for historic and ongoing releases.

Adjacent facilities of interest identified in the EDR-DataMap™ Area Study Report as discussed below.

Mather Air Force Base: Is identified under multiple databases including but not limited to CERCLIS, DOD, UST and CORRACTS. Mather was constructed in 1918 and its primary mission was a flight school and operated as a military base as an air training command to provide support for the Strategic Air Command.

In 1989, the entire site, consisting of over 5,700 acres, was listed as a federal Superfund site for significant soil and groundwater contamination from the release of volatile organic compounds (VOCs), mainly trichloroethylene (TCE) and tetrachloroethylene (PCE), and hydrocarbons associated with fuels. The Site has been divided into approximately six multiple operating units with a total of 89 potential sites. Mather AFB was officially closed in 1993. In October 1989, the U.S. Air Force, EPA and DTSC entered into a Federal Facilities Agreement (FFA) for Mather AFB. The FFA allows for state oversight at contaminated sites. Since the closure of Mather in 1993, approximately 1,300 acres have been transferred for realignment (DTSC, 2013). This facility is considered a historical REC and a current REC.

PG&E: 5400 Excelsior Road. The site was listed under the Emergency Response Notification System for a steel tank rupture incident in 2006 that released two gallons of crude oil. The incident appeared to have occurred on the Teichert Property. This is not considered a REC.

Teichert Aggregate: 5400 Excelsior Road. An incident in 2003 resulted in 50 gallons of hydraulic fluid. This is not considered a REC.

Round Tree Rock and Gardening: 5300 Excelsior Road. The site was identified for generating small quantities of oil containing waste, organic solids. This is not considered a REC.

Barlow Trucking: 10960 Jackson Road, The facility historically had two underground storage tanks (a 500 gallon tank and a 4,000 gallon diesel tank), however no leaks were ever reported. This is not considered a REC.

Samuel D Tarpin Trust: 11118 Jackson Road. The site was listed for a former underground gasoline storage tank. The case was closed in in March 1996. This is not considered a REC.

### 4.3 Other Records Reviewed

BSK contacted the following regulatory agencies either in person or by visiting their web sites to review reasonably ascertainable and practically reviewable documentation regarding RECs present at the subject property and adjacent facilities:

- *Sacramento County Environmental Management Department (SCEMD)*

Table 3: Information Obtained from SCEMD Database provide highlights of records obtained through the Sacramento County public records for a 50 year period from June 26, 1963 to June 26, 2013. Information below does not reflect permits that may have been issued before June 26, 1963, and is not intended to identify all wells and septic tanks for all properties located in the project area. Additionally, properties without an address were not searchable under the Sacramento County Environmental Management Records Search since the records can only be searched by Business or address and not APN number.

Table 3: Information Obtained From SCEMD Database		
Address	Date(s)	Comments
5777 Excelsior Road	9/24/1987 4/17/1979	Groundwater studies associated with Mather AFB; shallow well evaluation for VOC compounds Permit to repair of septic system
5751 Excelsior Road	10/27/1983 4/23/1992	Permit to repair of septic system Permit for new 1500 gallon septic tank septic tank - old system to be abandoned and old tank pumped out and cleaned and filled.
5801 Excelsior Road	7/30/1969 3/1/1984 9/24/1987 6/30/03	Permit for domestic water well – 150’ deep Permit to repair of septic system Groundwater studies associated with Mather AFB; shallow well evaluation for VOC compounds Permit for new septic system
5817 Excelsior Road	11/18/1980 12/1 /1980 10/15/93	Permit for new sewage disposal system Permit for new domestic well – 160’ deep Permit for new sewage disposal system: 1500 gallon septic tank
5809 Excelsior Road	6/16/1980 10/12/1983	Permit for new septic system Permit for new irrigation well – 250’ deep
5305 Excelsior Road Sacramento Raceway	8/7/1972 6/21/90 to 5/90/13	Permit for septic system Permit to repair septic system Hazardous waste management and concession stand. Multiple violations and permits (see description below)
6001 Tree View Road	7/31/1980	Permit to repair and install new septic system

**Table 3: Information Obtained From SCEMD Database**

Address	Date(s)	Comments
6031 Tree View Road	10/20/1992	Permit to repair water well to add 270'
6101 Tree View Road	6/23/2000	Permit for new septic tank
6161 Tree View Road	2/7/1986 3/9/1993	Permit to repair septic system Permit to repair and expand septic system
11031 Jackson Road	5/27/98	Permit to repair existing septic system
11027 Jackson Road	4/8/1991 5/7/2012	Permit to repair existing septic system Permit (not identified but assumed for the existing septic system)
10591 Jackson Road	5/20/1975 9/3/1976 9/10/1986	Permit for new domestic well – 150' deep Permit to repair well to deepened to 200' Permit to repair septic system
10685 Jackson Road	11/9/1977 7/10/2002	Permit for new septic system Permit to repair septic system
10891 Jackson Road	6/25/1984	Permit for new irrigation well – 200' deep
10775 Jackson Road	12/27/2006	Permit to repair septic system – new tank replaces old cracked
10917 Jackson Road	10/20/1972 7/30/1980 8/29/1988	Permit for new domestic well – 200' deep Permit for new septic system Permit for new well for “windmill” – 250' deep Permit for new well for “windmill” – 250' deep
10951 Jackson Road	11/1/1976	Permit for new domestic well -225' deep
11013 Jackson Road	5/27/1998	Permit to repair septic system
11027 Jackson Road	12/17/1976 8/1/1980 2/29/1984 4/2/1984 1/20/1987 4/8/1991 5/7/2012	Permit for new septic system Permit for new domestic well -250' deep Permit for new domestic well -275' deep Permit for new septic system Permit for new septic system Permit to repair septic system Liquid Waste Permit for system repair
11075 Jackson	3/27/1979	Permit for new domestic well -200' deep

In addition to the information provided above, the following information regards activities at 5305 Excelsior Road for the Sacramento Raceway:

- State Water Resources Control Board (SWRCB), GeoTracker Web Site
- Department of Toxic Substances Control (DTSC), EnviroStor Web Site

No sites were identified on either SWRCB or DTSC databases within the project area. However the following sites were identified within 1 mile of the property boundary:

- Camellia Memorial Lawn, 10221 Jackson Road – LUST Cleanup Site, Case Closed
- Samuel D. Tarpin Trust, 11118 Jackson Road – LUST Cleanup Site, Case Closed
- Mather Air Force Base, 10503 Armstrong Avenue Mather CA – Multiple targets as separate operable units. Several sites remain open and are under investigation and remediation (GeoTracker, 2013).

## 5. HISTORICAL RECORDS REVIEW

BSK researched, historical topographic maps, historical aerial photographs, and an environmental lien report to assess the history of the property. No Sanborn Fire Insurance maps were available for this area. The following sections summarize the findings.

### 5.1 Historical Sanborn Fire Insurance Maps

BSK consulted with Environmental Data Resources, Inc. (EDR) regarding a search of available historical Sanborn Fire Insurance maps to obtain information regarding the former uses of the property. No specific search was conducted since similar projects in the area did not result in the findings of EDR’s Sanborn® Maps. Sandborn maps are fire insurance maps covering primarily urban area and would not have been conducted for the target area.

### 5.2 Historical Topographic Maps

BSK reviewed available historical topographic maps obtained from EDR for the years 1893, 1902, 1911, 1954, 1967, 1975, 1980, and 1992 to gather information regarding the developmental history and land use of the property and immediate vicinity. Appendix B includes a copy of the Historical Topographic Map Report dated June 11, 2013. Table 4: Review of Historical Topographic Maps summarizes information obtained from the review of the subject topographic maps.

Table 4: Review of Historical Topographic Maps	
Year	Property and Adjoining Property Observations
1893	Information on the 1893 map does not indicate any site use on or surrounding the area. Sacramento Placerville Railroad, Jackson Road, Excelsior Road and Keifer Blvd are visible. Morrison and Elder Creeks are identified. A few scattered dwellings are identified in and around the project area. <i>Walsh and 12 mile house</i> are identified.
1902	The American River is identified. Small communities are identified including Manlove, Mayhews, Mills along the Southern Pacific RR north of the Site and Walsh Station on the corner of Jackson Road and Excelsior Road. Morrison and Elder Creeks are identified on the Site.

<b>Table 4: Review of Historical Topographic Maps</b>	
<b>Year</b>	<b>Property and Adjoining Property Observations</b>
1911	No significant change from 1901. A dirt road appears in the project area on the south east quadrant. Information does not indicate any development on the Site.
1954	Mather Air Force Base is visible to the north along with the notation of Mather Field Housing Authority, likely used as base housing. Dredge tailings are visible northeast of the project area. A landing strip and small reservoir are located west of the property. A reservoir appears in the center area of the sSite with several ponds along Elder Creek and its tributaries. At least 14 dwellings are located on Site with at least eight of these dwellings along Jackson Road.
1967	Overhead electrical lines are visible along the south end of the Site. A Drag Strip is identified on the west side of the Site. To the north is an embarkation of Military Reservation Boundary along Keifer Blvd. Gravel pits are seen west of the Site, south of Mather Air Force Base.
1975	A new dwelling is visible in the area identified as Property 1. Several new roads and connecting dwellings are identified along Excelsior Road. New dwellings are visible in the area of the drag strip.
1980	No significant changes from 1975 with the exception of half dozen or more dwelling in the project area. The Camellia Memorial Lawn Cemetery is visible west of Excelsior Road.
1992	No significant changes from 1980.

### 5.3 Historical Aerial Photographs

BSK reviewed available historical aerial photographs obtained from EDR for the years 1937, 1947, 1952, 1961, 1971, 1981, 1993, and 1998 to gather information regarding the developmental history and land use of the property and vicinity. Appendix B includes a copy of EDR’s Aerial Photo Decade Package. Additionally, aerial views from 2005, 2012 and 2013 available through Google Earth were reviewed. Table 5: Review of Historical Aerial Photographs summarizes information obtained from the review of the subject aerial photographs:

<b>Table 5: Review of Historical Aerial Photographs</b>		
<b>Year</b>	<b>Observed Property Use</b>	<b>Property and Adjoining Property Observations</b>
1937	Undeveloped	The Site appears largely undeveloped and likely has been cultivated. A few dwelling are visible along Jackson Road.

Table 5: Review of Historical Aerial Photographs		
Year	Observed Property Use	Property and Adjoining Property Observations
1947	Undeveloped	Soil disturbance is visible in the area of Mather AFB and may be related to firing ranges. The properties are used for pasture land; several ponds are visible.
1952	Undeveloped	A reservoir is visible in the center of the Site. The properties are used for pasture land; several ponds are visible.
1961	Developed	Housing developments are visible north of the property boundary. A reservoir is visible in the center of the Site. The properties are used for pasture; several wetted drainages are visible.
1971	Developed	The Sacramento Raceway is visible. Several additional homes are visible along Excelsior Road.
1981	Developed	A significant unidentified operation appears on Property 1 on the corner of Excelsior Road and Keifer Blvd. Debris piles are evident east of this operation. Several acres on this property encompass a series of pond-like features, typically used for fish aquiculture.
1993	Developed	Unknown features and operations on the northwest portion of Site on Property 1 including debris piles and large undulations likely associated with the fish aquiculture. Debris piles seen in 1981 appears to have been naturalized and likely the material still present. Rural residential development is visible along Jackson Road.
1998	Developed	The <i>tree and rock</i> commercial operations appear just west of the race track.
2005	Developed	Property 1 contains an apparent vehicle storage or salvage yard. Debris piles are visible along Keifer Blvd .
2009	Developed	The vehicle storage or salvage yard is no longer present. The remains of the fisheries are visible. Debris piles are visible on Properties 4 and 5, which are also apparently used for off-road recreational uses.
2012	Developed	Significantly more soil disturbance is visible on Properties 4 and 5. Debris piles are seen along Keifer Blvd, which has been somewhat naturalized.

#### 5.4 Historical Directories

Since the land use activities have not changed significantly, BSK did not order a directory reports from EDR that potentially would provide former property occupants.

## 6. SITE RECONNAISSANCE

A site reconnaissance, which included an observation of the property and adjacent properties, was conducted by Ms. Megan Cambridge and Mr. Kurt Balasek of BSK on June 14, 19 and 20, 2013. The parcels were accessed when possible either on foot or from a vehicle. No site was accessed that was not owned by Excelsior Estates, LLC . A general survey was conducted to get an overall condition of the environment and was comprehensive of all environmental concerns. Site photographs are included in Appendix C that highlight the activities noted on Site. The objective of the site reconnaissance was to obtain information indicating the likelihood of identifying RECs, including hazardous substances and petroleum products, in connection with the property and/or adjacent properties (including soils, surface waters, and groundwater).

The site reconnaissance included observations of the property including the exterior periphery, and immediately adjacent properties. In addition, BSK personnel conducted a windshield survey of nearby properties to determine if any adverse impacts to the property from these properties could be ascertained. Limiting conditions to the property reconnaissance were encountered when properties could not be accessed, however field observations were made with field glasses. Table 6: Site Observations, summarizes structures and conditions that were observed on the property during the reconnaissance.

<b>Table 6: Site Observations</b>			
<b>Observations or environmental conditions that may involve the use, storage, disposal or generation of hazardous substances or petroleum products</b>	<b>Observed</b>	<b>Not Observed</b>	<b>Description</b>
Aboveground storage tank (AST)	X		Property 6 - associated with the Sacramento Raceway
Air Emissions		X	
Below grade vaults		X	
Burned or buried debris	X		Several burn piles of domestic waste on Properties 4 and 5
Chemical storage	X		Property 6 - oil and propane tanks
Chemical mixing areas		X	
Discolored soil or water		X	
Ditches, streams	X		Properties along Jackson Road and Tree View Road

<b>Table 6: Site Observations</b>			
<b>Observations or environmental conditions that may involve the use, storage, disposal or generation of hazardous substances or petroleum products</b>	<b>Observed</b>	<b>Not Observed</b>	<b>Description</b>
Drains and piping (e.g. floor drains, floor trenches, bay drains, sand traps, grease traps)		X	
Drums	X		Property 6 - on north border along fence
Electrical or hydraulic equipment (Polychlorinated biphenyls [PCBs])	X		Electrical poles and overhead high tension power lines. No indication of potential for hydraulic equipment
Fill dirt from unknown source	X		On Property 1 - multiple piles 4' high of gray clay like material, and Properties 1 - 5 along Keifer Blvd
Fill dirt from known source		X	
Hazardous chemical and petroleum products in connection with unknown use		X	
Non-hazardous containers with contents		X	
Hazardous Waste Storage		X	
Heating and cooling system and fuel source		X	
Industrial waste treatment equipment		X	
Loading and unloading areas		X	
Odors		X	
Pits, Ponds, or Lagoons		X	
Pools of Liquid		X	
Process waste water		X	
Sanitary Sewer System		X	
Septic system (e.g. tank and leach fields)	X		Assumed with all residential properties and Property 6.

<b>Table 6: Site Observations</b>			
<b>Observations or environmental conditions that may involve the use, storage, disposal or generation of hazardous substances or petroleum products</b>	<b>Observed</b>	<b>Not Observed</b>	<b>Description</b>
Soil piles	X		On Property 1 - multiple piles, 4' high of gray clay- like material. Soil piles on properties 1 – 5 along Keifer Blvd.
Solid Waste/Evidence of Unauthorized Dumping	X		Car battery on Property 2; Several burn piles of domestic waste, spa carcass, tires and metal objects, the approximate six of 50' by 150 ' on Properties 4 and 5; Properties 1 – 5 along Keifer Blvd large piles of domestic waste, tires, scrap wood, mattresses.
Stained pavement, soil or concrete		X	None observed
Stains or corrosion (interior, non-water)		X	
Storm drains/catch basins		X	None observed
Stressed vegetation		X	
Sumps and clarifiers		X	
Surface Water	X		Elder Creek and Morrison Creek and tributaries, and reservoir on Property 20
Underground storage tank(s) including heating oil tanks and oil/water separators		X	No evidence
Unidentified substance containers	X		Observed various small containers in areas of dumping
Utilities	X		Electrical services
Waste Water Discharge		X	
Water supplies (potable and process)		X	Assumed to be private wells

<b>Table 6: Site Observations</b>			
<b>Observations or environmental conditions that may involve the use, storage, disposal or generation of hazardous substances or petroleum products</b>	<b>Observed</b>	<b>Not Observed</b>	<b>Description</b>
Wells (irrigation, monitoring, or domestic)		X	No wells were observed however small water tanks commonly used to store water from private wells were observed on many private residences.
Wells (dry)		X	Unknown but likely
Wells (Oil and Gas)		X	Unknown

## 7. INTERVIEWS

On July 19, 2013, Ms. Megan Cambridge of BSK Associates conducted an interview with Mr. Gregg Jones and Mr. Pete Dwelley of Excelsior Estates, LLC, the current property management company, in order to gain a better understanding of the past and current site uses. According to the questionnaire, a portion of the Site is owned as Excelsior Estates, LLC. Properties had been purchased over the past 50 years. A copy of the Owner/Occupant Questionnaire was completed by Gregg Jones of Excelsior Estates, LLC and is attached as Appendix D.

## 8. FINDINGS

BSK Associates (BSK) has performed a Phase I Environmental Site Assessment (ESA) for the property identified as the Proposed Jackson Township Specific Plan located in unincorporated Sacramento County. The Site is generally bordered by Jackson Road to the south, Excelsior Road to the west, Keifer Boulevard to the north, and just west of Eagles Nest Road to the east. The former Mather Air Force Base, located north of the Study Area, was recently converted to Mather Air Park.

Environmental Data Resources Inc. (EDR) conducted a search of available environmental records. Available local, state, and federal databases were searched and significant findings were summarized in this Report as well as included in the Appendices. Online regulatory records were reviewed including SCEHD, DTSC's EnviroStor and SWRCB's GeoTracker. No properties were identified for current environmental concerns. However the Sacramento Raceway was identified in the SCEHD for having previous environmental concerns and violations. It is assumed the rural residents have private well and septic systems.

## 9. OPINION

The project area consists of 39 parcels. Land uses include rural residential, agricultural, grazing, commercial (Sacramento Raceway and cash crops), and open space. Debris piles were observed on Properties 1 to 5 along Keifer Road that may contain hazardous substances. The Sacramento Raceway is considered a current and historic REC for previous activities including numerous oil spills and soil contamination, and non-compliance that may not have been fully addressed. Additionally, uncertain activities occurred historically on Property 1 and along Keifer Blvd. Mather AFB was listed as a Federal Superfund site; however significant progress has been made to remediate environmental conditions. Groundwater was significantly contaminated; it is unknown if the groundwater beneath the Site has been impacted. Based on historic uses of the Site and features observed, a limited Phase II is recommended to further evaluate features associated with the Sacramento Raceway and various debris piles along Keifer Road and Property 1. The Phase II would include soil and possibly groundwater investigation

## 10. CONCLUSIONS

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM practice E 1527 of the property located in the unincorporated area of Sacramento County as described above. Any exceptions to, or deletions from, this practice are described in Section 1.5 of this Report. This assessment has revealed evidence of recognized environmental conditions and historical recognized environmental condition in connection with the Site. While no information indicates that underground fuel tanks were part of the historic property use, BSK cannot rule out that these types of features could be identified during future excavations or site clearings.

## 11. DATA GAPS AND DEVIATIONS

No significant exceptions or data gaps that would raise reasonable concerns regarding our opinions and conclusions in the Report were made or noted.

## 12. REFERENCES

American Society for Testing and Materials (ASTM) E1527-05, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process; 2005.

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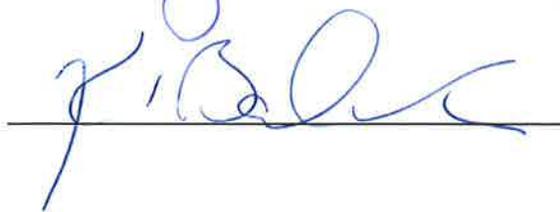
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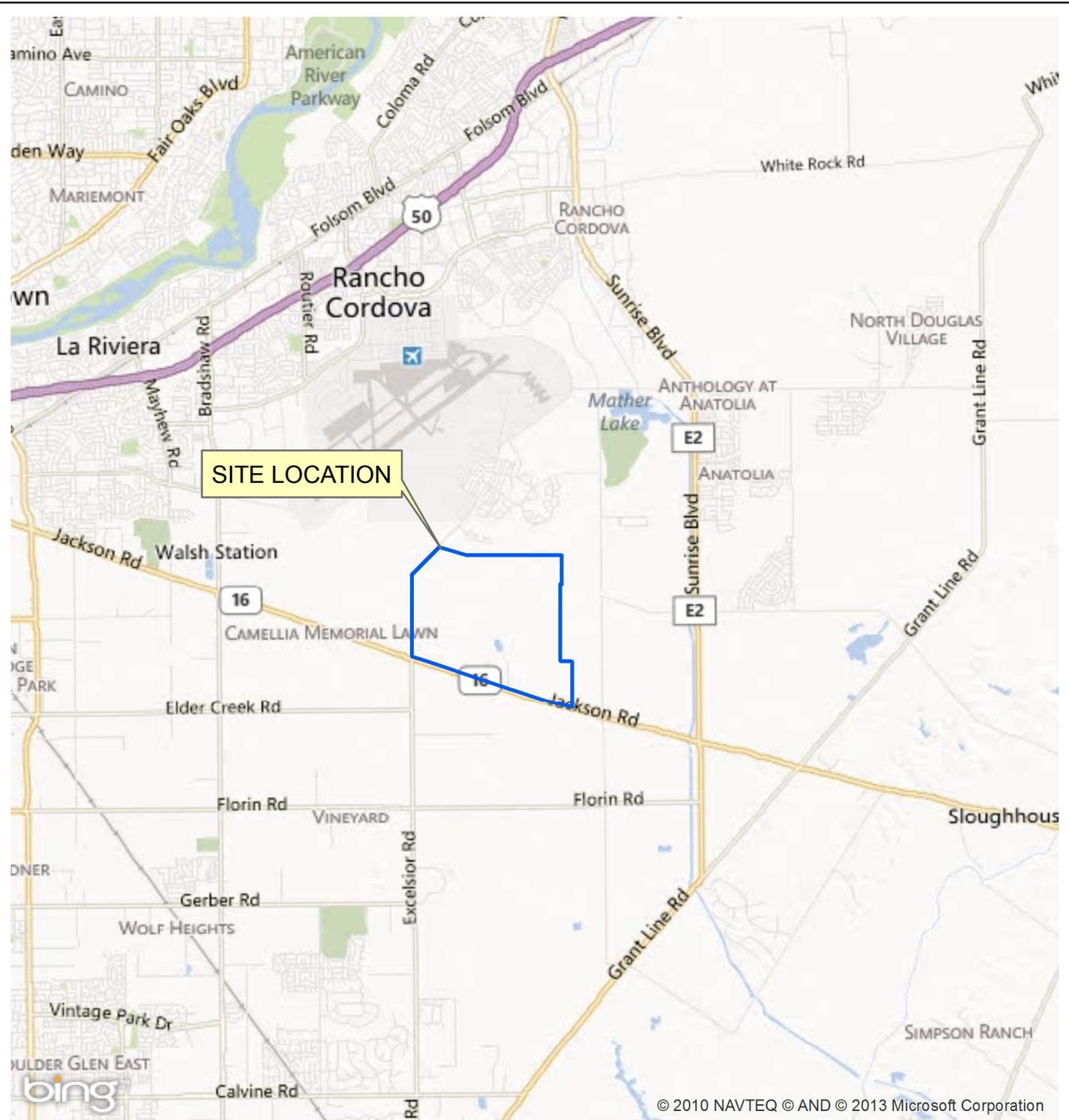
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- RWQCB, GeoTracker Web Site, <http://www.geotracker.waterboards.ca.gov>; web accessed June 18, 2013.
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**13. ENVIRONMENTAL PROFESSIONAL STATEMENT AND SIGNATURES**

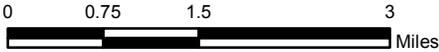
We declare that to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312. We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of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

  
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## FIGURES



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Phase I Environmental Site Assessment  
Jackson Township Specific Plan Property  
Northeast Corner Jackson Hwy and Excelsior Rd  
Sacramento County, California

**FIGURE 1**  
**VICINITY MAP**  
**BSK Project E1304001S**



Phase I Environmental Site Assessment  
Jackson Township Specific Plan Property  
Northeast Corner Jackson Hwy and Excelsior Rd  
Sacramento County, California

**FIGURE 2**  
**SITE LOCATION MAP**  
**BSK Project E1304001S**